

BAY VIEW VILLAS

KNOW ALL PERSONS BY THESE PRESENTS: That BAYVIEW VILLAS, LLC, a Minnesota limited liability company, owner of the following described property:

DESCRIPTION PER CERTIFICATE OF TITLE NO. 123561

That part of Government Lot 3, Section 15, Township 31, Range 22, Anoka County, Minnesota lying southerly and easterly of the following described line: Commencing at the witness corner to Meander Corner No. 23 on the east line of Government Lot 4, said Section 15 (data regarding said witness corner is on file in the office of the Anoka County Surveyor); thence on an assumed bearing of North, along said east line, a distance of 191.82 feet; then North 50 degrees 58 minutes 00 seconds West a distance of 219.42 feet; thence North 89 degrees 03 minutes 00 seconds West a distance of 329.58 feet; thence North 89 degrees 20 minutes 40 seconds West a distance 819.90 feet to the point of intersection of the center line of County State Aid Highway No. 14 (Main Street) with the east line of said Government Lot 3 and the point of beginning of the line to be described; thence northwesterly along said centerline on a tangential curve concave to the north, having a radius of 497.19 feet and a central angle of 22 degrees 44 minutes 40 seconds, a distance of 197.37 feet; thence North 66 degrees 36 minutes 00 seconds West, along said centerline, a distance of 71.69 feet; thence South 47 degrees 00 minutes West a distance of 41 feet, more or less, to the shoreline of Centerville Lake and there terminating. EXCEPT Parcel No. 24, Anoka County Highway Right-of-Way Plat No. 67.

The East line of the above described tract is marked by Judicial landmarks set pursuant to Torrens case #T-55043.

AND

DESCRIPTION PER CERTIFICATE OF TITLE NO. 123563

That part of Government Lot 4, Section 15, Township 31, Range 22, Anoka County, Minnesota described as follows: Commencing at the witness corner to Meander Corner No. 23 on the east line of Government Lot 4, said Section 15 (data regarding said witness corner is on file in the office of the Anoka County Surveyor); thence on an assumed bearing of North, along said east line a distance of 191.82 feet; thence North 50 degrees 58 minutes 00 seconds West a distance of 219.42 feet; thence North 89 degrees 03 minutes 00 seconds West a distance of 329.58 feet to a point on the centerline of County State Aid Highway No. 14 (Main Street); thence North 89 degrees 20 minutes 40 seconds West along said centerline a distance of 1.23 feet to the point of beginning of the land to be described; thence South 32 degrees 30 minutes 26 seconds West a distance of 676.23 feet; thence North 56 degrees 58 minutes 00 seconds West a distance of 386.16 feet; thence North 63 degrees 58 minutes 00 seconds West a distance of 147.09 feet to the west line of said Government Lot 4; thence North 0 degrees 07 minutes 56 seconds East, along said west line a distance of 304.59 feet to the intersection with said centerline of County State Aid Highway No. 14; thence South 89 degrees 20 minutes 40 seconds East, along said centerline, a distance of 818.67 feet to the point of beginning. EXCEPT Parcel No. 51, Anoka County Highway Right-of-Way Plat No. 67.

A part of the west line of said Government Lot 4 is marked by judicial landmarks set pursuant to the Torrens Case No. T-55043.

A part of the east line of the above described land is marked by judicial landmarks set pursuant to Torrens Case No. T-57803.

Has caused the same to be surveyed and platted as BAY VIEW VILLAS and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 14 as shown on this plat.

In witness whereof said BAYVIEW VILLAS, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 6th day of June, 2019.

BAYVIEW VILLAS, LLC,

Richard A. DeFoe
Richard A. DeFoe, President

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 6th day of June, 2019 by Richard A. Defoe, President of BAYVIEW VILLAS, LLC, a Minnesota limited liability company.

Lavae Mack (Signature)
Lavae Mack (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires 01/31/2022

I Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 5th day of JUNE, 2019.

Jason E. Rud
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 5th day of June, 2019 by Jason E. Rud.

Lavae Mack (Signature)
Lavae Mack (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires 01/31/2022

City Council, City of Centerville, Minnesota

This plat of BAY VIEW VILLAS was approved and accepted by the City Council of the City of Centerville, Minnesota at a regular meeting thereof held this 22nd day of May, 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Centerville, Minnesota

By Jeff Poon Mayor

By Laura Bol Clerk

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 9th day of September, 2019.

Charles F. Gitzen
Charles F. Gitzen
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2019 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 9th day of September, 2019.

Jonell M. Sawyer
Jonell M. Sawyer
Property Tax Administrator

By D. Stepan Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

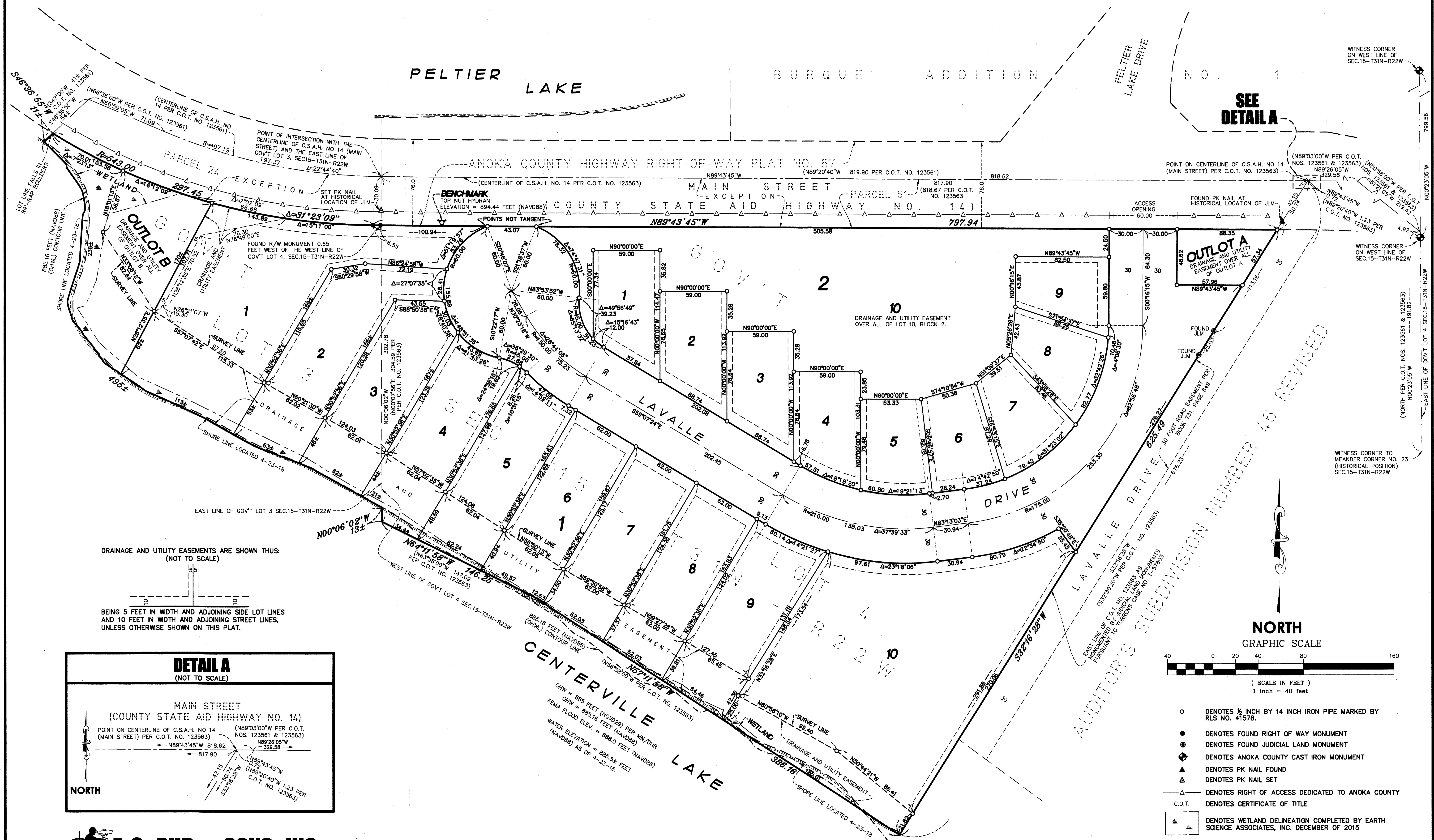
I hereby certify that this plat of BAY VIEW VILLAS was filed in the office of the County Recorder/Registrar of Titles for public record on this 9th day of September, 2019, at 12:34 o'clock P.M. and was duly recorded as Document Number 567812.008.

Jonell M. Sawyer
Jonell M. Sawyer
County Recorder/Registrar of Titles

By D. Stepan Deputy



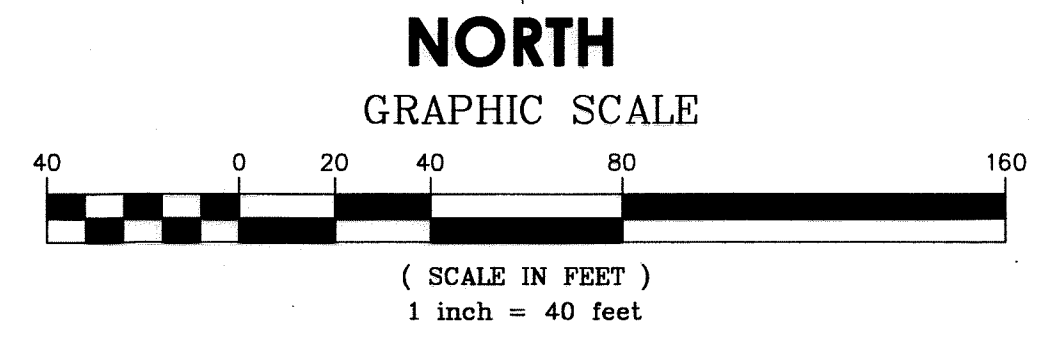
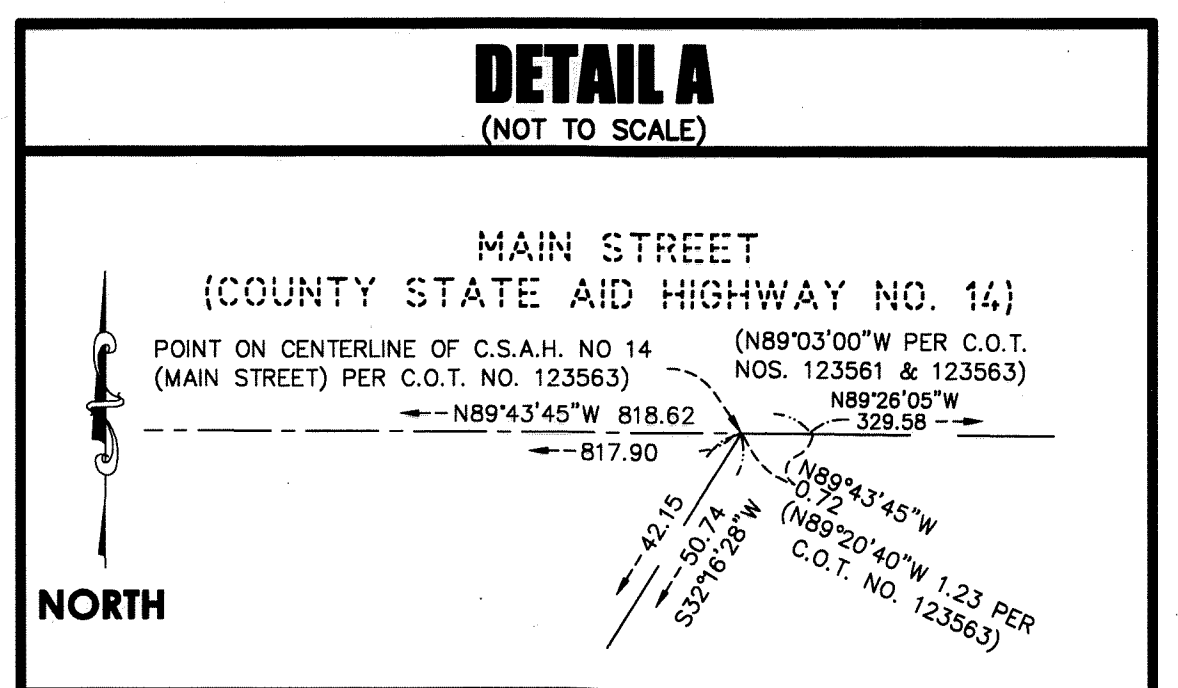
BAY VIEW VILLAS



SEE
DETAIL A

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES
AND 10 FEET IN WIDTH AND ADJOINING STREET LINES,
UNLESS OTHERWISE SHOWN ON THIS PLAT.



- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- DENOTES FOUND RIGHT OF WAY MONUMENT
- ⊙ DENOTES FOUND JUDICIAL LAND MONUMENT
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ▲ DENOTES PK NAIL FOUND
- △ DENOTES PK NAIL SET
- △ DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- C.O.T. DENOTES CERTIFICATE OF TITLE
- DENOTES WETLAND DELINEATION COMPLETED BY EARTH SCIENCE ASSOCIATES, INC. DECEMBER OF 2015

FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF
GOVERNMENT LOT 4 OF SECTION 15, TOWNSHIP 31 NORTH,
RANGE 22 WEST IS ASSUMED TO HAVE A BEARING OF
NORTH 00 DEGREES 23 MINUTES 05 SECONDS WEST.