

# BB WESTERN SUBDIVISION

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

Outlot B, DAVIS PARTNERS, Anoka County, Minnesota.

Has caused the same to be surveyed and plated as BB WESTERN SUBDIVISION as created by this plat.

In witness whereof said GHS Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30<sup>th</sup> day of August, 2024.

GHS Development LLC

Nick P. Amund Chief Manager

STATE OF Minnesota  
COUNTY OF Ramsey

This instrument was acknowledged before me on 8/30/2024 by Nick Gervais Chief Manager of GHS Development LLC, a Minnesota limited liability company.



Rachel Schrantz (Print Name)  
Notary Public, Ramsey County, Minnesota  
My commission expires 01/31/2028

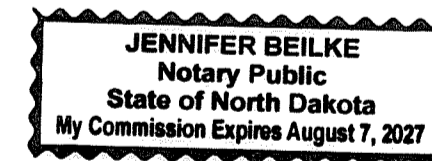
I Chris Ingersoll do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on 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 29<sup>th</sup> day of August, 2024

Chris Ingersoll  
Chris Ingersoll, Licensed Land Surveyor  
Minnesota License No. 56506

STATE OF North Dakota  
COUNTY OF Cass

This instrument was acknowledged before me on 8/29/2024 by Chris Ingersoll.



Jennifer Beilke (Print Name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My commission expires \_\_\_\_\_

City Council, City of Blaine, Minnesota

This plat of BB WESTERN SUBDIVISION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 19<sup>th</sup> day of July, 2024, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By: [Signature] Mayor  
By: [Signature] 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 10<sup>th</sup> day of September, 2024.

David M. Zieglmeier  
David M. Zieglmeier, Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 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 10 day of September, 2024.

Pamela J. LeBlanc  
Property Tax Administrator  
By: [Signature] Deputy

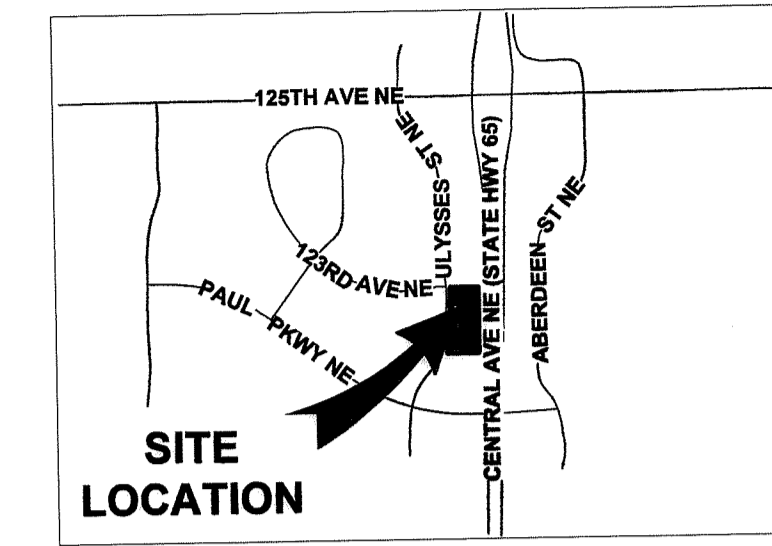
County Recorder/Registrar of Titles

County of Anoka, State of Minnesota

I hereby certify that this plat of BB WESTERN SUBDIVISION was filed in the office of the County Recorder/Registrar of Titles for public record on this 10 day of September, 2024, at 9:32 o'clock A.M. and was duly recorded as Document Number 1019763.001.

Pamela J. LeBlanc  
County Recorder/Registrar of Titles  
By: [Signature] Deputy

# BB WESTERN SUBDIVISION



VICINITY MAP  
NOT TO SCALE

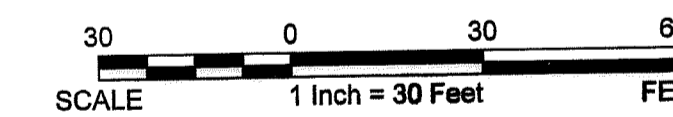
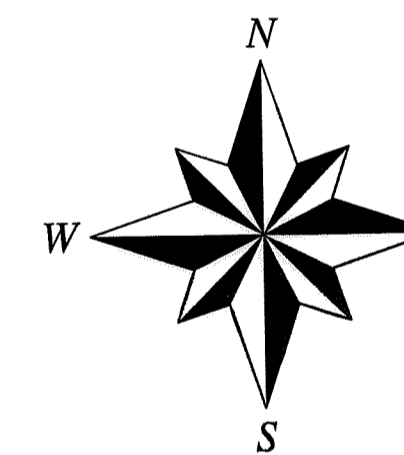
**LEGEND**

EXISTING	ITEM
⊙	FOUND PROPERTY CORNERS AS DESCRIBED
○	CALCULATED CORNER - 5/8 INCH REBAR LS-56506 TO BE SET
---	ACCESS CONTROL
473.80 (R)	DENOTES DIMENSIONS AS SHOWN ON THE PLAT OF DAVIS PARTNERS
(230.00)	DENOTES DIMENSIONS AS SHOWN ON THE PLAT OF BLAINE SQUARE THIRD ADDITION

**BASIS OF SURVEY**

THE EAST LINE OF OUTLOT B, DAVIS PARTNERS IS ASSUMED TO HAVE A BEARING OF N 00°20'44" E.

CJI  
Aug 29, 2024



HEATHERWOOD 1ST ADDITION  
Lot 11, Block 1

123RD AVE NE 8

HEATHERWOOD 1ST ADDITION  
Lot 13, Block 2

DAVIS PARTNERS  
OUTLOT A

HEATHERWOOD 1ST ADDITION  
OUTLOT C

Non-tangential Curve  
Chrd. B'ing = N 10°52'11" E  
Chord Dist = 135.71  
A = 021°15'44" (R) - 021°26'00" (M)  
R = 376.84 (R) - 364.88 (M)  
L = 136.50 (R) - 136.51 (M)

1/2 Inch Iron Pipe  
LS 48988

South line of Outlot B  
DAVIS PARTNERS Plat

S 89°39'40" E  
255.27(R)-255.18(M)

1/2 Inch Iron Pipe  
LS 48988

5/8 Inch Iron Pipe  
LS 10947

1/2 Inch Iron Pipe  
LS 48988

ULYSSES ST. NE

S 00°21'43" W  
400.50

345.60(R)-345.70(M)

S 89°19'26" E  
75.80

S 00°40'33" W  
18.03

S 89°58'59" E  
154.66

N 00°20'44" E  
533.88

10.00 Foot Utility Easement  
per BLAINE SQUARE Plat

East Line of Outlot B  
DAVIS PARTNERS

Access Control  
per Doc. Nos. 331234, 333751,  
489081.001, 1987682.001 and  
Bk. 385, Pg. 242 Shown on  
MNDOT Map No. 200-111

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY

MINNESOTA STATE TRUNK HIGHWAY 65

Mag Nail  
in Concrete

30 Foot Ingress/Egress  
Easement Area  
Per Doc No. 603454.002

South Line of  
Lot 3, Block 1  
BLAINE SQUARE  
(After road vacation)

40 Foot Vacated Area  
Per Doc No. 2368245.009

N 89°39'09" W  
230.28 (230.00)

123RD AVE NE (Vacated)

40 Foot Vacated Area  
Per Doc No. 2368245.009

1/2 Inch Iron Pipe  
LS 10947

S 89°37'35" E  
182.23(R)-182.20(M)

1/2 Inch Rebar  
LS 25343

S 58°23'35" E  
38.66(R)-38.82(M)

N 45°24'21" E  
21.21(R)-21.07(M)

10.00 Foot Utility Easement  
per BLAINE SQUARE Plat

North Line  
of Outlot B  
DAVIS PARTNERS

3/4 Inch Iron Pipe  
LS 10947

PLAT NO. 02-31

LOT 1

BLOCK 1

LOT 2

OUTLOT B OF  
DAVIS PARTNERS

36 Foot Ingress/Egress  
Easement

148.64

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