

# BLAINE 35

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 34, T. 31N R. 23W

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

That part of the South Half of the Southeast Quarter of Section 34, Township 31 North, Range 23 West, Anoka County, Minnesota, lying westerly and northwesterly of a line run parallel with and distant 60 feet northwesterly of the following described line:

Beginning at a point on the North line of Section 5, Township 30 North, Range 23 West, distant 523.15 feet West of the Northeast corner thereof; thence run northerly at an angle of 89 degrees 40 minutes with said North Section line (measured from west to north) for 466.4 feet; thence deflect to the right on a 6 degree 00 minute curve (delta angle 27 degrees 04 minutes 06 seconds) for 451.14 feet; thence on tangent to said curve for 380.9 feet; thence deflect to the left on a 6 degree 00 minute curve (delta angle 27 degrees 44 minutes 10 seconds) for 462.27 feet and there terminating;

Excepting therefrom a triangular parcel, adjoining and westerly of the above described parallel line and southeasterly of the following described line:

Beginning at a point on the above described parallel line, distant 50 feet northerly of its intersection with the Northerly right of way line of County Road J, running along the South line of said Section 34, thence run Southwesterly to a point on said Northerly right of way line, distant 50 feet westerly of said intersection and there terminating.

Has caused the same to be surveyed and platted as BLAINE 35 and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Whitewater Properties I, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4<sup>th</sup>

day of May, 2021

Signed: Whitewater Properties I, LLC

Jerome C. Miller  
Jerome Miller, Chief Manager

STATE OF MINNESOTA

COUNTY OF ANOKA

This instrument was acknowledged before me on 4<sup>th</sup> day of May, 2021 by Jerome Miller, Chief Manager of Whitewater Properties I, LLC, a Minnesota limited liability company, on behalf of the company.

Nicholas C. Petrus (Signature)

NICHOLAS C. PETRUS (Print Name)

Notary Public Ramsey County, MINNESOTA

My commission expires JANUARY 31, 2026

I Eric A. Roeser 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 4<sup>th</sup> day of MAY, 2021

Eric A. Roeser  
Eric A. Roeser, Licensed Land Surveyor  
Minnesota License No. 47476

STATE OF MINNESOTA

COUNTY OF ANOKA

This instrument was acknowledged before me this 4<sup>th</sup> day of May, 2021 by Eric A. Roeser.

Nicholas C. Petrus (Signature)

NICHOLAS C. PETRUS (Print Name)

Notary Public Ramsey County, MINNESOTA

My commission expires JANUARY 31, 2026

### CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of BLAINE 35 was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 14<sup>th</sup> day of April, 2021 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

May, 2021

By: Charles F. Gitzen by Paul M. Ziegler Deputy  
Charles F. Gitzen  
Anoka County Surveyor

### COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 may, 2021.

Pamela D. LeBlanc  
Property Tax Administrator

By: Becky Hanson Deputy

### COUNTY RECORDER/REGISTRAR OF TITLES County of Anoka, State of Minnesota

I hereby certify that this plat of BLAINE 35 was filed in the office of the County Recorder/Registrar of Titles for public record on this 10 day of may, 2021 at 02:08 o'clock P.M. and was duly recorded as Document Number 2317630.003

Pamela D. LeBlanc  
County Recorder/Registrar of Titles

By: Becky Hanson Deputy



\$56.00

# BLAINE 35

CENTENNIAL INDUSTRIAL PARK

SECTION 34

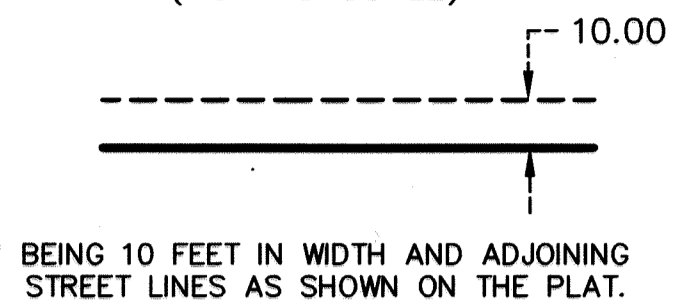
OUTLOT A

BLOCK 1

LOT 1

BONIVIEW RANGE PLACE

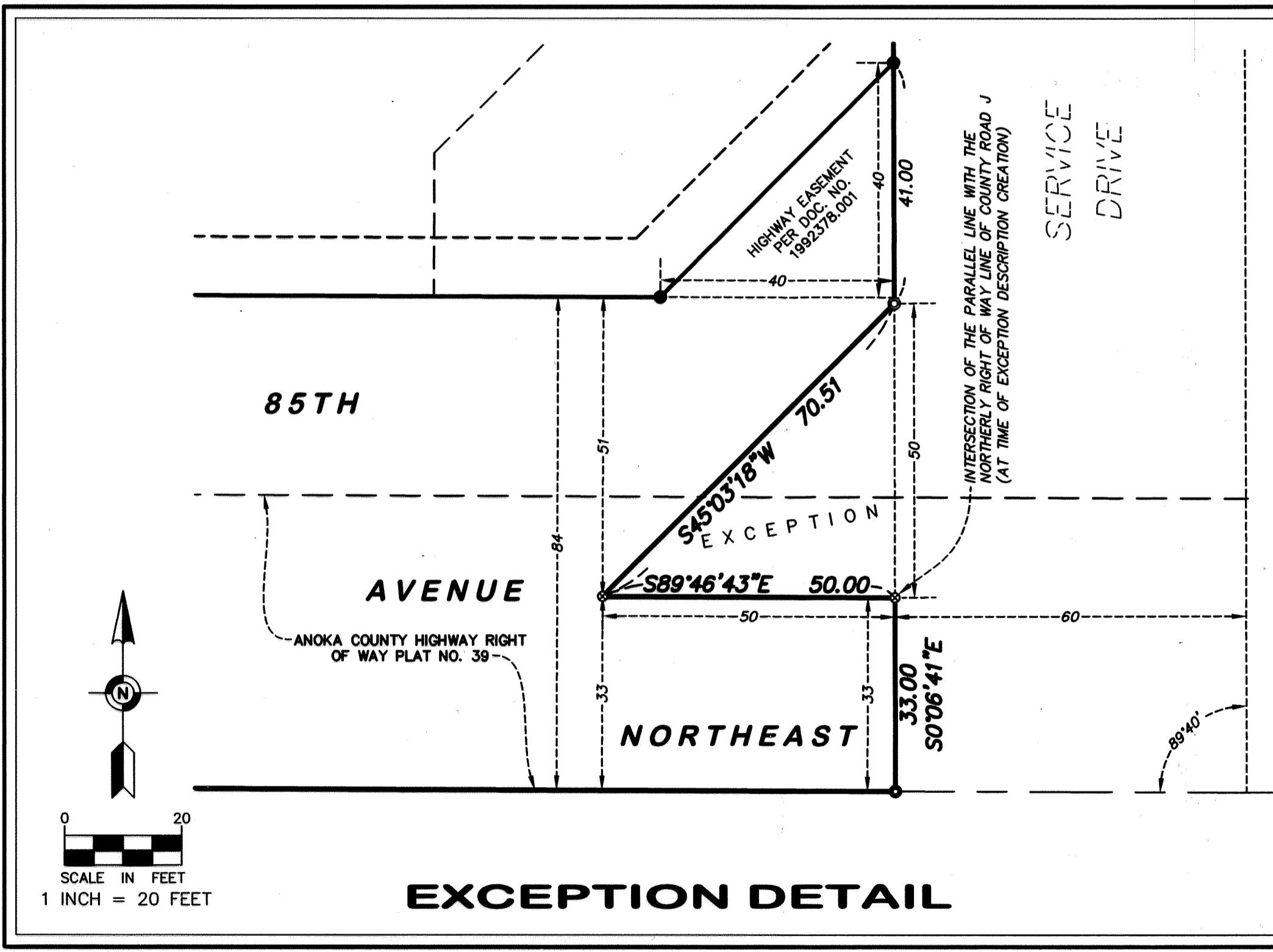
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
(NOT TO SCALE)



SCALE IN FEET  
1 INCH = 80 FEET

THE NORTH LINE OF THE SOUTH HALF OF THE  
SOUTHEAST QUARTER OF SEC. 34, TWP. 31, RGE. 23  
IS ASSUMED TO BEAR  
SOUTH 89 DEGREES 45 MINUTES 24 SECONDS EAST.

- FOUND 1/2 INCH IRON PIPE MARKED WITH LICENSE NUMBER 44123 UNLESS OTHERWISE NOTED
- SET 1/2 INCH BY 14 INCH IRON PIPE WITH LICENSE NUMBER 47476
- SET BRASS DISK MARKED WITH LICENSE NUMBER 47476
- SET MAG NAIL
- DENOTES EDGE OF WET LAND



OPEN 1/2 INCH IRON PIPE

EDISON STREET 1ST ADDITION

SPRING LAKE PARK GARDENS

N0°08'02"W 1330.37

N0°08'02"W 1330.37

N0°08'02"W 1330.37

N0°08'02"W 1330.37

N0°08'02"W 1330.37

NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SEC. 34, TWP. 31, RGE. 23  
S89°45'24"E 1208.72

587.39

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JUDICIAL DITCH NO. 1, BRANCH 2  
DRAINAGE, PONDING & DITCH MAINTENANCE  
EASEMENT PER DOC. NO. 1992821.001

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CHORD 67.29 CH. BRG. S24°48'10"W

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CHORD 67.29 CH. BRG. S24°48'10"W

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ANOKA COUNTY CAST IRON MONUMENT  
SOUTH 1/4 CORNER OF SEC. 34, TWP. 31, RGE. 23

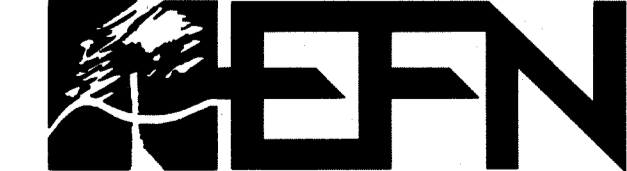
SOUTH LINE OF THE SOUTHEAST QUARTER SEC. 34, TWP. 31, RGE. 23

INTERSECTION OF THE PARALLEL LINE WITH THE  
NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD J  
(AT TIME OF EXCEPTION DESCRIPTION CREATION)

NORTH LINE OF SEC. 5, TWP. 30, RGE. 23  
523.15

NORTHEAST CORNER OF  
SEC. 5 TWP. 30, RGE. 23  
(COMPUTED POSITION)

ANOKA COUNTY CAST IRON MONUMENT  
SOUTHEAST CORNER OF SEC. 34, TWP. 31, RGE. 23



Egan, Field & Nowak, Inc.  
land surveyors since 1872