

BOULDER VILLAS

City of Blaine
County of Anoka
Sec. 34, T31, R23

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

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota, lying East of a line described as:

Commencing at the Northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the North line thereof, 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East, 352 feet to the South line of said Lot 2 and said line there terminating.

Has caused the same to be surveyed and platted as BOULDER VILLAS and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Boulder Contracting, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21 day of August, 2024.

BOULDER CONTRACTING, LLC

Brian Jansen, General Manager

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me this 21st day of August, 2024, by Brian Jansen, General Manager of Boulder Contracting, LLC, a Minnesota limited liability company, on behalf of the company.

Lavae Mack (Signature)

Lavae Mack (Print Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 3, 2027

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 21st day of August, 2024

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

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 21st day of August, 2024, by Jason E. Rud.

Lavae Mack (Signature)

Lavae Mack (Print Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 3, 2027

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of BOULDER VILLAS was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 6th day of August, 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 10th day of September, 2024.

David M. Ziegemeier

David M. Ziegemeier
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 BOULDER VILLAS was filed in the office of the County Recorder/Registrar of Titles for public record on this 10 day of September, 2024 at 4:30 o'clock A.M. and was duly recorded as Document Number 2421879.002.

Pamela J. LeBlanc

County Recorder/Registrar of Titles

By *[Signature]*, Deputy

HILL'S SECOND ADDITION

SPRING LAKE PARK WOODLAND

JAMESTOWN
STREET NE

93RD AVENUE NE

NW CORNER OF LOT 2, BLOCK 1,
ASPEN RIDGE SECOND ADDITION
FOUND 1/2 INCH
OPEN IRON PIPE
LAYING FLAT

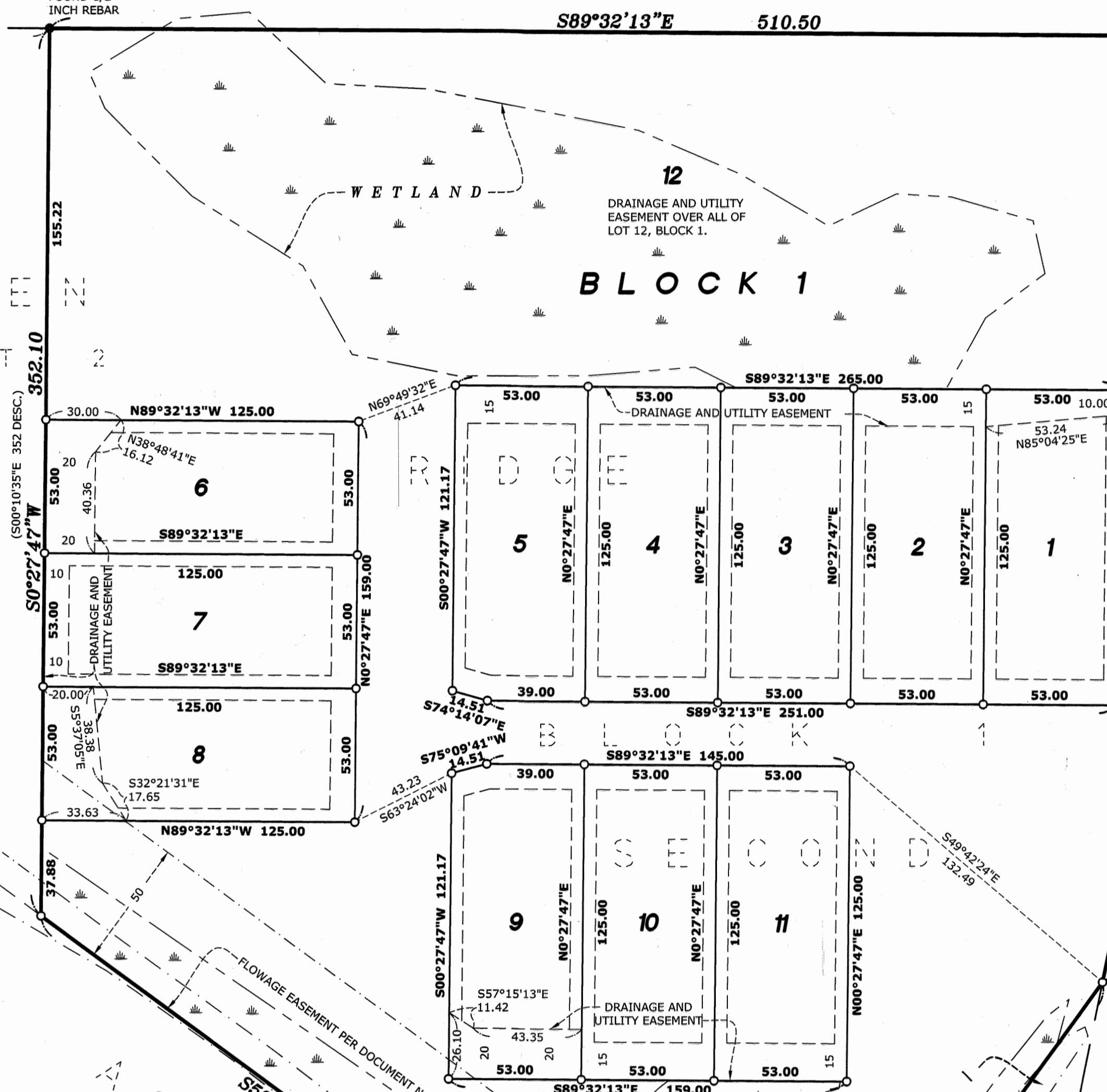
NORTH LINE OF LOT 2, BLOCK 1,
ASPEN RIDGE SECOND ADDITION
S89°32'13"E 373.00
(N89°49'25"E 373 DESC.)

FOUND 1/2 INCH
INCH REBAR

FOUND 1/2 INCH
OPEN IRON PIPE

ASPEN
LOT 2

WETLAND
BLOCK 1



SOUTH LINE OF LOT 2, BLOCK 1,
ASPEN RIDGE SECOND ADDITION

NORTH

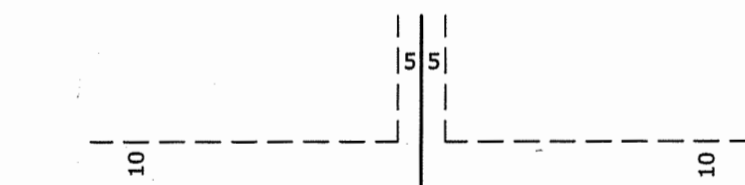


(SCALE IN FEET)
1 inch = 40 feet

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE LOT 2, BLOCK 1, ASPEN RIDGE SECOND ADDITION, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 32 MINUTES 13 SECONDS EAST.

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578.
- ▨ DENOTES WETLAND EDGE AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICE COMPANY IN NOVEMBER 2023.

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

\$156.00