

BREYENS BEND

CITY OF NOWTHEN
COUNTY OF ANOKA
SEC. 25/26, TWP. 33, RNG. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Breyens Bend Development Co., a Minnesota corporation, owner of the following described property:

The East Half of the Northeast Quarter of the Southeast Quarter of Section 26, Township 33, Range 25, Anoka County, Minnesota.

AND

The Northwest Quarter of the Southwest Quarter and all that part of the Northeast Quarter of the Southwest Quarter lying westerly of the centerline of State Highway No. 47 (St. Francis Boulevard NW), all in Section 25, Township 33, Range 25, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as BREYENS BEND and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the State of Minnesota the right of access onto State Highway No. 47 as shown on this plat.

In witness whereof said Breyens Bend Development Co., a Minnesota corporation, has caused these presents to be signed by its proper officer this January 18 day of 2021.

BREYENS BEND DEVELOPMENT CO.

Larry Skogquist
Larry Skogquist, President

STATE OF MINNESOTA

COUNTY OF Sherburne

This instrument was acknowledged before me this 18th day of January, 20 21 by Larry Skogquist, President of Breyens Bend Development Co., a Minnesota corporation, on behalf of the corporation.

Max Deeth
(Signature)

Notary Public, Milleluc County, Minnesota

Mandolin K. Deeth
(Printed Name)

My Commission Expires January 31, 2025

I Craig A. Wensmann 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.

Craig A. Wensmann
Craig A. Wensmann, Licensed Land Surveyor
Minnesota License No. 47486

STATE OF MINNESOTA

COUNTY OF Sherburne

This instrument was acknowledged before me this 15 day of Jan, 20 21 by Craig A. Wensmann.

Missie L. Torberg
(Signature)

Notary Public, Sherburne County, Minnesota

Missie L. Torberg
(Printed Name)

My Commission Expires Jan 31, 2023

CITY COUNCIL, CITY OF NOWTHEN, MINNESOTA

This plat of BREYENS BEND was approved and accepted by the City Council of the City of Nowthen, Minnesota at a regular meeting thereof held this 8th day of December, 20 20, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF NOWTHEN, MINNESOTA

Allyson Plun
Mayor

Lois Stinch
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 25th day of January, 20 21.

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 20 21 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 25th day of January, 20 21.

Paula J. LeBlanc
Property Tax Administrator

By Jeane Wan
Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

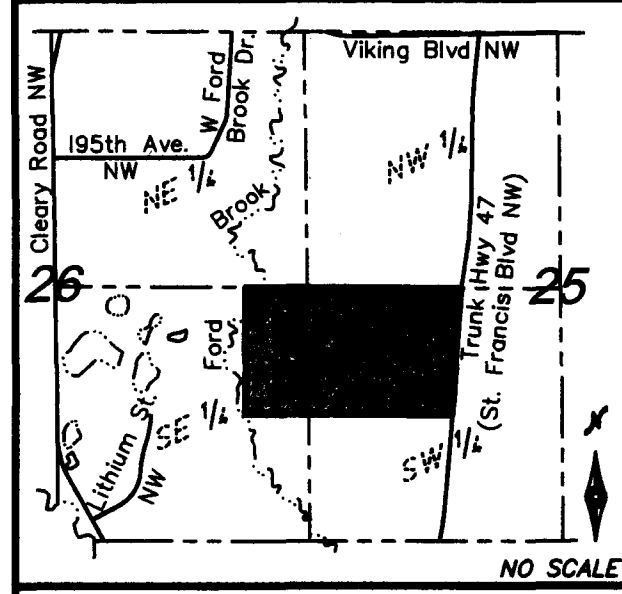
I hereby certify that this plat of BREYENS BEND was filed in the office of the County Recorder/Registrar of Titles for public record on this 25th day of January, 20 21, at 10:48 o'clock A.M. and was duly recorded as Document No. 2299776.002.

Paula J. LeBlanc
County Recorder/Registrar of Titles

By Jeane Wan
Deputy

BREYENS BEND

CITY OF NOWTHEN
COUNTY OF ANOKA
SEC. 25/26, TWP. 33, RNG. 25



VICINITY MAP
Sec. 25/26, Twp. 33, Rng. 25
Anoka County, MN

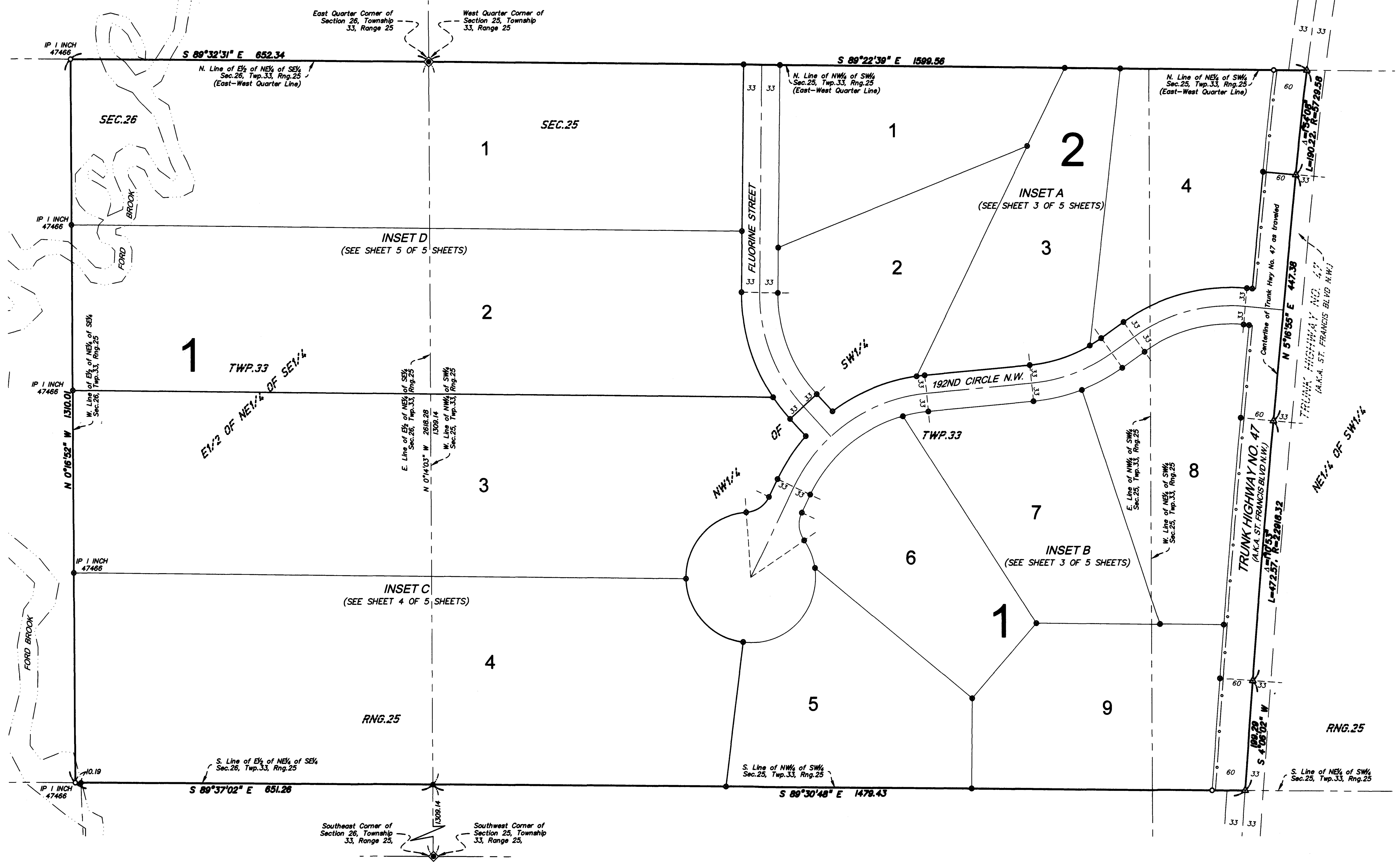


(SCALE IN FEET)
SCALE: 1 INCH = 100 FEET

LEGEND:

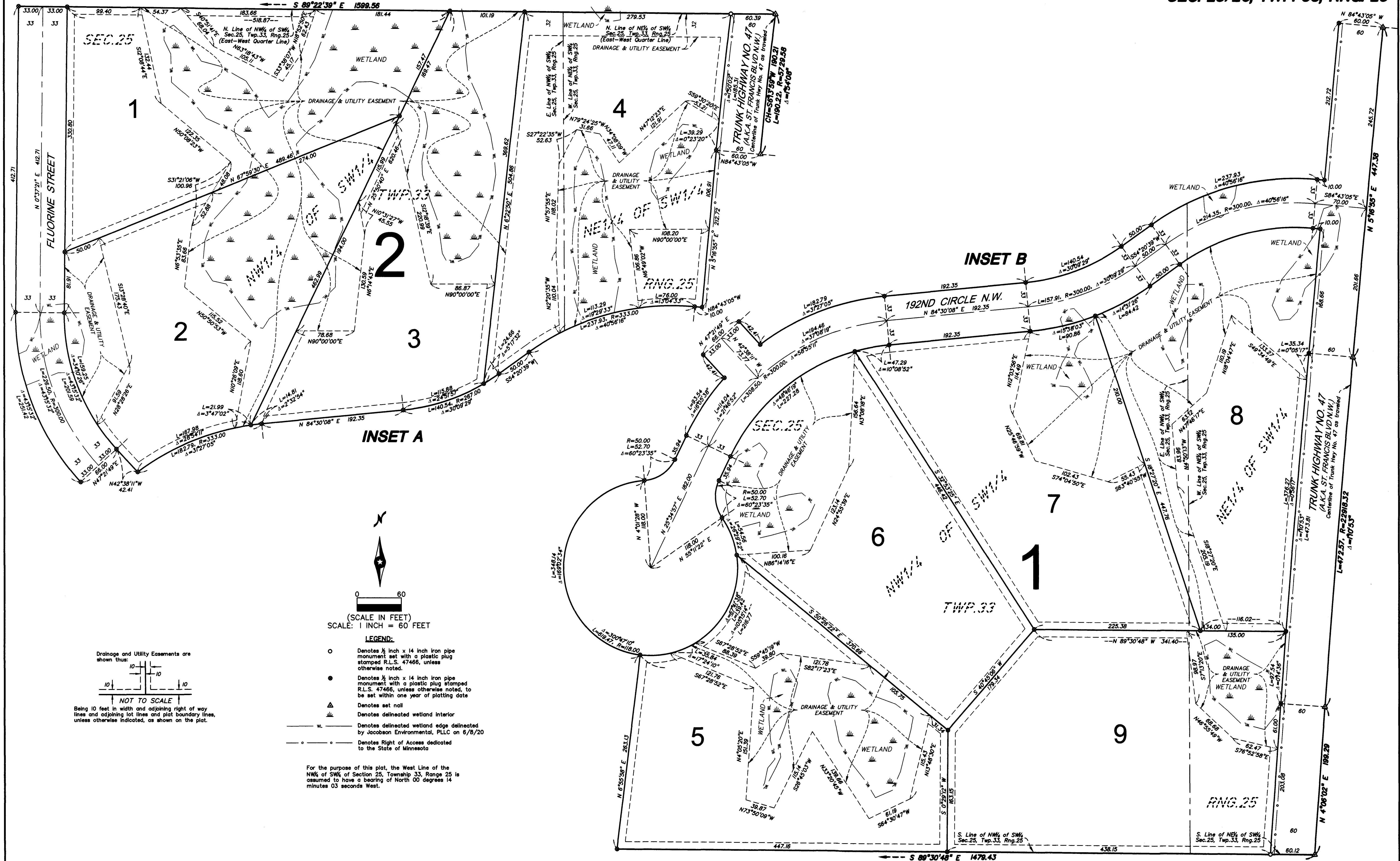
- Denotes 1/2 inch x 14 inch iron pipe monument set with a plastic plug stamped R.L.S. 47466, unless otherwise noted.
- Denotes 1/2 inch x 14 inch iron pipe monument with a plastic plug stamped R.L.S. 47466, unless otherwise noted, to be set within one year of plotting date.
- Denotes found 1/2 inch iron pipe monument with a plastic plug stamped R.L.S. 12251
- △ Denotes set nail
- ◆ Denotes found granite monument
- LS 12251 Denotes Jeffrey N. Caine, LS
- Denotes approximate Ford Brook bank
- Denotes Right of Access dedicated to the State of Minnesota

For the purpose of this plat, the West Line of the NW1/4 of SW1/4 of Section 25, Township 33, Range 25 is assumed to have a bearing of North 00 degrees 14 minutes 03 seconds West.



BREYENS BEND

CITY OF NOWTHEN
COUNTY OF ANOKA
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INSET A

INSET B



0 60
 (SCALE IN FEET)
 SCALE: 1 INCH = 60 FEET

LEGEND:

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- ▲ Denotes set nail
- W Denotes delineated wetland interior
- W Denotes delineated wetland edge delineated by Jacobson Environmental, PLLC on 6/8/20
- Denotes Right of Access dedicated to the State of Minnesota

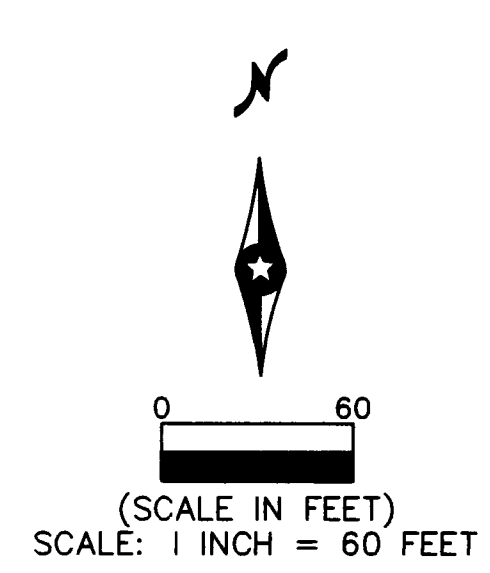
Drainage and Utility Easements are shown thus:
 10
 10
 10
 NOT TO SCALE
 Being 10 feet in width and adjoining right of way lines and adjoining lot lines and plat boundary lines, unless otherwise indicated, as shown on the plat.

For the purpose of this plat, the West Line of the NW1/4 of Section 25, Township 33, Range 25 is assumed to have a bearing of North 00 degrees 14 minutes 03 seconds West.

BREYENS BEND

INSET C

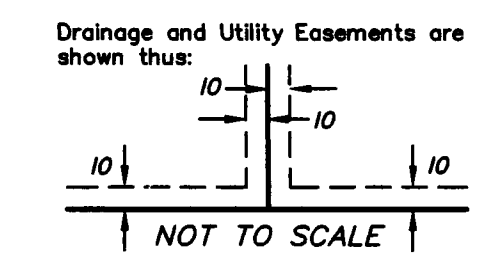
CITY OF NOWTHEN
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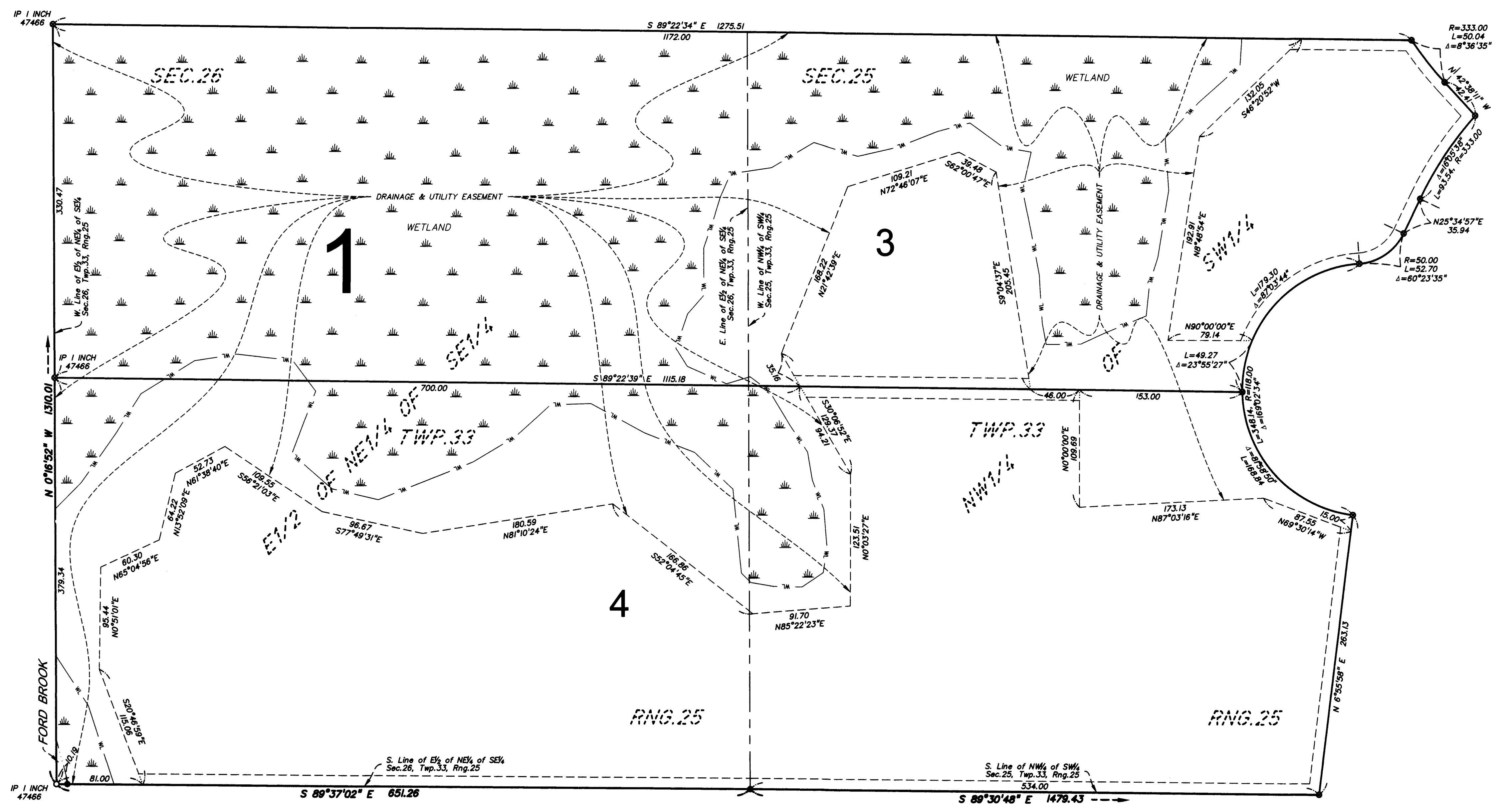
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- Denotes 1/2 inch x 14 inch iron pipe monument with a plastic plug stamped R.L.S. 47466, unless otherwise noted, to be set within one year of platting date
- Denotes found 1/2 inch iron pipe monument with a plastic plug stamped R.L.S. 12251
- ⌘ Denotes delineated wetland interior
- LS 12251 Denotes Jeffrey N. Caine, LS
- WL --- Denotes delineated wetland edge delineated by Jacobson Environmental, PLLC on 6/8/20
- --- Denotes approximate Ford Brook bank

For the purpose of this plat, the West Line of the NW1/4 of SW1/4 of Section 25, Township 33, Range 25 is assumed to have a bearing of North 00 degrees 14 minutes 03 seconds West.



Being 10 feet in width and adjoining right of way lines and adjoining lot lines and plat boundary lines, unless otherwise indicated, as shown on the plat.



BREYENS BEND

INSET D

CITY OF NOWTHEN
COUNTY OF ANOKA
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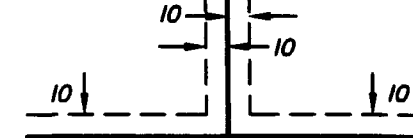
(SCALE IN FEET)
SCALE: 1 INCH = 60 FEET

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- Denotes 1/2 inch x 1/4 inch iron pipe monument with a plastic plug stamped R.L.S. 47466, unless otherwise noted, to be set within one year of platting date
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For the purpose of this plat, the West Line of the NW1/4 of SW1/4 of Section 25, Township 33, Range 25 is assumed to have a bearing of North 00 degrees 14 minutes 03 seconds West.

Drainage and Utility Easements are shown thus:



↑ NOT TO SCALE ↓

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