

CARPENTERS LANDING

City of St. Francis
County of Anoka
Sec. 35, T34, R24

KNOW ALL PERSONS BY THESE PRESENTS: That Jethro M. Carpenter and Nicole A. Carpenter, husband and wife, owners of the following described property:

The North 654.03 feet of the West 732.63 feet of the Northwest Quarter of the Northwest Quarter of Section 35, Township 34, Range 24, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as CARPENTERS LANDING and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 24 as shown on this plat.

In witness whereof said Jethro M. Carpenter and Nicole A. Carpenter, husband and wife, have hereunto set their hands this 24th day of June, 2021.

Jethro M. Carpenter (Signature)
Jethro M. Carpenter
Nicole A. Carpenter (Signature)
Nicole A. Carpenter

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me this 24th day of June, 2021, by Jethro M. Carpenter and Nicole A. Carpenter, husband and wife.

Jodie L. Steffes (Signature)
Jodie L. Steffes (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2022

I James E. Napier 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 24th day of June, 2021.

James E. Napier (Signature)
James E. Napier, Licensed Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 24th day of June, 2021, by James E. Napier.

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

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA
This plat of CARPENTERS LANDING was approved and accepted by the City Council of the City of St. Francis, Minnesota at a regular meeting thereof held this 7th day of June, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of St. Francis, Minnesota

By Mark Mayor By Diana Jaeger 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 30th day of June, 2021.

David M. Ziegler (Signature)
David M. Ziegler
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 30th day of June, 2021.

Pamela J. LeBlanc (Signature)
Property Tax Administrator

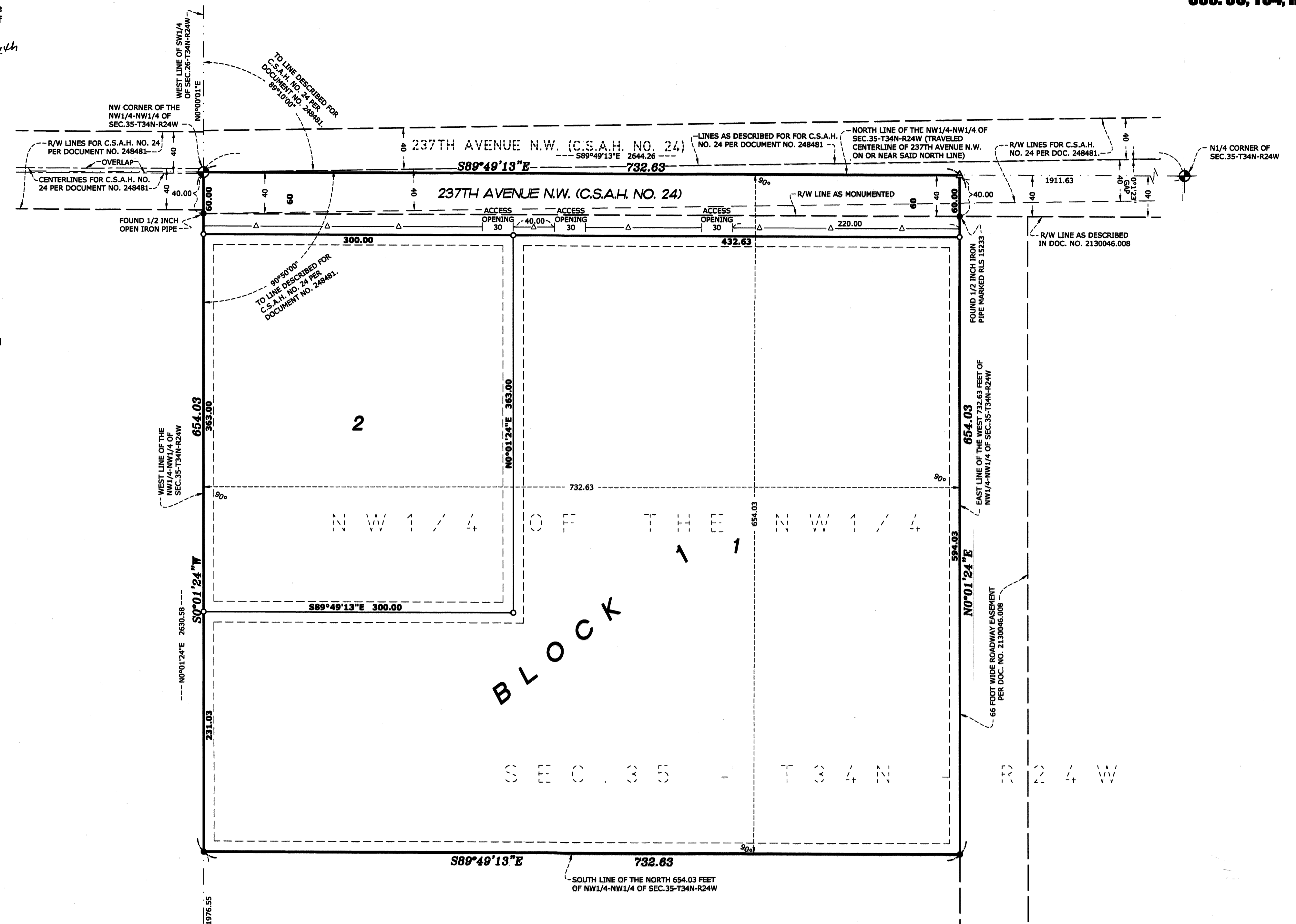
By Joey Koehler Deputy

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

I hereby certify that this plat of CARPENTERS LANDING was filed in the office of the County Recorder/Registrar of Titles for public record on this 30th day of June, 2021, at 1:52 o'clock P.M. and was duly recorded as Document Number 2325478.002.

Pamela J. LeBlanc (Signature)
County Recorder/Registrar of Titles

By Joey Koehler Deputy

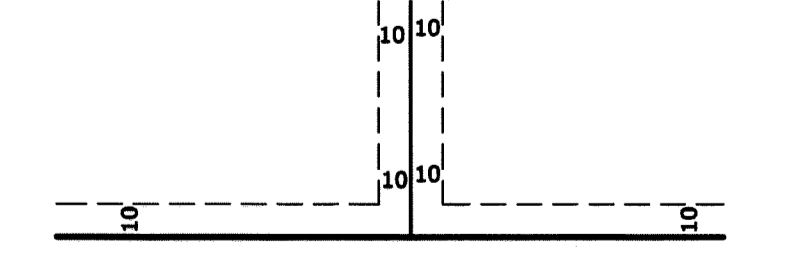


- LEGEND**
- ◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT
 - DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED RLS NO. 41578, UNLESS OTHERWISE SHOWN
 - DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 25343
 - ▲ DENOTES SET PKNAIL
 - ▲— DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 24 WEST IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 49 MINUTES 13 SECONDS EAST.

RIGHT OF WAY NOTE
THE RIGHT OF WAY AS DESCRIBED IN DOCUMENT NO. 248481 DOES NOT FIT THE TRAVELED CENTERLINE OF 237TH AVENUE N.W. AS SHOWN. SAID DOCUMENT HAS OVERLAPS AND GAPS IN DESCRIBING THE RIGHT OF WAY.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH ADJOINING SIDE LOT LINES, RIGHT OF WAY LINES, AND REAR LOT LINES.

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