

# CLASSIC COMMERCIAL PARK FIFTH ADDITION

City of East Bethel  
County of Anoka  
SEC. 32, TWP. 33, RNG. 23

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

OUTLOT A, SAUTER'S COMMERCIAL PARK FOURTH ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as CLASSIC COMMERCIAL PARK FIFTH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said CD Properties North, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 7<sup>th</sup> day of December, 2023.

CD PROPERTIES NORTH, LLC  
*Curtis A. Strandlund*  
Curtis A. Strandlund, Chief Manager

STATE OF MINNESOTA  
COUNTY OF ANOKA

This instrument was acknowledged before me this 1<sup>st</sup> day of December, 2023 by Curtis A. Strandlund as Chief Manager of CD Properties North, LLC, a Minnesota limited liability company.

*Kristin J. Erickson* (Signature)  
Kristin J. Erickson (Print)  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2026

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 15<sup>th</sup> day of November, 2023.

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

STATE OF MINNESOTA  
COUNTY OF ANOKA

This instrument was acknowledged before me this 15<sup>th</sup> day of November, 2023 by Jason E. Rud.

*Lalae Mack* (Signature)  
Lalae Mack (Print)  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2027

CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

This plat of CLASSIC COMMERCIAL PARK FIFTH ADDITION was approved and accepted by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this 13<sup>th</sup> day of November, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of East Bethel, Minnesota

By *Kevin Bolvin* Mayor By *Tom Davis* 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 9<sup>th</sup> day of January, 2024.  
*David M. Ziegler*  
David M. Ziegler  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

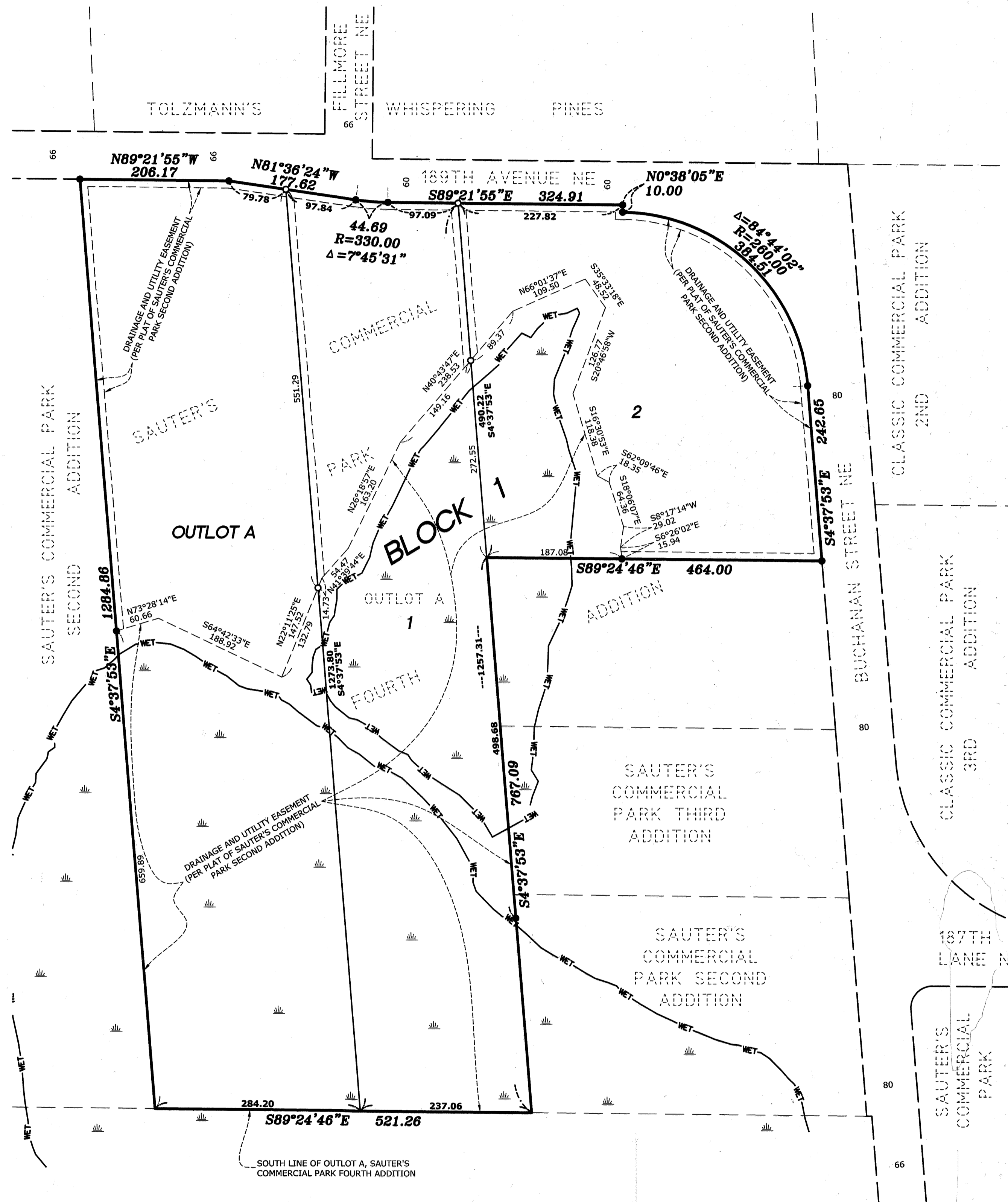
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 9<sup>th</sup> day of January, 2024.

*Pamela J. LeBlanc*  
Property Tax Administrator  
By *Amy Kremer*, Deputy

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

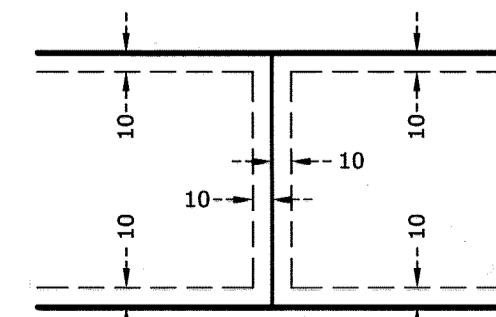
I hereby certify that this plat of CLASSIC COMMERCIAL PARK FIFTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 9<sup>th</sup> day of January, 2024, at 10:17 A.M. and was duly recorded as Document Number 2406214.001.

*Pamela J. LeBlanc*  
County Recorder/Registrar of Titles  
By *Amy Kremer*, Deputy

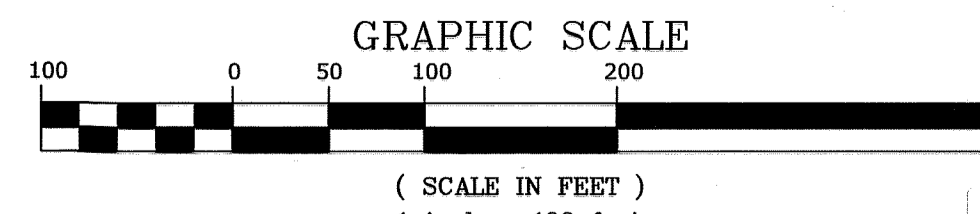


### EASEMENT DETAIL:

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, ADJOINING ALL LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF OUTLOT A, SAUTER'S COMMERCIAL PARK FOURTH ADDITION IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 24 MINUTES 46 SECONDS EAST.

- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- DENOTES FOUND 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- WET DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL IN 2015.

