


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

OUTLOT A, ALINO ADDITION, Anoka County, Minnesota.

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

In witness whereof said ALINO, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30TH day of SEPTEMBER, 20 25.

Signed: ALINO, LLC

 (Signature)
 Paul Schaefer
 (Print Name)
 Chief Manager


STATE OF MINNESOTA
 COUNTY OF RAMSEY

This instrument was acknowledged before me this 30TH day of SEPTEMBER, 20 25 by PAUL SCHAEFER, Chief Manager of ALINO, LLC, a Minnesota limited liability company, on behalf of the company.

(Signature) J. Malone Notary Public, RAMSEY County, Minnesota
JAMES S. MALONE
 (Printed Name) My Commission Expires JANUARY 31, 2026

I, Richard M. Thompson 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 15TH day of SEPTEMBER, 20 25.


 Richard M. Thompson, Licensed Land Surveyor
 Minnesota License No. 62953

STATE OF MINNESOTA
 COUNTY OF STEEBURN

This instrument was acknowledged before me this 15TH day of September, 20 25 by Richard M. Thompson
 (Signature) Christopher Gray Notary Public, Steeburn County, Minnesota
 (Printed Name) My Commission Expires JANUARY 31, 2029

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA
 This plat of CLEARWATER COMMONS was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this 8TH day of September, 20 25, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.
 City Council, City of Lino Lakes, Minnesota.

Mayor J. K. Kerkent Clerk Robert Colatti

COUNTY SURVEYOR
 I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 28TH day of October, 20 25.


 David M. Ziegemeier
 Anoka County Surveyor

COUNTY AUDITOR/TREASURER
 Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 25 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 28TH day of October, 20 25.

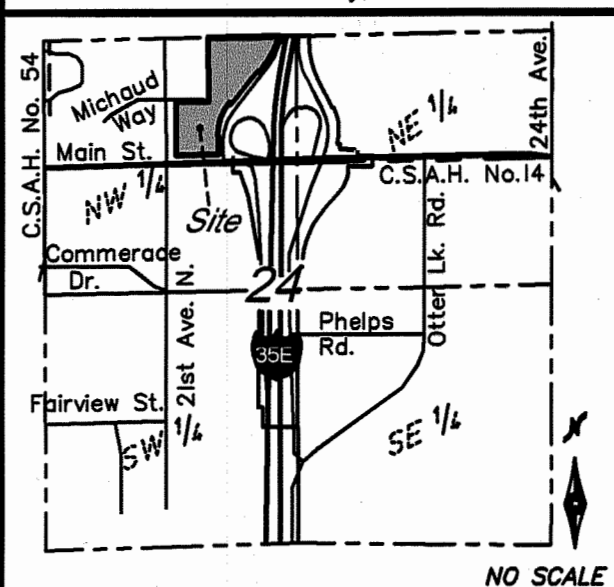
Pamela J. LeBlanc By Kimberly Zumbro
 Property Tax Administrator Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

I hereby certify that this plat of CLEARWATER COMMONS was filed in the office of the County Recorder/Registrar of Titles for public record on this 28TH day of October, 20 25, at 10:20 o'clock A. M. and was duly recorded as Document Number 2451715.003

By: Pamela J. LeBlanc By Kimberly Zumbro
 County Recorder/Registrar of Titles Deputy

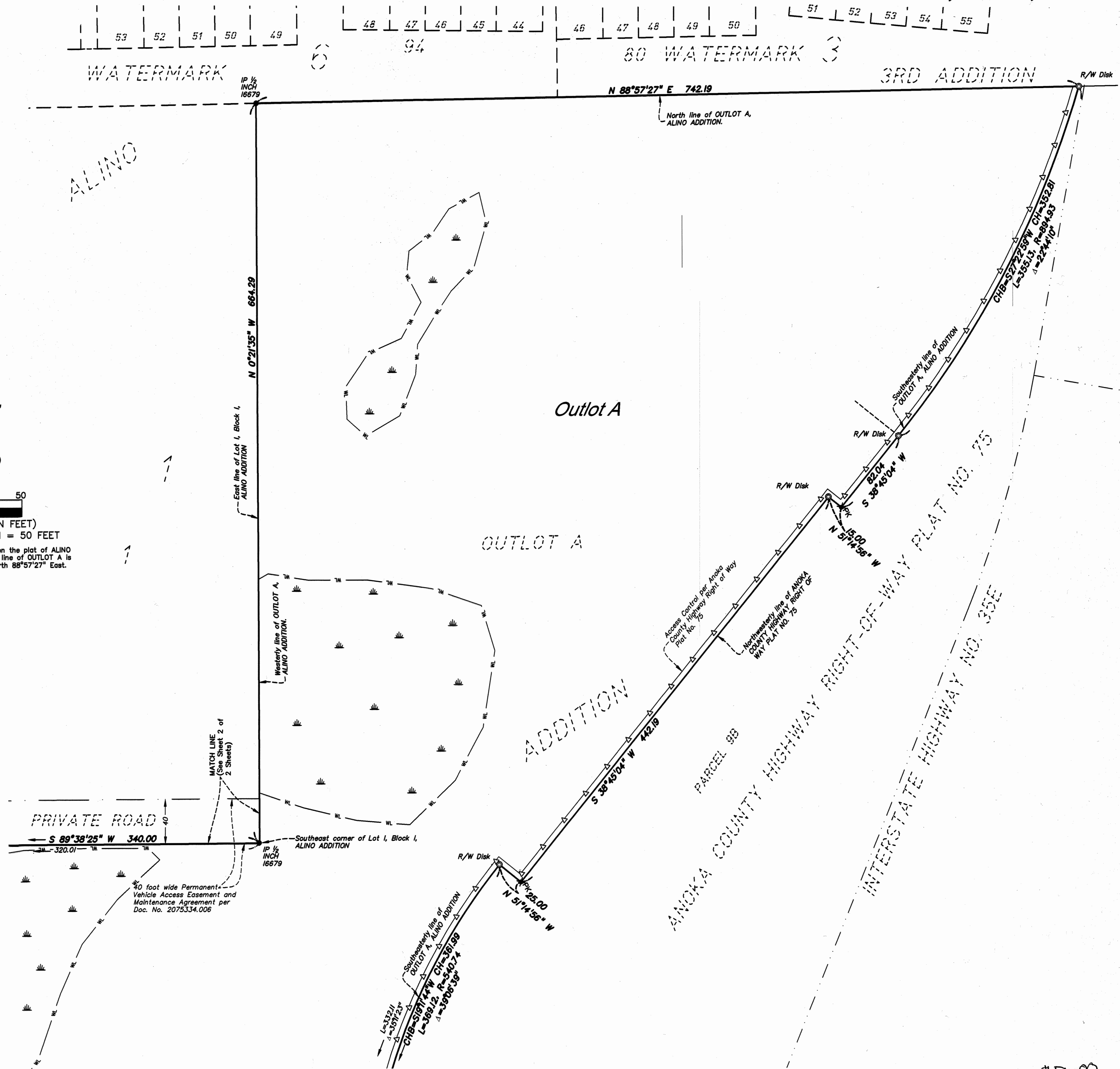
VICINITY MAP
 Sec. 24, Twp. 31, Rng. 22
 Anoka County, MN



LEGEND:	
● PK	Denotes found iron pipe monument
⊙	Denotes found PK nail in concrete
⊙	Denotes found right of way disk
W	Denotes delineated wetland
LS 40361	Denotes Thomas R. Balluff, LS
LS 16697	Denotes Dean E. Dusheck, LS
W	Denotes wetland delineation was performed by Ken Arndt, BWSR Cert. No. 1247, of Midwest Natural Resources, Inc. Notice of Decision LGU Project No. 22-198R Dated 10/14/2022.
—	Denotes limited access per ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 75
—	Denotes easement
—	Denotes easement of record
—	Denotes existing adjoiners
—	Denotes right of way
—	Denotes waters edge

CLEARWATER COMMONS

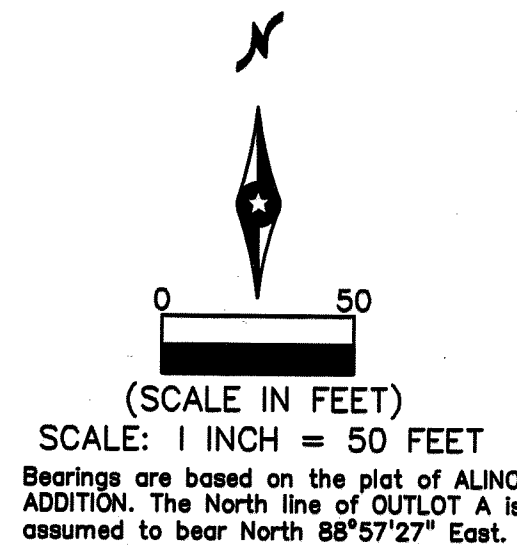
CITY OF LINO LAKES
 COUNTY OF ANOKA
 SEC. 24, TWP. 31, RNG. 22



\$56.00
BOGART, PEDERSON & ASSOCIATES, INC.

CLEARWATER COMMONS

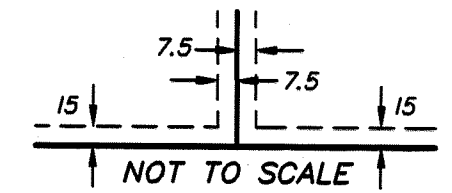
CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, TWP. 31, RNG. 22



LEGEND:

- PK Denotes found iron pipe monument
- Denotes found PK nail in concrete
- Denotes set 1/2 inch by 14 inch iron pipe monument with a plastic plug stamped R.L.S. 62953
- ⊙ Denotes found right of way disk
- ⊙ Denotes 1/2 inch by 14 inch iron pipe monument with a plastic plug stamped R.L.S. 62953 to be set within one year of platting date
- ⊙ Denotes delineated wetland
- LS 40361 Denotes Thomas R. Balluff, LS
- LS 16697 Denotes Dean E. Dushack, LS
- WL Denotes wetland delineation was performed by Ken Arndt, BWSR Cert. No. 1247, of Midwest Natural Resources, Inc. Notice of Decision LGU Project No. 22-198R Dated 10/14/2022.
- Denotes limited access per ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 75
- Denotes limited access per plat of ALINO ADDITION
- Denotes easement
- Denotes easement of record
- Denotes existing joiners
- Denotes right of way
- Denotes waters edge

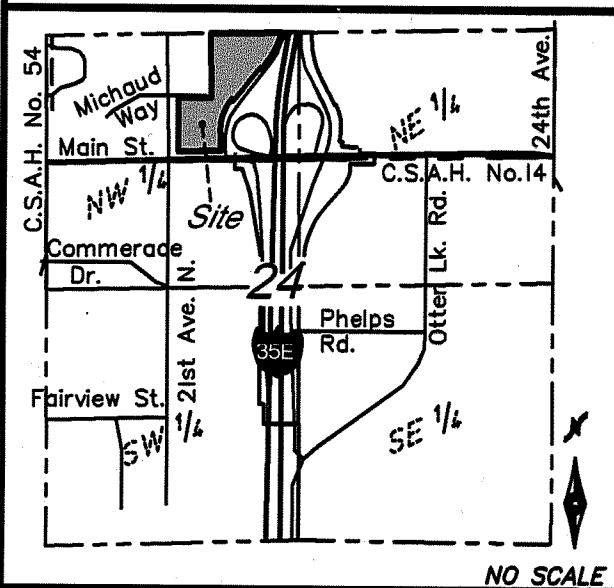
Drainage and Utility Easements are shown thus:



NOT TO SCALE

Being 7.5 feet in width and adjoining lot lines, and 15 feet in adjoining right of way lines, unless otherwise shown on plat.

VICINITY MAP
Sec. 24, Twp. 31, Rng. 22
Anoka County, MN



NO SCALE

