

CLEARWATER CREEK BUSINESS PARK

BK 79 of Abst Pg 31

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

KNOW ALL PERSONS BY THESE PRESENTS: That Rehbein Properties, a Minnesota general partnership, owner of the following described property:

The East half of the Southwest Quarter of Section 24, Township 31, Range 22, Anoka County, Minnesota lying westerly of the westerly right-of-way line of Interstate Highway No. 35E as described in Final Certificate filed with the Anoka County Recorder in Book 1033, Page 414, except the following parcels:

Beginning at the northwest corner of said East half of the Southwest Quarter; thence east along the north line of said East half of the Southwest Quarter a distance of 16.5 feet; thence southwesterly to the Southwest Corner of the Northeast Quarter of said Southwest Quarter; thence north along the west line of said Northeast Quarter of the Southwest Quarter to the place of beginning;

That part of a 50-foot strip of land hereafter described which lies east of a line drawn 370 feet west of, as measured at right angles to, the north-south quarter line of said section 24, said 50 foot strip of land being described as follows:

Commencing at a stake on the east line of said section 24 distant 21.5 feet south of the East Quarter Section corner; thence South 52 degrees 27 minutes West 4,599.2 feet to a stake on the south line of said Section 24 distant 1592.7 feet east of the southwest corner thereof;

Further excepting Parcels 1 and 2 of Anoka County Highway Right-of-Way Plat No. 75.

AND

Beginning at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 24; thence easterly along the North line of said Southwest Quarter a distance of 16.5 feet to a point; thence Southwesterly in a straight line to the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 24; thence North along the easterly line of the Northwest Quarter of the Southwest Quarter of said Section 24 to the point of beginning.

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

In witness whereof said Rehbein Properties, a Minnesota general partnership, has caused these presents to be signed by its proper partner this 29th day of September, 2016.

Signed: Rehbein Properties, a Minnesota general partnership

Gordon R. Rehbein its Partner

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me this 29th day of September, 2016 by Gordon Rehbein, its Partner of Rehbein Properties, a Minnesota general partnership, on behalf of the partnership.

Julianne M. Bartell
Sharon P. Patten
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2021

I Mark S. Hanson 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 certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 29th day of SEPTEMBER, 2016.

Mark S. Hanson
Mark S. Hanson, Licensed Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 29th day of September, 2016 by Mark S. Hanson.

Marie J. Way
Marie J. Way
Notary Public, Dakota County, MN
My Commission Expires January 31, 2020

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of CLEARWATER CREEK BUSINESS PARK was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this 16th day of September, 2016, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, 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 3rd day of October, 2016.

Larry D. Holm by Charles F. Gitzon, Deputy
Larry D. Holm
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2016 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 3rd day of Oct, 2016.

Jonell M. Sawyer
Property Tax Administrator

By: [Signature] Deputy

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

I hereby certify that this plat of CLEARWATER CREEK BUSINESS PARK was filed in the office of the County Recorder/Registrar of Titles for public record on this 3rd day of Oct, 2016 at 11:27 o'clock A.M. and was duly recorded in Book 79 of Abst Page 31 as Document Number 2150438.001

Jonell M. Sawyer
County Recorder/Registrar of Titles

By: [Signature] Deputy

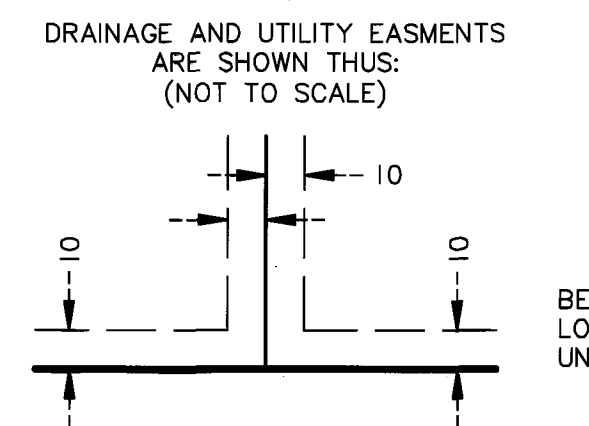
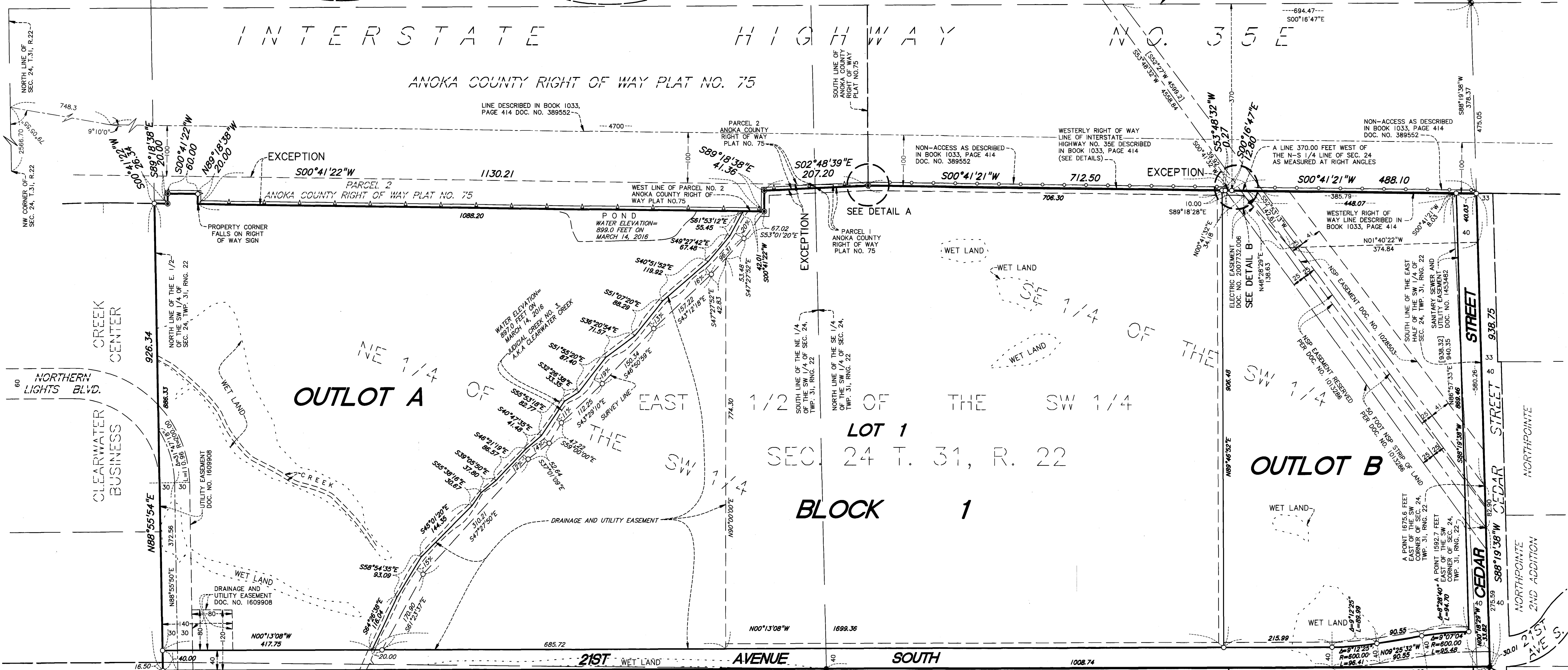
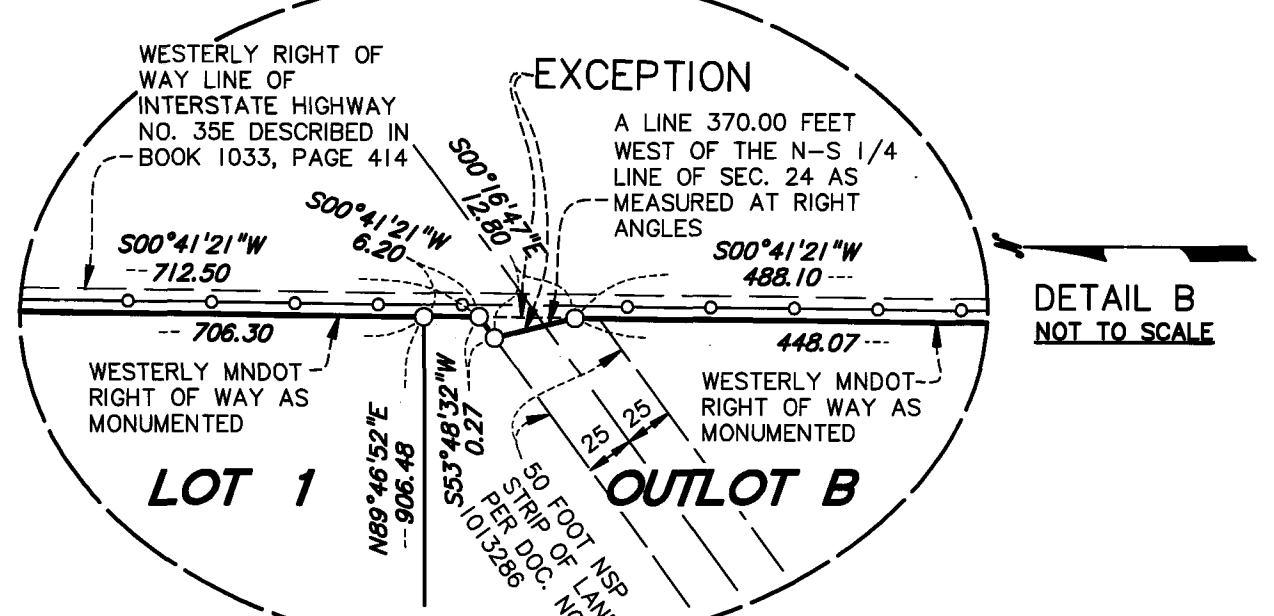
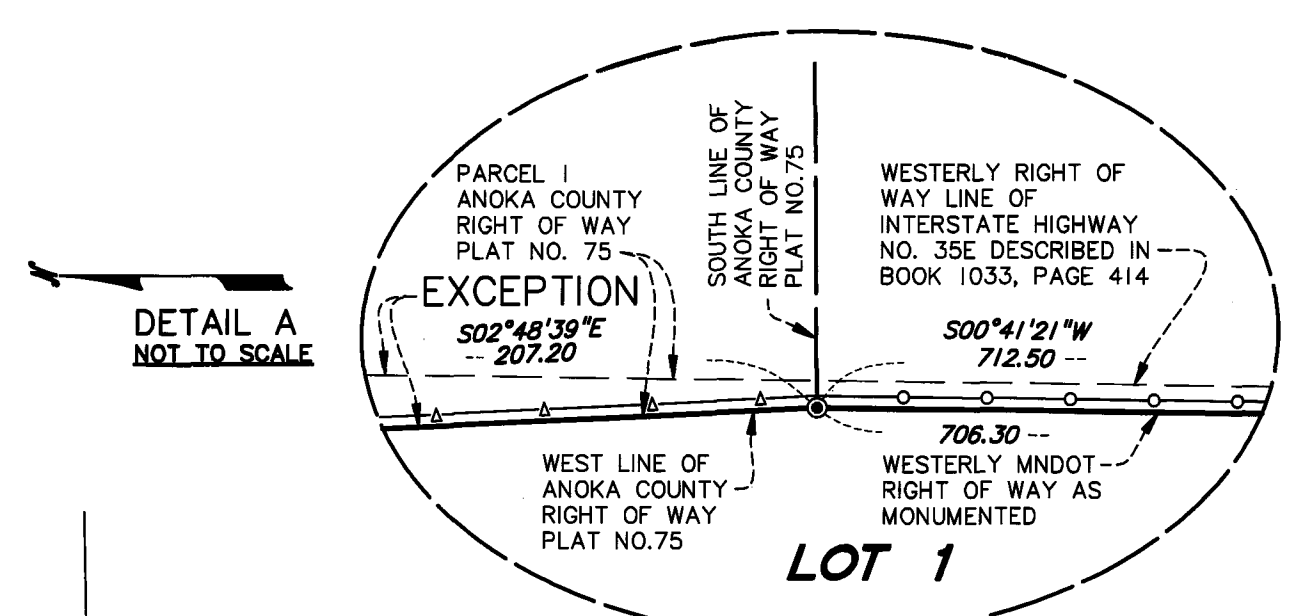
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BK 79 of Abst Pg 31

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

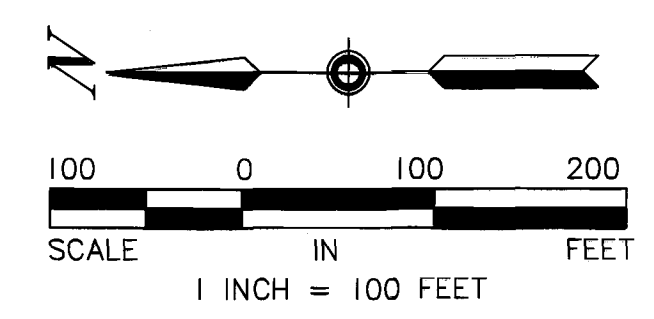


BEING 10 FEET IN WIDTH, AND ADJOINING LOT LINES AND RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 15480
- DENOTES FOUND IRON MONUMENT WITH A PLASTIC CAP STAMPED RLS NO 17765, UNLESS OTHERWISE NOTED.
- DENOTES FOUND ANOKA COUNTY 3 INCH ALUMINUM RIGHT OF WAY MONUMENT.
- △— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY.
- DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA.
- [100] DENOTES DEED DIMENSION

BENCH MARK
NAVD 88 DATUM
TOP OF METAL ROD WITH DISC MARKED MNDOT 02825 50 FEET SOUTH OF CO. RD. NO. 14 ON THE EAST SIDE OF THE NORTHBOUND LANE OF 35E. ELEVATION = 931.46 FEET

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE EAST HALF OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 31, RANGE 22 IS ASSUMED TO HAVE A BEARING OF S88°19'38"W.



SUNDE
LAND SURVEYING