

COTTAGEWOOD COVE

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 2, TWP. 31, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Cottagewood Cove, LLC, a Minnesota limited liability company, owner of the following described property:
The West 330.00 feet of the East 660.00 feet of the Southwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 23, Anoka County, Minnesota
Has caused the same to be surveyed and platted as COTTAGEWOOD COVE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Cottagewood Cove, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 22 day of August, 2018.

COTTAGEWOOD COVE, LLC

Kelly Olsen
Kelly Olsen, Chief Manager

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on August 23, 2018 by Kelly Olsen, Chief Manager of Cottagewood Cove, LLC, a Minnesota limited liability company, on behalf of said company.

Cynthia J. Morica
Cynthia J. Morica
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2020

I Thomas R. Balluff 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 2nd day of August, 2018.

Thomas R. Balluff
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on August 2nd, 2018 by Thomas R. Balluff.

Cynthia J. Morica
Cynthia J. Morica
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of COTTAGEWOOD COVE was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 14th day of July, 2018, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: Tom Egan, Mayor
By: Chad Johnson, 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 20th day of November, 2018.

By: 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 2018 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 20th day of November, 2018.

Jonell M. Sawyer
Property Tax Administrator
By: Wally Sta, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

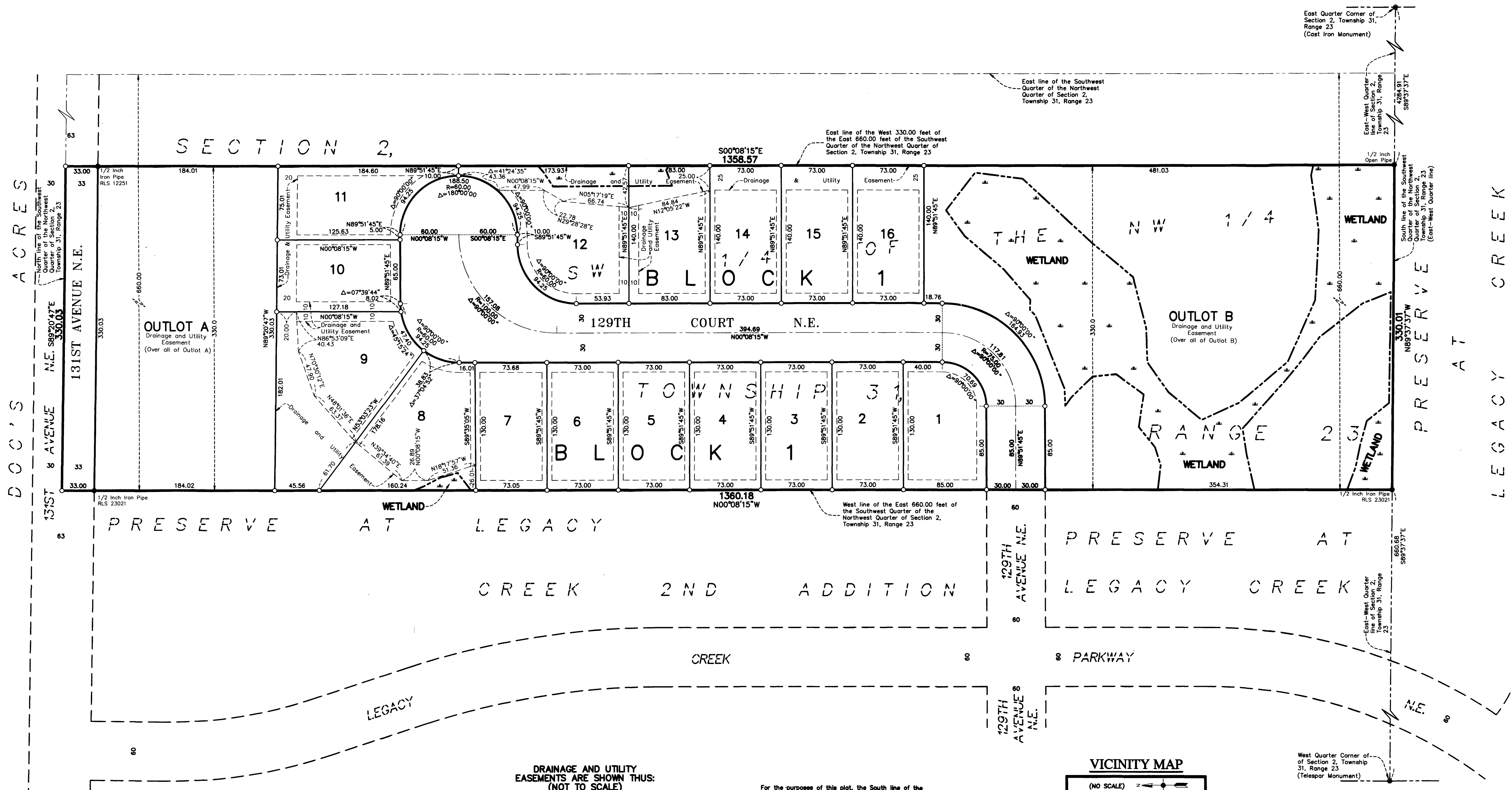
County of Anoka, State of Minnesota

I hereby certify that this plat of COTTAGEWOOD COVE was filed in the office of the County Recorder/Registrar of Titles for public record on this 20th day of November, 2018, at 11:11 o'clock A.M. and was duly recorded as Document Number 2214447.002

Jonell M. Sawyer
County Recorder/Registrar of Titles
By: Wally Sta, Deputy

COTTAGEWOOD COVE

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 2, TWP. 31, RGE. 23



DOCS ACRES

East Quarter Corner of Section 2, Township 31, Range 23 (Cast Iron Monument)

East line of the Southwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 23

East line of the West 330.00 feet of the East 660.00 feet of the Southwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 23

South line of the Southwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 23 (East-West Quarter line)

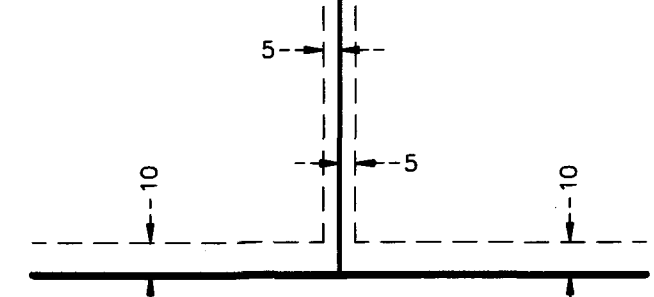
1/2 Inch Iron Pipe RLS 23021

1/2 Inch Iron Pipe RLS 23021

East-West Quarter line of Section 2, Township 31, Range 23

West Quarter Corner of Section 2, Township 31, Range 23 (Telescop Monument)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)

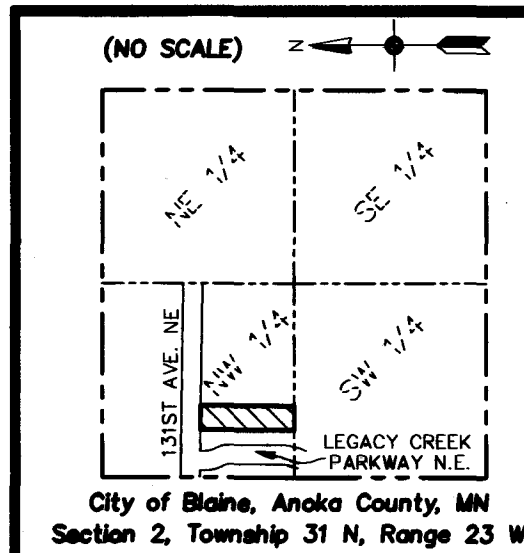


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the South line of the Southwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 23 is assumed to have a bearing of North 89 degrees 37 minutes 37 seconds West.

- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument, as noted
- Denotes Found Anoka County Section Monument
- Denotes Wetland, delineated by Kjolhaug Environmental Services Company in 2017

VICINITY MAP



City of Blaine, Anoka County, MN
Section 2, Township 31 N, Range 23 W

