

CREEKSIDE FARMS

City of Ham Lake
County of Anoka
Sec. 7 and 8, T32, R23

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

The Southwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, EXCEPT the South 730 feet of the West 800 feet thereof, as measured along the West and South lines of said Southwest Quarter of the Southwest Quarter.

AND

That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, a distance of 551.76 feet; thence South 01 degrees 45 minutes 07 seconds West, a distance of 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet to the point of beginning of the parcel to be described; thence North 89 degrees 09 minutes 19 seconds East, a distance of 813.58 to the East line of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, a distance of 283.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 49 minutes 45 seconds West, along the South line of the Northwest Quarter of the Southwest Quarter, a distance of 959.77 feet; thence North 00 degrees 00 minutes 00 seconds East 5.82 feet; thence northwesterly a distance of 220.82 feet along a tangential curve concave to the southwest, said curve having a radius of 279.00 feet and a central angle of 45 degrees 20 minutes 52 seconds; thence northwesterly a distance of 95.15 feet along a reverse curve concave to the northeast said curve having a radius of 345.00 feet and a central angle of 15 degrees 48 minutes 08 seconds; thence northwesterly, easterly, and southeasterly, a distance of 306.85 feet on a non-tangential curve concave to the southeast, having a radius of 60.00 feet, a central angle of 293 degrees 01 minutes 14 seconds and a chord bearing of North 64 degrees 36 minutes 05 seconds East; thence southeasterly a distance of 23.64 feet on a non-tangential curve concave to the northeast, having a radius of 279.00 feet, a central angle of 04 degrees 51 minutes 15 seconds and a chord bearing of South 32 degrees 57 minutes 22 seconds East; thence North 89 degrees 09 minutes 19 seconds East, a distance of 214.75 to the point of beginning.

AND

That part of the Southwest Quarter of the Southwest Quarter, Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 43 minutes 06 seconds East, assumed bearing along the South Line of said Southwest Quarter of the Southwest Quarter, a distance of 500.00 feet; thence North 34 degrees 45 minutes 08 seconds West, a distance of 222.76 feet to the point of beginning of the parcel to be described; thence continuing North 34 degrees 45 minutes 08 seconds West, a distance of 652.11 feet to a point on the West line of said Southwest Quarter of the Southwest Quarter distant 730.00 feet northerly from said Southwest corner; thence Easterly, parallel with said South line, a distance of 800.00 feet; thence Southerly, parallel with said West line, a distance of 499.18 feet; thence North 38 degrees 26 minutes 35 seconds West, a distance of 201.56 feet; thence South 61 degrees 51 minutes 21 seconds West, a distance of 108.61 feet; thence South 51 degrees 59 minutes 23 seconds West, a distance of 261.69 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 7, Township 32, Range 23, Anoka County, Minnesota, lying northerly and easterly of the following described line:

Beginning at a point on the North line of said Southeast Quarter of the Southeast Quarter, distant 312.70 West of the Northeast corner thereof; thence southeasterly to a point on the East line of said Southeast Quarter of the Southeast Quarter, distant 730 feet north of the Southeast corner thereof and said line there terminating.

Has caused the same to be surveyed and platted as CREEKSIDE FARMS 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 CSF DEVELOPMENT, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 1st day of November, 2022.

CSF DEVELOPMENT, LLC

[Signature] (Signature) Manager of CSF Development LLC (Title)
Jesse Osborne (Print name)

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 1st day of November, 2022 by Jesse Osborne manager of CSF DEVELOPMENT, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature] (Signature)
Julie M. Schrieber (Print name)
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2023

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 15th day of JUNE, 2022.

[Signature]
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 15th day of June, 2022 by Jason E. Rud.

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

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of CREEKSIDE FARMS was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 14th day of April, 2022, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF HAM LAKE, 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 1st day of November, 2022.

[Signature]
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 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 1st day of November, 2022.

Pamela J LeBlanc
Property Tax Administrator
By Amy M Smith, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of CREEKSIDE FARMS was filed in the office of the County Recorder/Registrar of Titles for public record on this 1st day of November, 2022, at 11:10 o'clock A.M. and was duly recorded as Document Number 2379391.001.

Pamela J LeBlanc
County Recorder/Registrar of Titles
By Amy M Smith, Deputy



\$56.00

CREEKSIDE FARMS

OFFICIAL PLAN

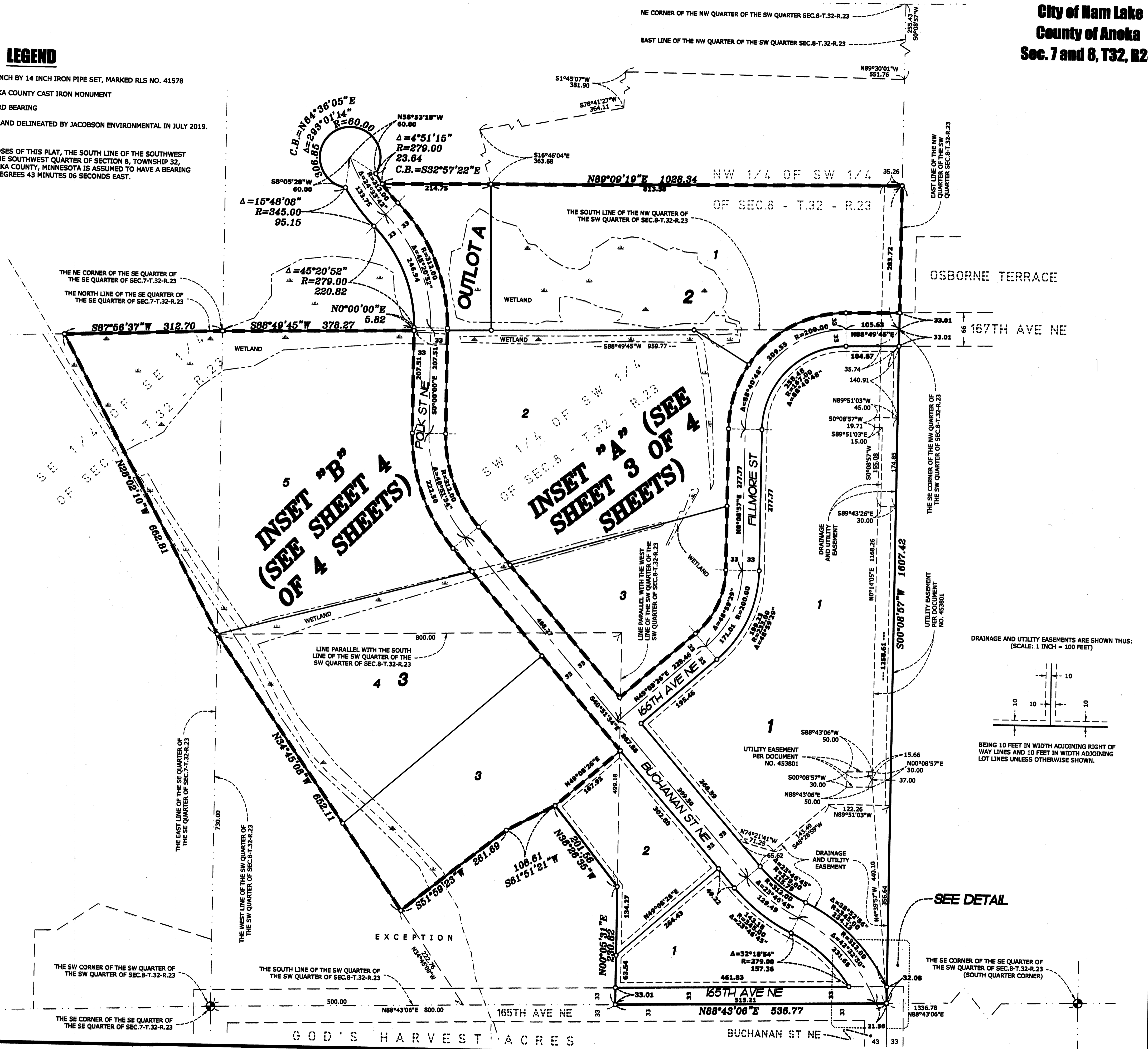
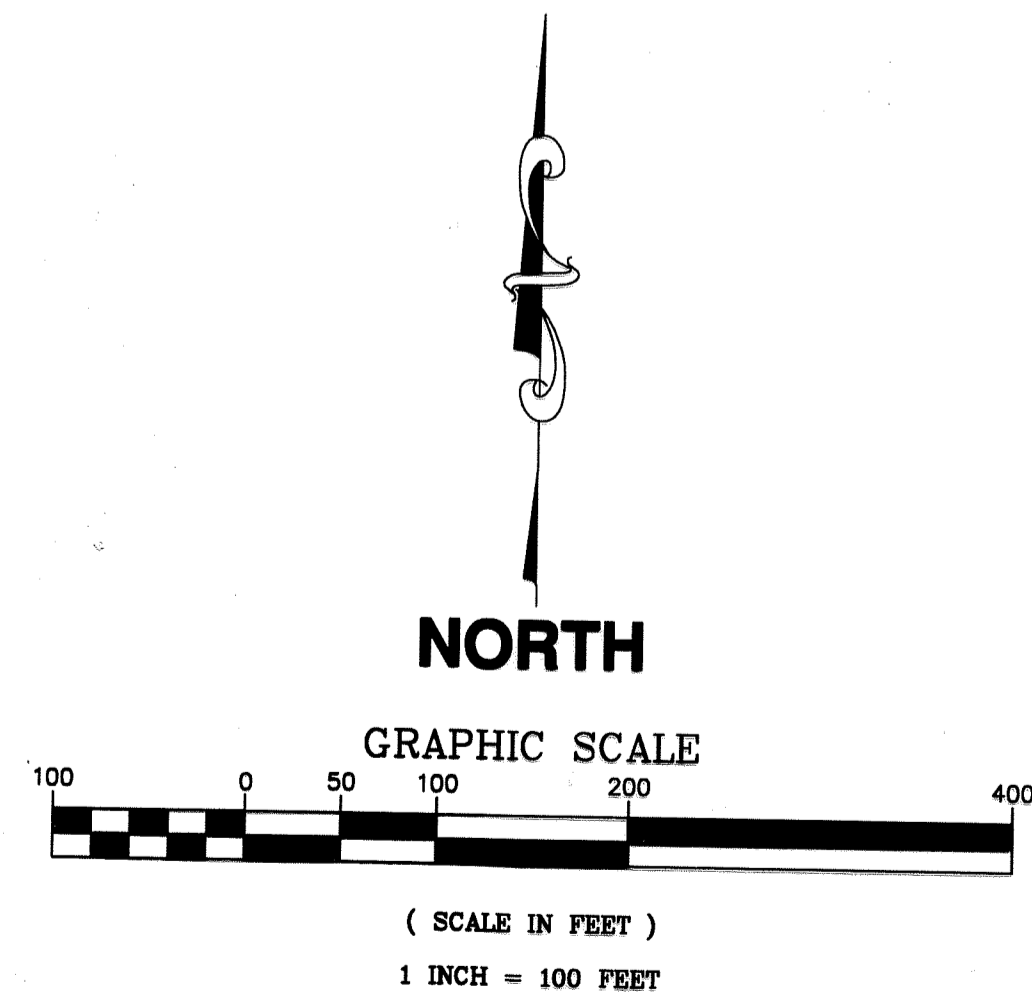
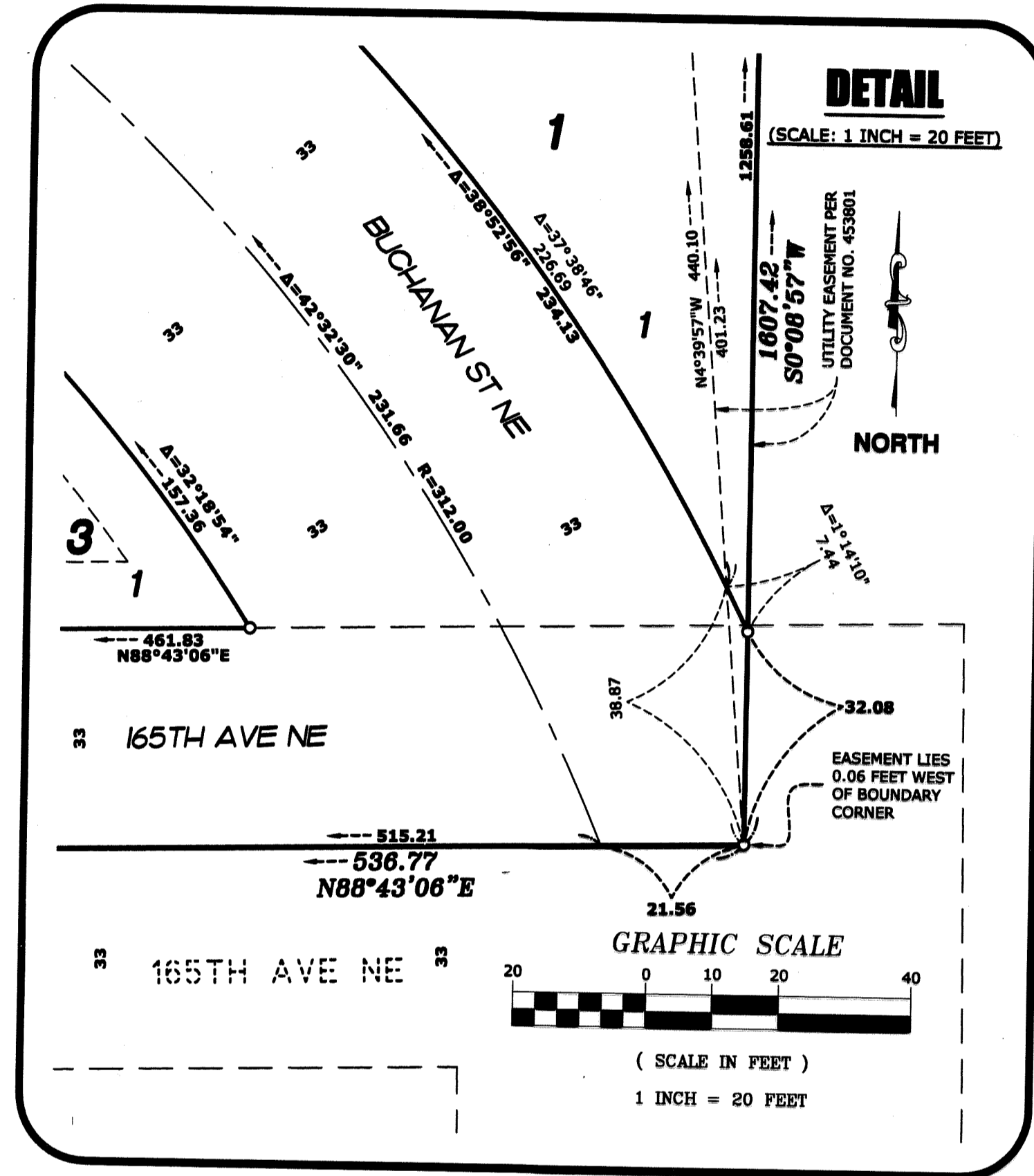
2379391.001

City of Ham Lake
County of Anoka
Sec. 7 and 8, T32, R23

LEGEND

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- C.B. = DENOTES CHORD BEARING
- DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL IN JULY 2019.

FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF NORTH 88 DEGREES 43 MINUTES 06 SECONDS EAST.



E. G. RUD & SONS, INC.
EST. 1877 Professional Land Surveyors

CREEKSIDE FARMS

City of Ham Lake
County of Anoka
Sec. 7 and 8, T32, R23

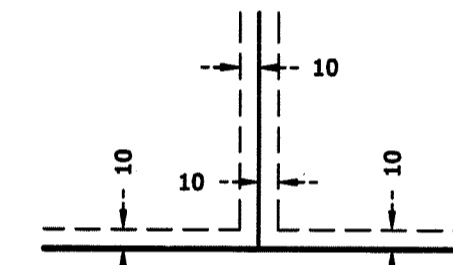
INSET "A"

LEGEND

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

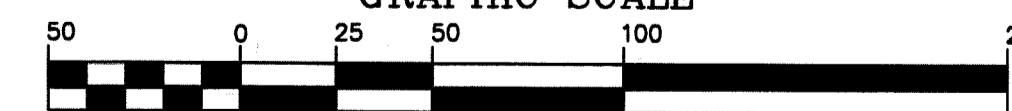


BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.



NORTH

GRAPHIC SCALE



(SCALE IN FEET)
1 INCH = 50 FEET

