

CROSTOWN ROLLING ACRES THIRD ADDITION

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

Outlot A, CROSTOWN ROLLING ACRES, Anoka County, Minnesota.

AND

Outlot A, CROSTOWN ROLLING ACRES SECOND ADDITION, Anoka County, Minnesota.

AND

That part of the Northwest Quarter of Southwest Quarter of Section 6, Township 32, Range: 23, Anoka County, Minnesota, lying southerly and southwesterly of the centerline of County Road No. 58 (A.K.A. 177th Avenue N.E.).

AND

That part of the South Half of the Southwest Quarter of Section 6, Township 32, Range 23, Anoka County, Minnesota, lying southeasterly of the southerly right of way line of C.S.A.H. No. 18 (A.K.A. Crosstown Boulevard N.E.).

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 6, Township 32, Range 23, Anoka County, Minnesota, lying southerly and southeasterly of the southerly right of way line of C.S.A.H. No. 18 (A.K.A. Crosstown Boulevard N.E.).

EXCEPT that part of the Southwest Quarter of the Southeast Quarter of said Section 6 described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 6; thence North along the West line of said Southwest Quarter of Southeast Quarter a distance of 300 feet; thence East and parallel with the South line of said Southwest Quarter of Southeast Quarter a distance of 616 feet; thence South and parallel with the West line of said Southwest Quarter of Southeast Quarter a distance of 300 feet, to the South line of said Southwest Quarter of Southeast Quarter; thence West along said South line to the point of beginning.

Has caused the same to be surveyed and platted as CROSTOWN ROLLING ACRES THIRD ADDITION and does hereby dedicate to the public for public use the public ways, park and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 18 and County State Aid Highway No. 58 as shown on this plat.

In witness whereof said Crosstown Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 24th day of November, 2021.

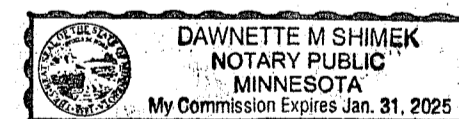
CROSTOWN DEVELOPMENT, LLC

Jeffrey A. Stalberger
Jeffrey A. Stalberger, Administrator

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me this 24th day of November, 2021 by Jeffrey A. Stalberger, Administrator of Crosstown Development, LLC, a Minnesota limited liability company.

Dawnette M. Shimer (Signature)
Dawnette M. Shimer (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2025



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 11th day of November, 2021.

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 11th day of November, 2021 by Jason E. Rud.

Lalae Mack (Signature)
Lalae Mack (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2022

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of CROSTOWN ROLLING ACRES THIRD ADDITION was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 30th day of September, 2021, 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 30th day of November, 2021.

David M. Ziegemeier
David M. Ziegemeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 30th day of November, 2021.

Pamela J LeBlanc
Property Tax Administrator

By Rose A Tendoh, Deputy

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

I hereby certify that this plat of CROSTOWN ROLLING ACRES THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 30th day of November, 2021, at 10:36 o'clock A.M. and was duly recorded as Document Number 2347177.002.

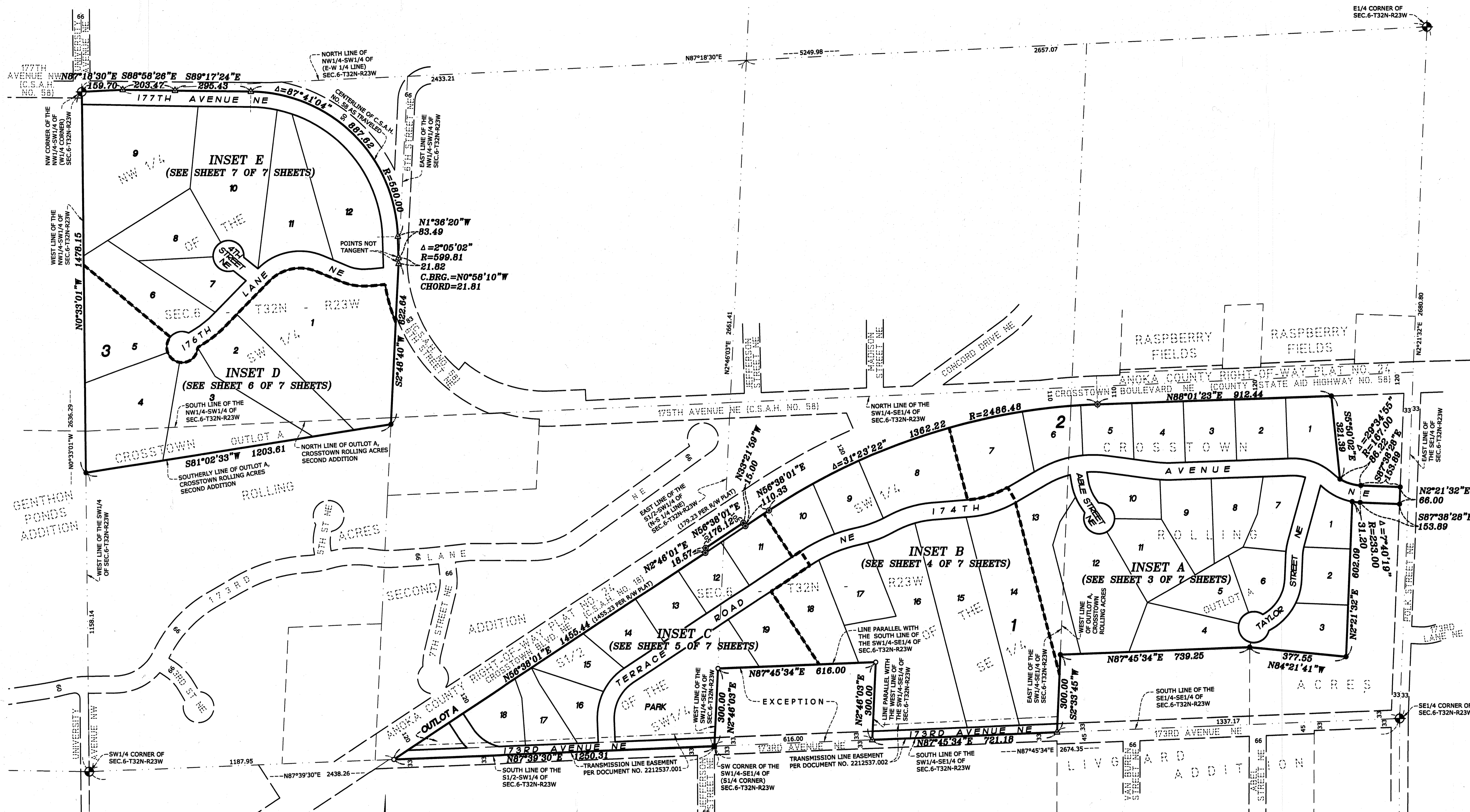
Pamela J LeBlanc
County Recorder/Registrar of Titles

By Rose A Tendoh, Deputy



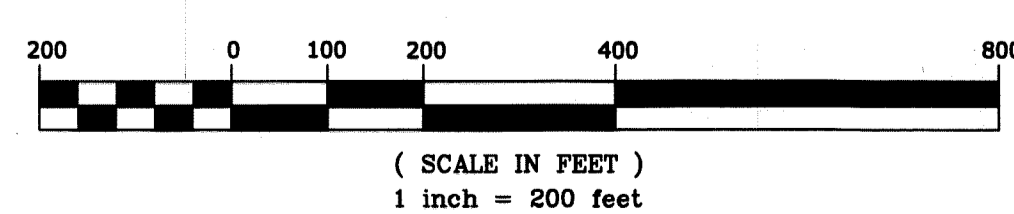
\$56.00

CROSTOWN ROLLING ACRES THIRD ADDITION



LEGEND

- ⊕ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- ⊙ DENOTES FOUND ANOKA COUNTY RIGHT OF WAY MONUMENT
- DENOTES FOUND STONE MONUMENT
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, MARKED RLS NO. 41578, UNLESS OTHERWISE SHOWN
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- △ DENOTES SET PKNAIL



FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 23 WEST IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 33 MINUTES 01 SECOND WEST.

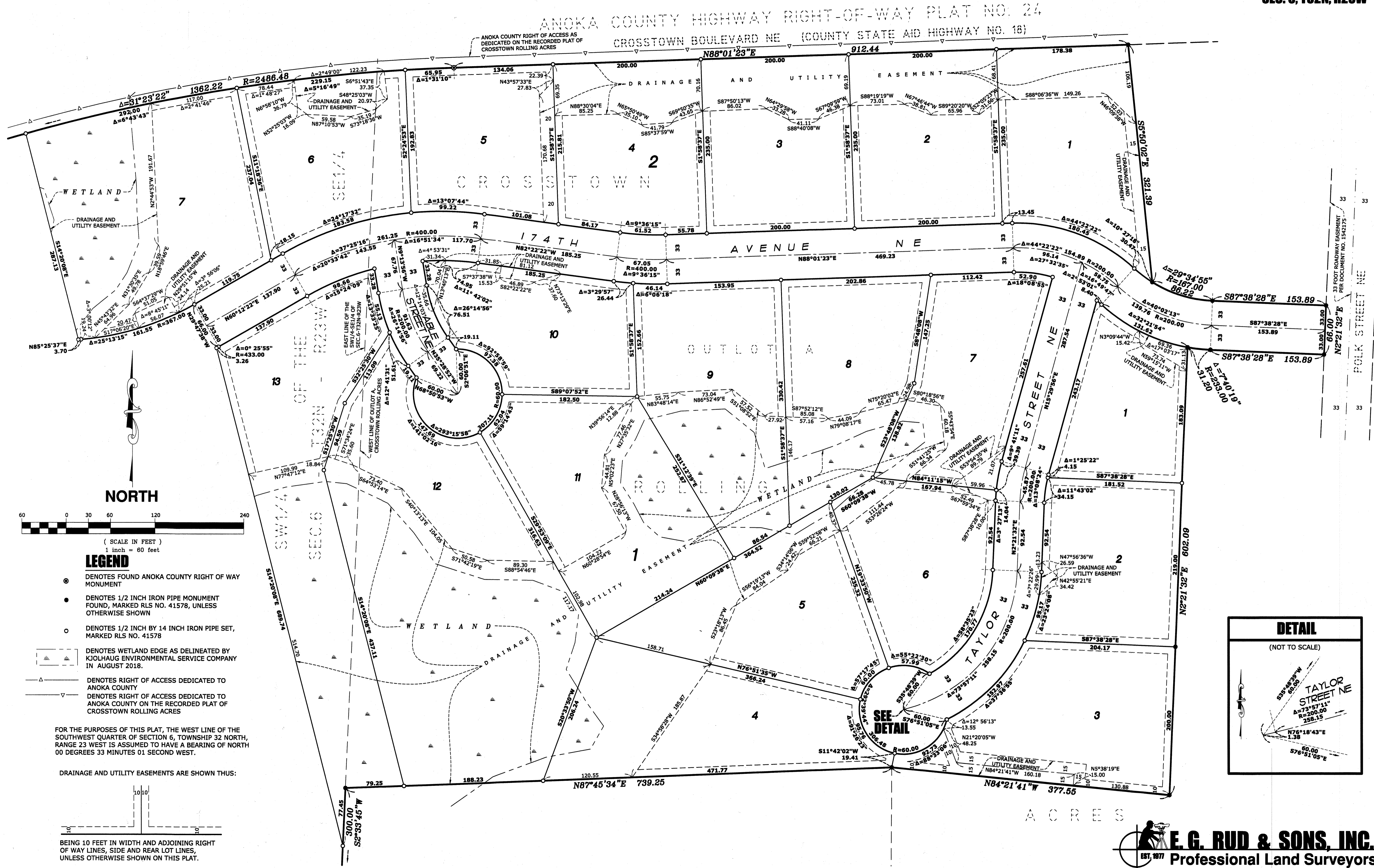
E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

NORTH

INSET A

CROSTOWN ROLLING ACRES THIRD ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 6, T32N, R23W



NORTH



LEGEND

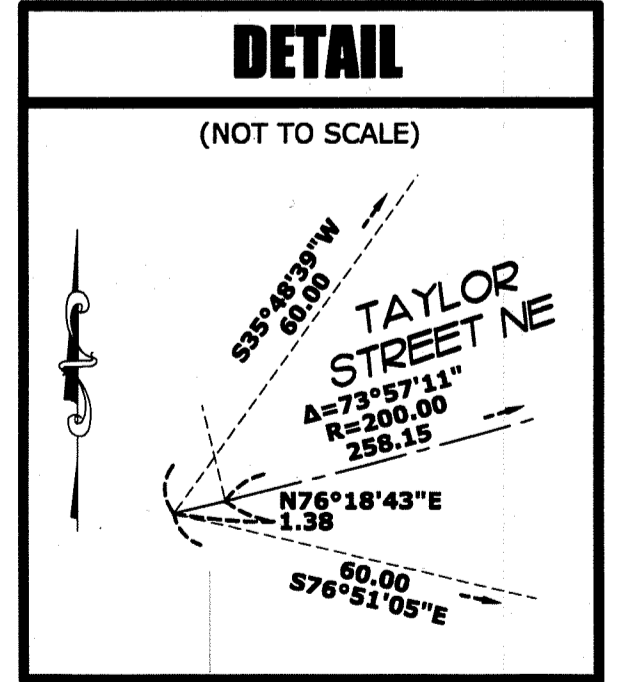
- DENOTES FOUND ANOKA COUNTY RIGHT OF WAY MONUMENT
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, MARKED RLS NO. 41578, UNLESS OTHERWISE SHOWN
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- DENOTES WETLAND EDGE AS DELINEATED BY KOJLHAUG ENVIRONMENTAL SERVICE COMPANY IN AUGUST 2018.
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY ON THE RECORDED PLAT OF CROSTOWN ROLLING ACRES

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 23 WEST IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 33 MINUTES 01 SECOND WEST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



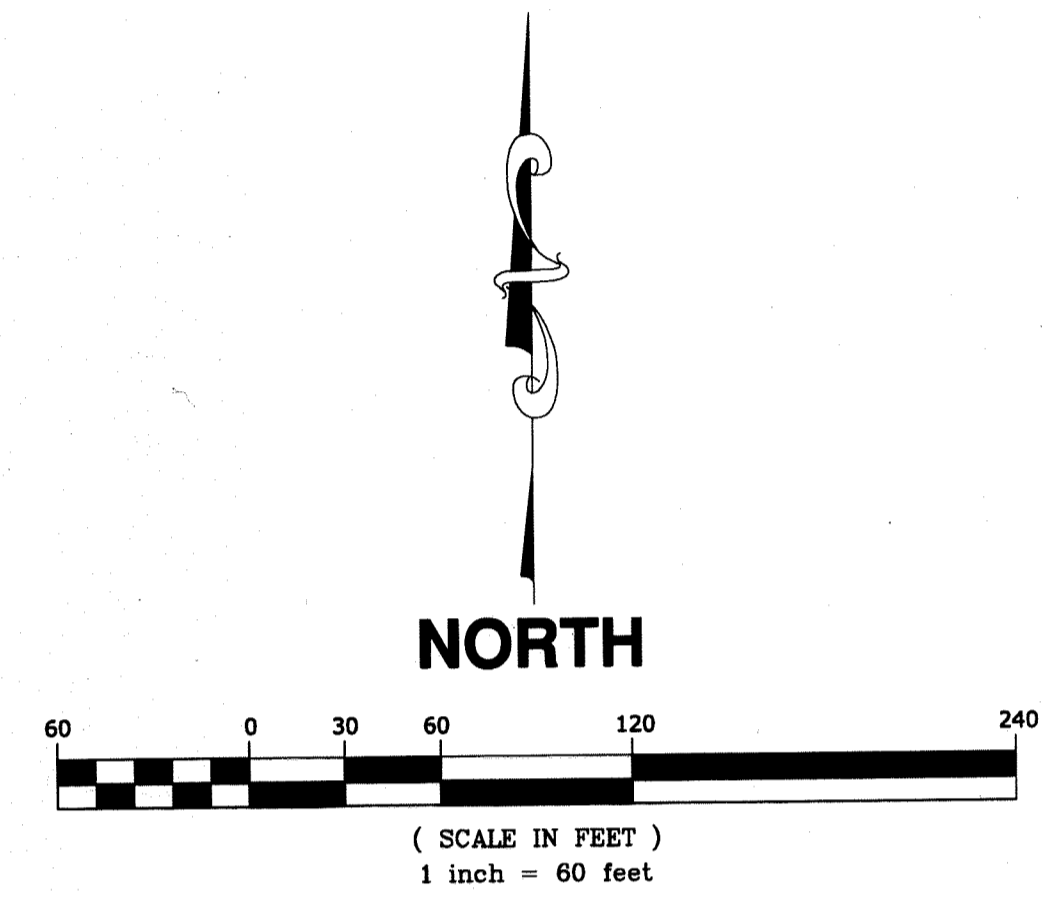
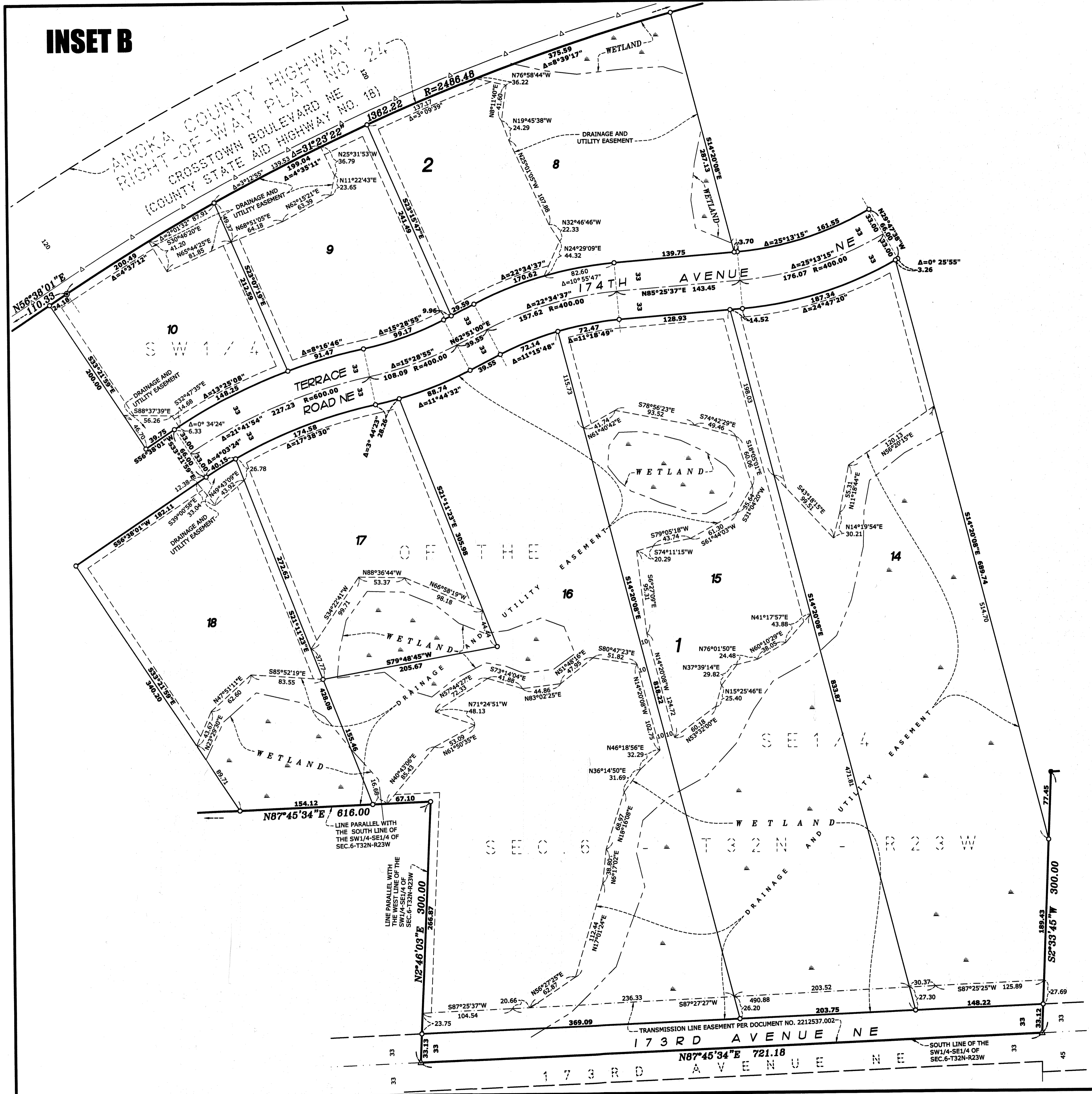
BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



E. G. RUD & SONS, INC.
Professional Land Surveyors
EST. 1977

INSET B

CROSTOWN ROLLING ACRES THIRD ADDITION



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 - ▲ DENOTES SET PKNAIL
 - DENOTES WETLAND EDGE AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICE COMPANY IN AUGUST 2018.
 - DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

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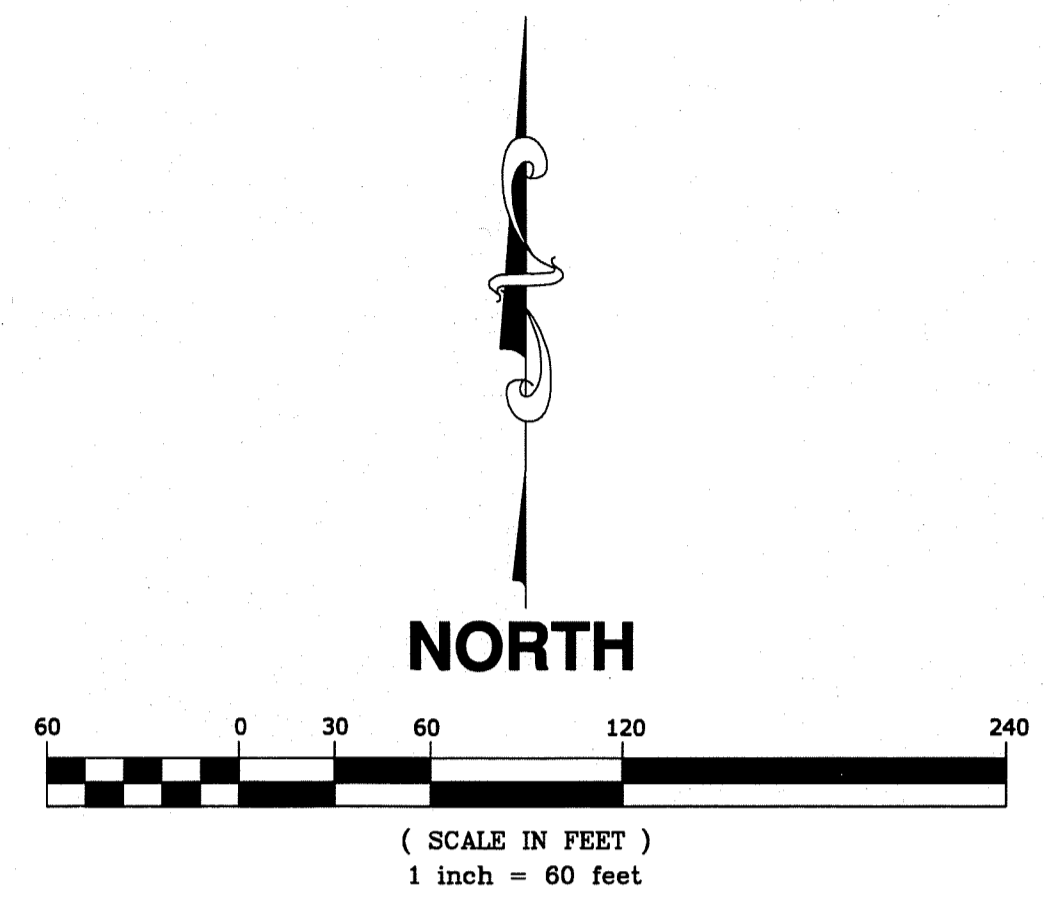
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INSET C

CROSTOWN ROLLING ACRES THIRD ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 6, T32N, R23W

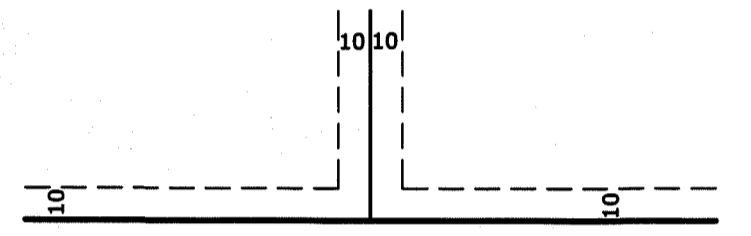


LEGEND

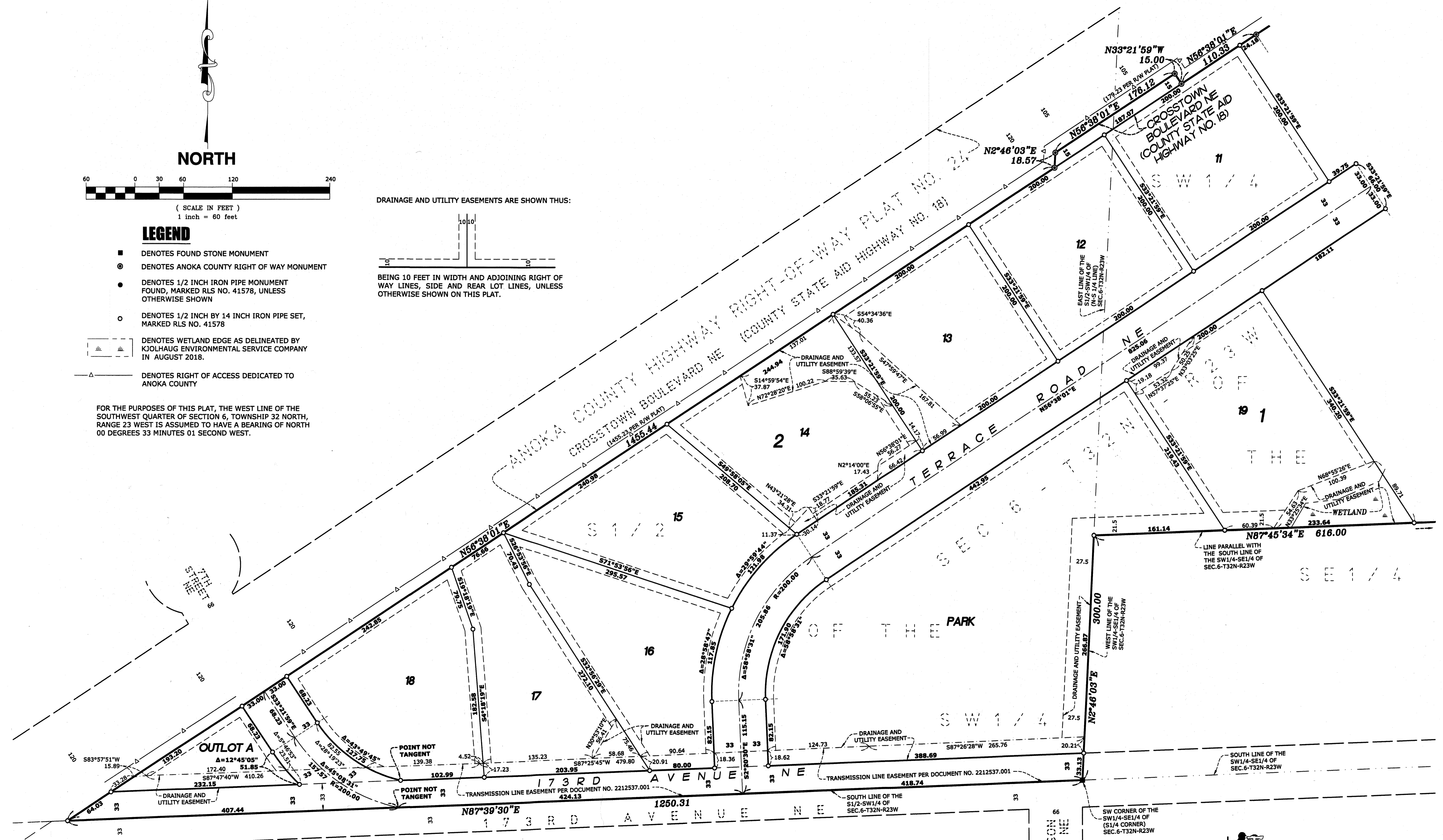
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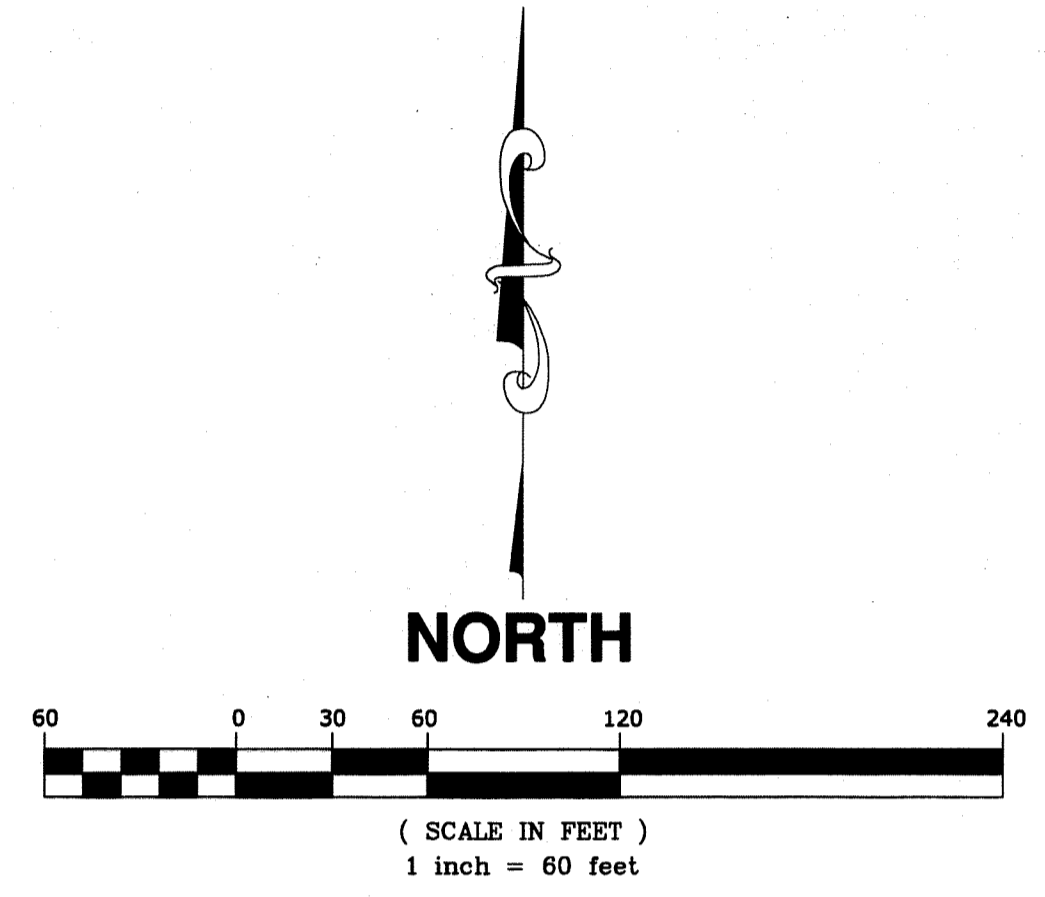
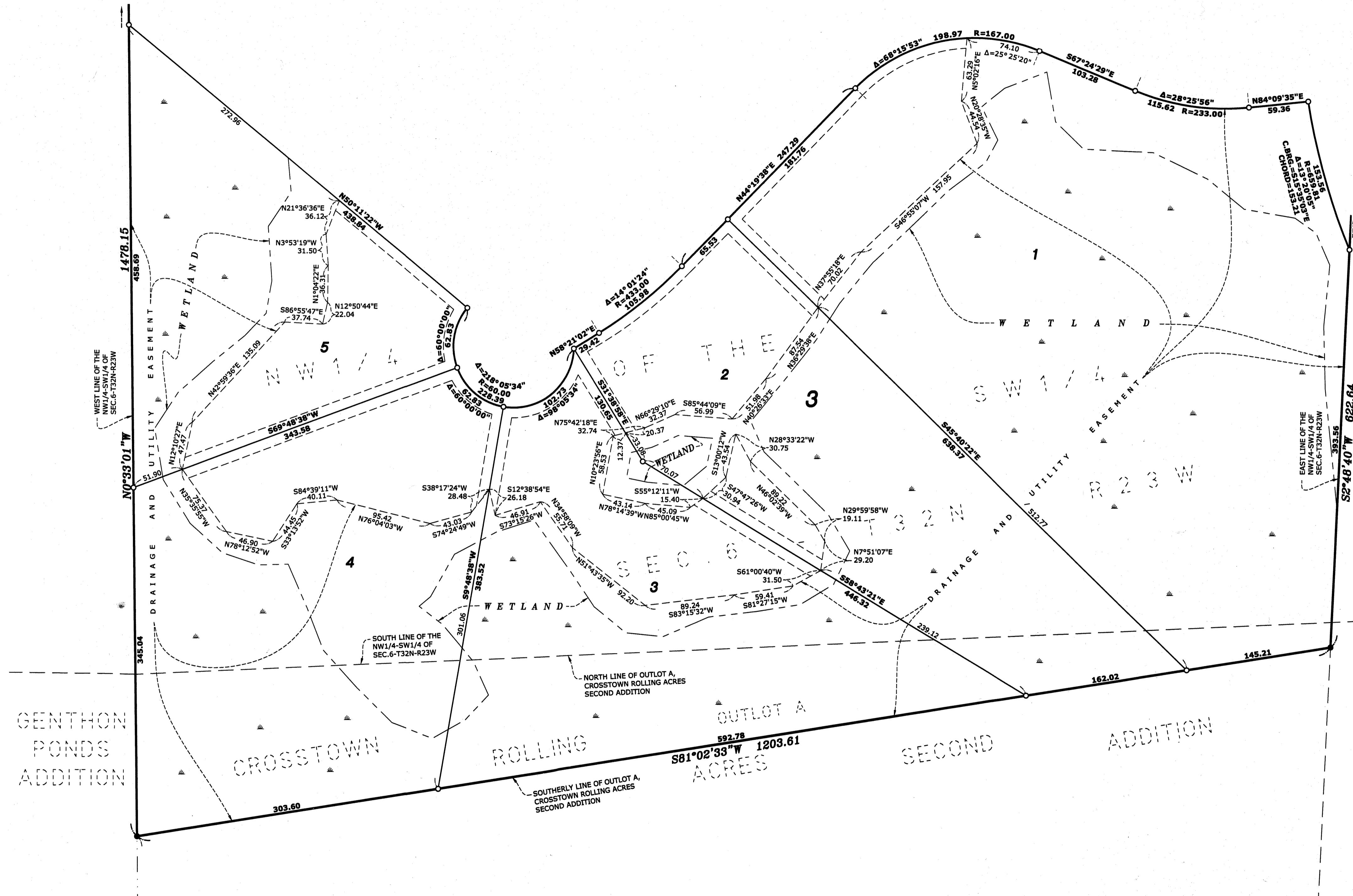


E.G. RUD & SONS, INC.
EST. 1877 Professional Land Surveyors

INSET D

CROSTOWN ROLLING ACRES THIRD ADDITION

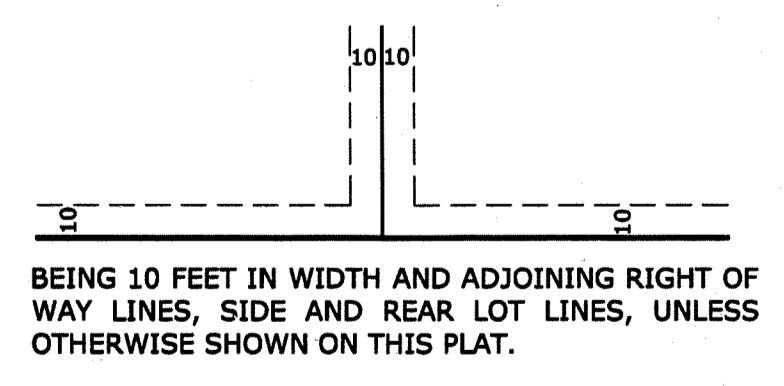
CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 6, T32N, R23W



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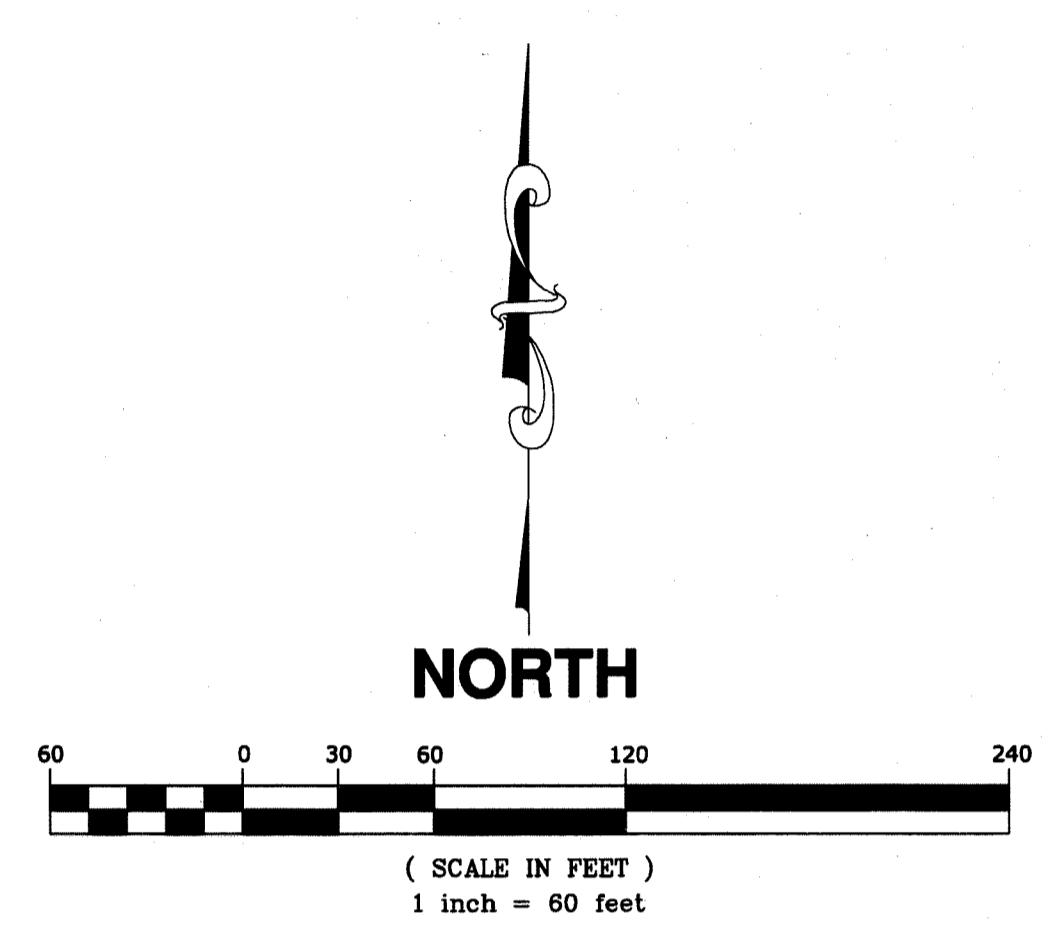
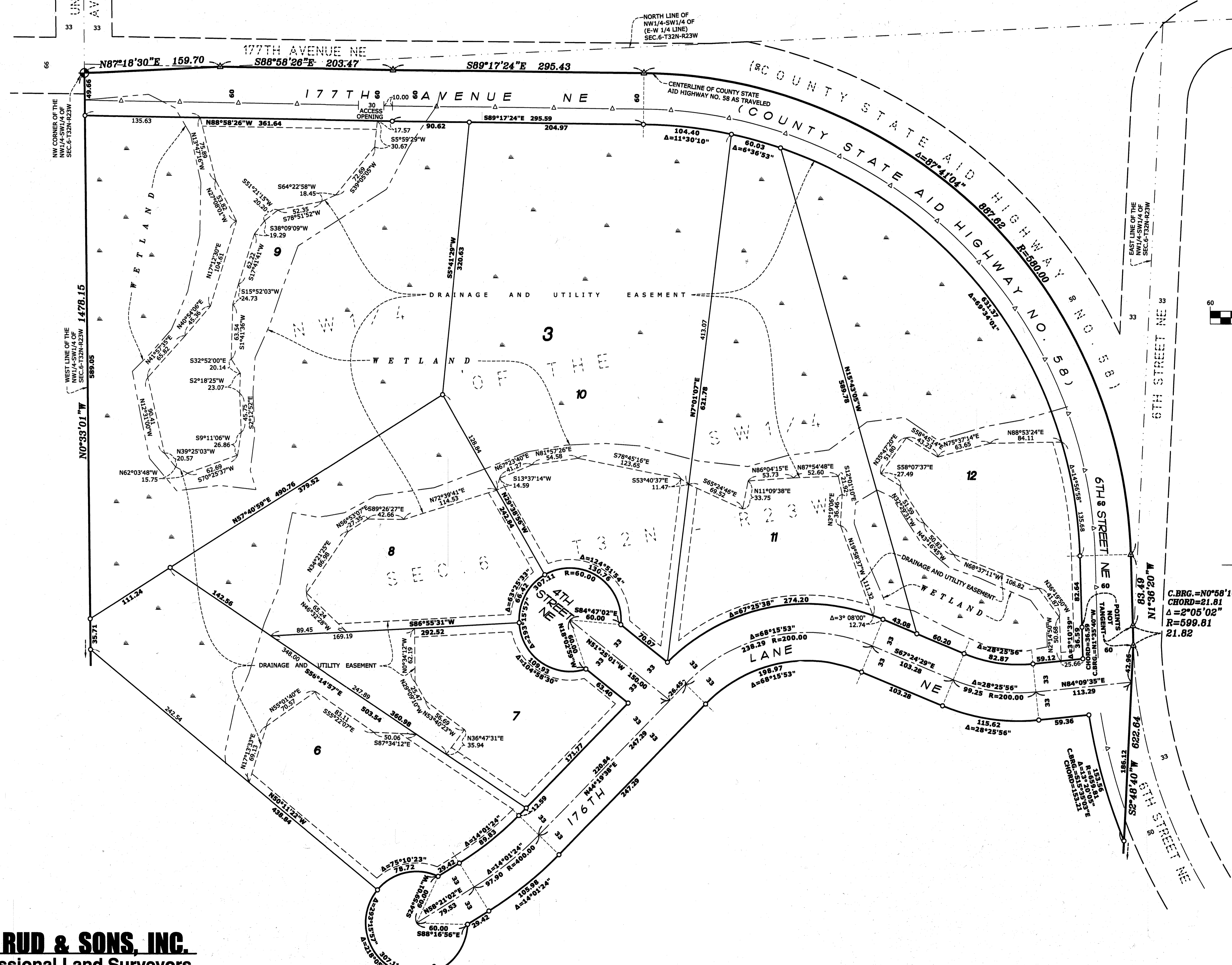


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INSET E

CROSTOWN ROLLING ACRES THIRD ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 6, T32N, R23W



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C.BRG. = $N0^{\circ}58'10''W$
 CHORD = 21.81
 $\Delta = 2^{\circ}05'02''$
 R = 599.81
 21.82

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