

# ELEVAGE EB FIRST ADDITION

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

Parcel 1:  
That part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 33, Range 23, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter; thence South 00 degrees 00 minutes West along the West line of said Northwest Quarter of the Northeast Quarter a distance of 858.60 feet; thence North 90 degrees, 00 minutes East a distance of 200 feet to the actual point of beginning of the tract of land to be hereby described, said point being on the East right-of-way line of State Trunk Highway No. 65; thence North 0 degrees 00 minutes West along said East right-of-way line of State Trunk Highway No. 65 a distance of 351.97 feet; thence continuing on said East right-of-way line and along a tangential curve to the right having a radius of 22,924.04 feet and a delta angle of 0 degrees, 28 minutes, 12 seconds for a distance of 188.03 feet; thence North 90 degrees, 00 minutes East a distance of 541.23 feet; thence South 1 degree, 03 minutes, 39 seconds East a distance of 540.09 feet; thence South 90 degrees, 00 minutes West a distance of 552.0 feet to the actual point of beginning.

Parcels 2 and 3:

The Northwest Quarter of the Northeast Quarter of Section 32, Township 33, Range 23, Anoka County, Minnesota, EXCEPT the following tracts:

- (1) The east 150 feet of the north 297 feet of the South Half of the Northwest Quarter of the Northeast Quarter, Section 32, Township 33, Range 23, in East Bethel Village.
- (2) That part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 33, Range 23, described as follows: Beginning at the southwest corner of said Northwest Quarter of the Northeast Quarter; thence North along the west line of said Northwest Quarter of the Northeast Quarter, a distance of 328.75 feet; thence East parallel with the south line to the point of intersection of the center line of Ditch No. 28; thence in a southeasterly direction to a point of intersection with the south line of said Northwest Quarter of the Northeast Quarter; thence West along said line to point of beginning.
- (3) That part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 33, Range 23, Anoka County, Minnesota, described as follows: Commencing at the northwest corner of the Northwest Quarter of the Northeast Quarter; thence South 00 degrees 00 minutes West along the west line of said Northwest Quarter of the Northeast Quarter a distance of 858.60 feet; thence North 90 degrees 00 minutes East a distance of 200 feet to the actual point of beginning of the tract of land to be hereby described, said point being on the east right-of-way line of State Trunk Highway No. 65; thence North 0 degrees 00 minutes West along said east right-of-way line of State Trunk Highway No. 65 a distance of 351.97 feet; thence continuing on said east right-of-way line and along a tangential curve to the right having a radius of 22,924.04 feet and a delta angle of 0 degrees 28 minutes 12 seconds for a distance of 188.03 feet; thence North 90 degrees 00 minutes East a distance of 541.23 feet; thence South 1 degree 03 minutes 39 seconds East a distance of 540.09 feet; thence South 90 degrees 00 minutes West a distance of 552.0 feet to the actual point of beginning.
- (4) That part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 33, Range 23, described as follows: The east 150 feet of the south 297 feet of said Northwest Quarter of the Northeast Quarter.

Parcel 4:  
The Southwest Quarter of the Southeast Quarter of Section 29, Township 33, Range 23, Anoka County, Minnesota, EXCEPT the east 200 feet of the North One-Half of the Southwest Quarter of the Southeast Quarter, Section 29, Township 33, Range 23, Anoka County, Minnesota.

Parcel 5:  
The East 200 feet of the North One half of the Southwest Quarter of the Southeast Quarter, Section 29, Township 33, Range 23, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as ELEVAGE EB FIRST ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Elevage EB Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 31<sup>st</sup> day of September 2021.

Elevage EB Holdings, LLC

[Signature]  
Corey Burstad, President

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me on 9/9/21 by Corey Burstad, President of Elevage EB Holdings, LLC, a Minnesota limited liability company.

[Signature] Kimberly M. Schultz  
(Signature) (Name Printed)

Notary Public, Minnesota County, Anoka  
My Commission Expires 1-31-25

### SURVEYORS CERTIFICATION

I Chris Ambourn 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 6<sup>th</sup> day of July, 2021.

[Signature]  
Chris Ambourn, Licensed Land Surveyor  
Minnesota License No. 43055

STATE OF MINNESOTA  
COUNTY OF Washington

This instrument was acknowledged before me on this 8 day of July, 2021, by Chris Ambourn.

[Signature] Daniela Marie Tourtilott  
(Signature) (Name Printed)

Notary Public, Dakota County, Minnesota

My Commission Expires Jan 31, 2026

### CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

This plat of ELEVAGE EB FIRST ADDITION was approved and accepted by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this 12<sup>th</sup> day of APRIL, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of East Bethel, 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 21<sup>st</sup> day of September, 2021.

By [Signature]  
David M. Ziegler  
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 21 day of September, 2021.

[Signature]  
Pamela J LeBlanc  
Property Tax Administrator

By [Signature], Deputy

### COUNTY RECORDER/REGISTRAR OF TITLES County of Anoka, State of Minnesota

I hereby certify that this plat of ELEVAGE EB FIRST ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 21 day of September, 2021, at 1:14 o'clock P.M. and was duly recorded as Document Number 2337376.001.

[Signature]  
Pamela J LeBlanc

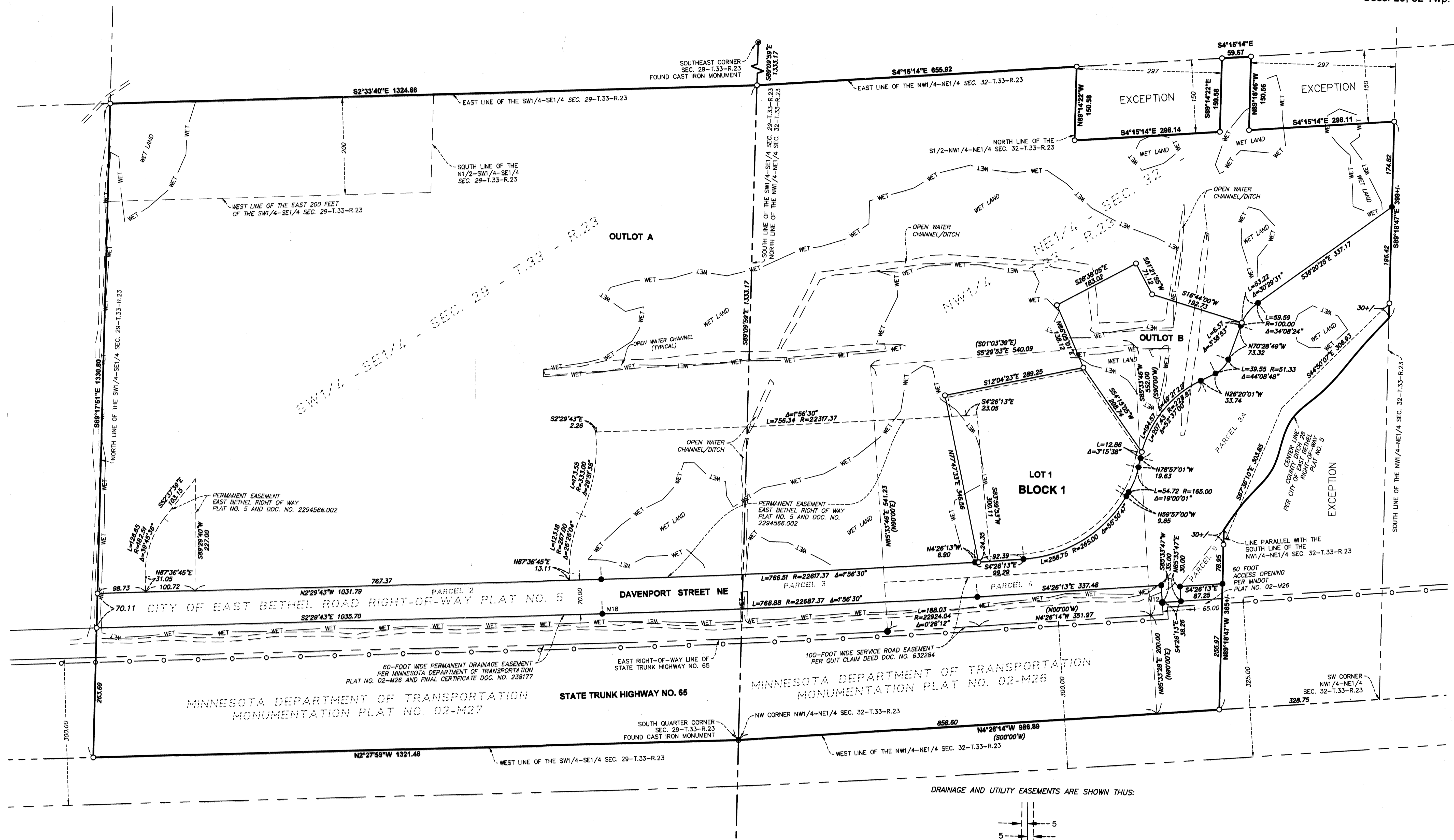
County Recorder/Registrar of Titles  
By [Signature], Deputy

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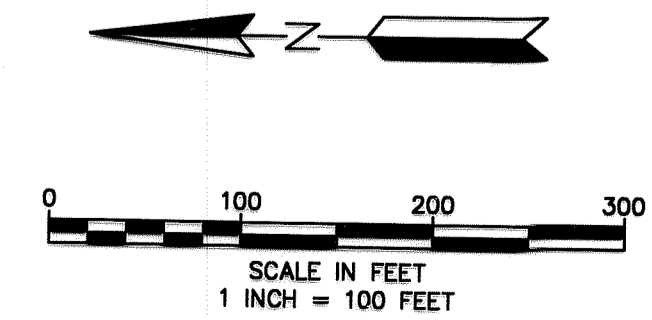


# ELEVAGE EB FIRST ADDITION

City of East Bethel  
County of Anoka  
Secs. 29, 32 Twp. 33, Rng. 23

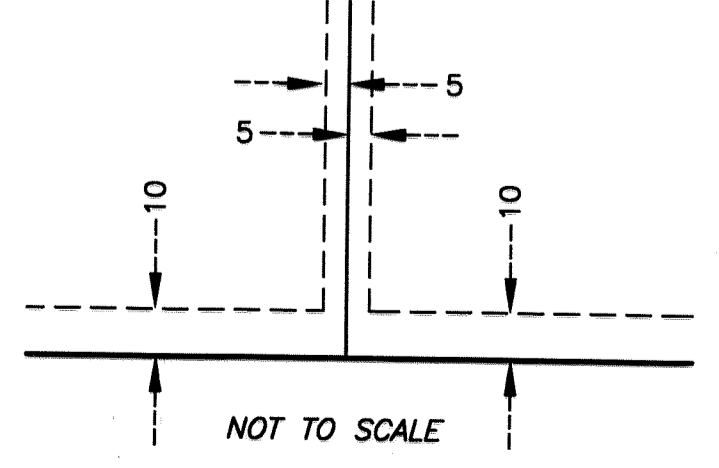


**BEARING ORIENTATION NOTE:**  
 THE EAST LINE OF THE NW1/4-NE1/4 SEC. 32-T33-R23 IS ASSUMED TO BEAR S4°15'14"E.



- LEGEND**
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND
  - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 43055
  - ⊙ FOUND ANOKA COUNTY MONUMENT
  - CONTROLLED ACCESS LINE
  - WET EDGE OF WET LANDS
  - (S00°00'W) DENOTES BEARING PER DEED CALL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.

