

ELWELL FARMS

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 36, TWP. 32, RGE. 23

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

The Northeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. Except the South 212.00 feet of the West 580 feet of said Northwest Quarter of the Northeast Quarter; also except the North 512.41 feet of the West 325.00 feet of Northwest Quarter of said Northeast Quarter.

AND

The Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. EXCEPT the West 330.2 feet of said Southwest Quarter of the Northeast Quarter, except the North 88 feet thereof; and Also Except the North 88.00 feet of the West 580.00 feet of said Southwest Quarter of the Northeast Quarter.

AND

The West 330.2 feet of the Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, Except the North 88 feet thereof.

AND

The Southeast Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Northwest Quarter, Except the South 212 feet thereof, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

That part of the Northwest Quarter of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying East of the West 1027.97 feet thereof, and lying North of the South 212 feet of the Northwest Quarter of the Northwest Quarter, except that part platted as ELWELL HEIGHTS.

AND

The South 67 feet of the North 155 feet of that part of the South Half of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying Easterly of the East line of ELWELL HEIGHTS.

AND

The Northeast Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

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The Southwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The South 212.00 feet of the West 580.00 feet of the Northwest Quarter of the Northeast Quarter; the North 88.00 feet of the West 580.00 feet of the Southwest Quarter of the Northeast Quarter; that part of the North 88.00 feet of the South Half of the Northwest Quarter and that part of the South 212.00 feet of the North Half of the Northwest Quarter lying East of the East line of Elwell Heights, according to the recorded plat thereof, all in Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southwest Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, EXCEPT PARCEL 44, ANOKA COUNTY RIGHT-OF-WAY PLAT NO. 81, Anoka County, Minnesota.

(Abstract Property)

AND

Outlot A, RED FOX HOLLOW SECOND ADDITION, Anoka County, Minnesota.

(Torrens Property, Torrens Certificate No. 158163)

Has caused the same to be surveyed and platted as ELWELL 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. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 17 as shown on this plat.

In witness whereof said Elwell Farms LLC, a limited liability company, has caused these presents to be signed by its proper partner this 12 day of September, 2025.

Elwell Farms LLC

Jesse D. Neumann, Manager

STATE OF Minnesota
COUNTY OF AnokaThis instrument was acknowledged before me on this 12th day of September, 2025, by Jesse D. Neumann, Manager of Elwell Farms LLC, a limited liability company, on behalf of the company.Debra Ann Norgaard (Signed)
Debra Ann Norgaard (Printed)
Notary Public, Anoka County
My commission expires 1/31/2027

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 11th day of SEPTEMBER, 2025.Thomas R. BalluffThomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361STATE OF Minnesota
COUNTY OF AnokaThis instrument was acknowledged before me on this 11th day of September, 2025 by Thomas R. Balluff.Cynthia J. Morical (Signed)Cynthia J. Morical (Printed)Notary Public, Hennepin County, MinnesotaMy commission expires January 31, 2030

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of ELWELL FARMS was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 2nd day of September, 2025, 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: Demetri MayorBy: Demetri 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 23rd day of September, 2025.David M. ZiegemeierDavid M. Ziegemeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2025 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 12th day of September, 2025.Pamela J LeBlanc

Property Tax Administrator

By: Lana Kranick Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of ELWELL FARMS was filed in the office of the County Recorder/Registrar of Titles for public record on this 23rd day of September, 2025, at 11:43 o'clock A.M. and was duly recorded as Document Number 627893.003/2448861.002Pamela J LeBlanc

County Recorder/Registrar of Title

By: Lana Kranick Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

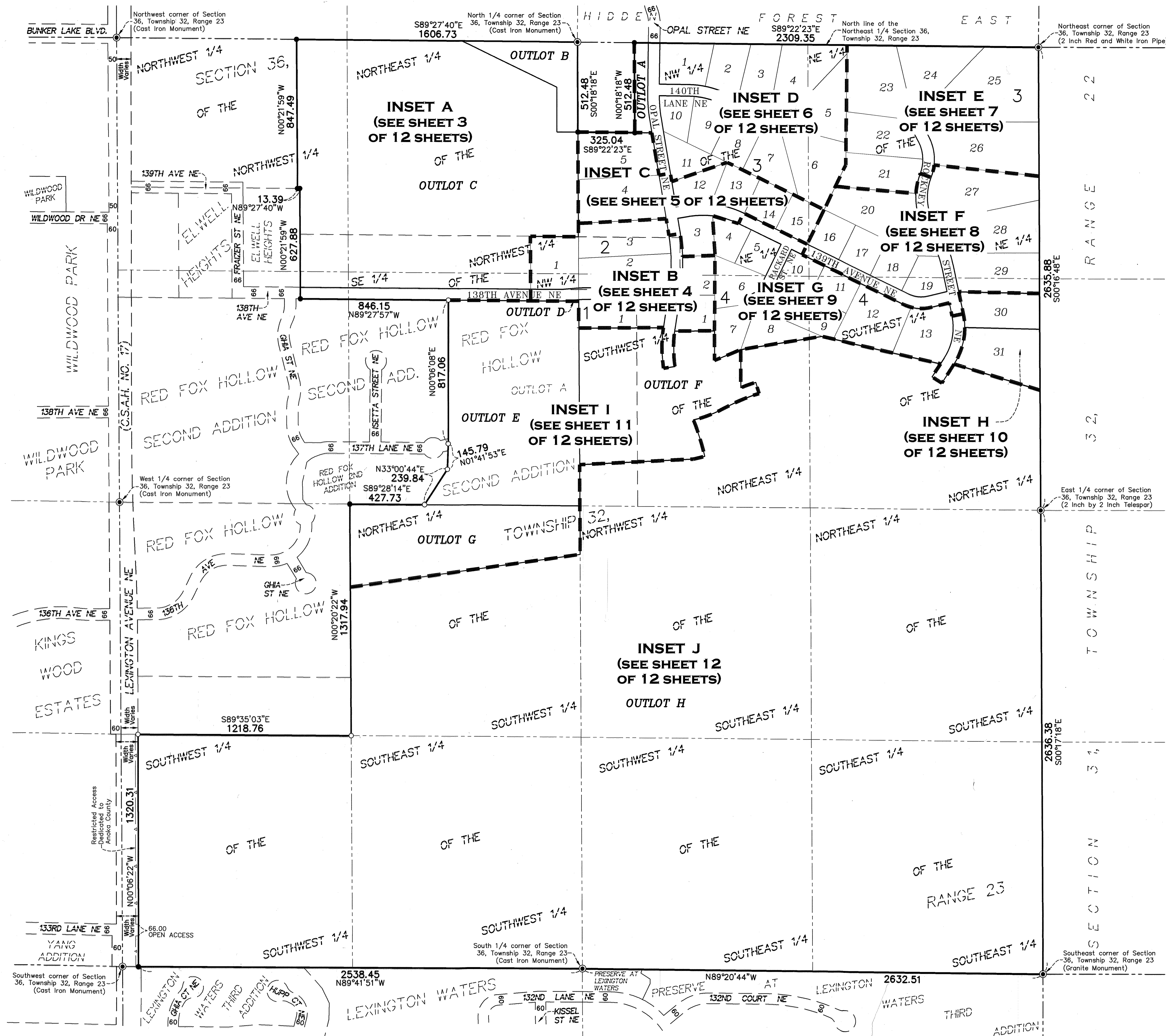
I hereby certify that this plat of ELWELL FARMS was filed in the office of the County Recorder/Registrar of Titles for public record on this 23rd day of September, 2025, at 11:43 o'clock A.M. and was duly recorded as Document Number 627893.003/2448861.002Pamela J LeBlanc

County Recorder/Registrar of Title

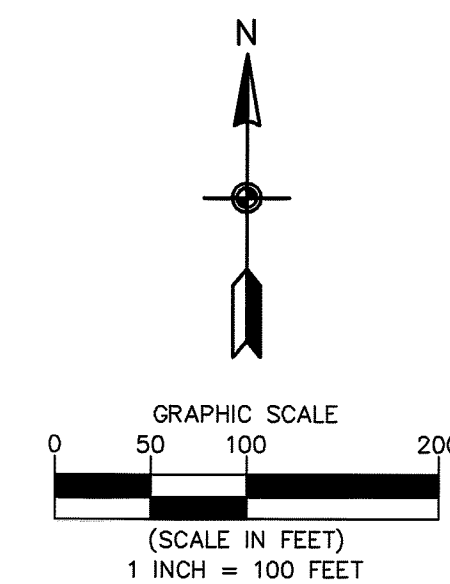
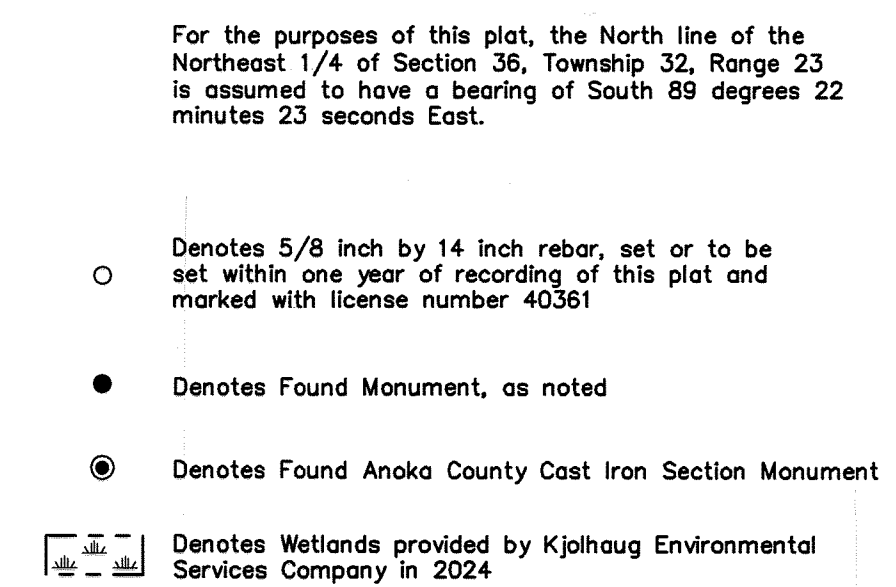
By: Lana Kranick Deputy

\$56 / \$56

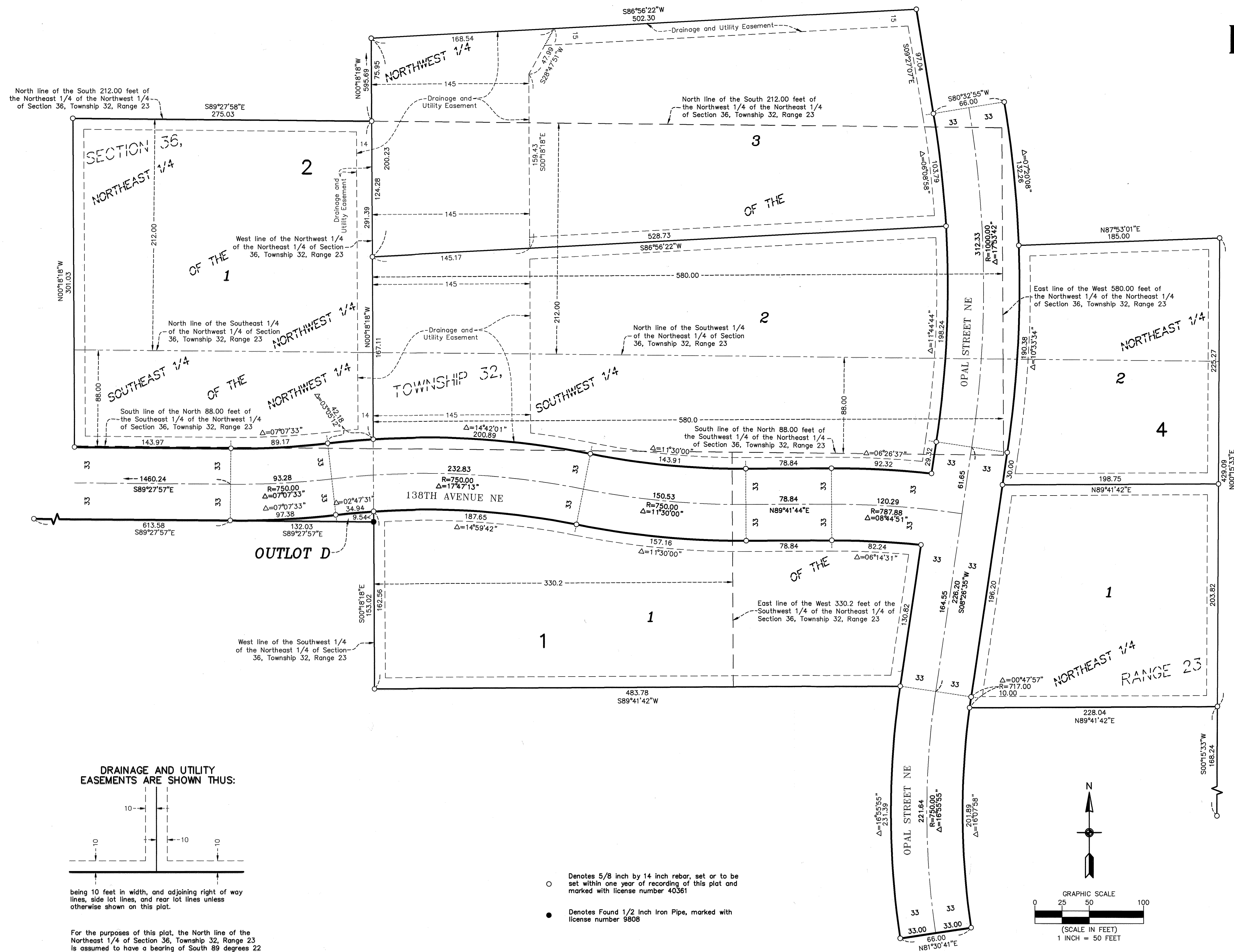
CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 36, TWP. 32, RGE. 23



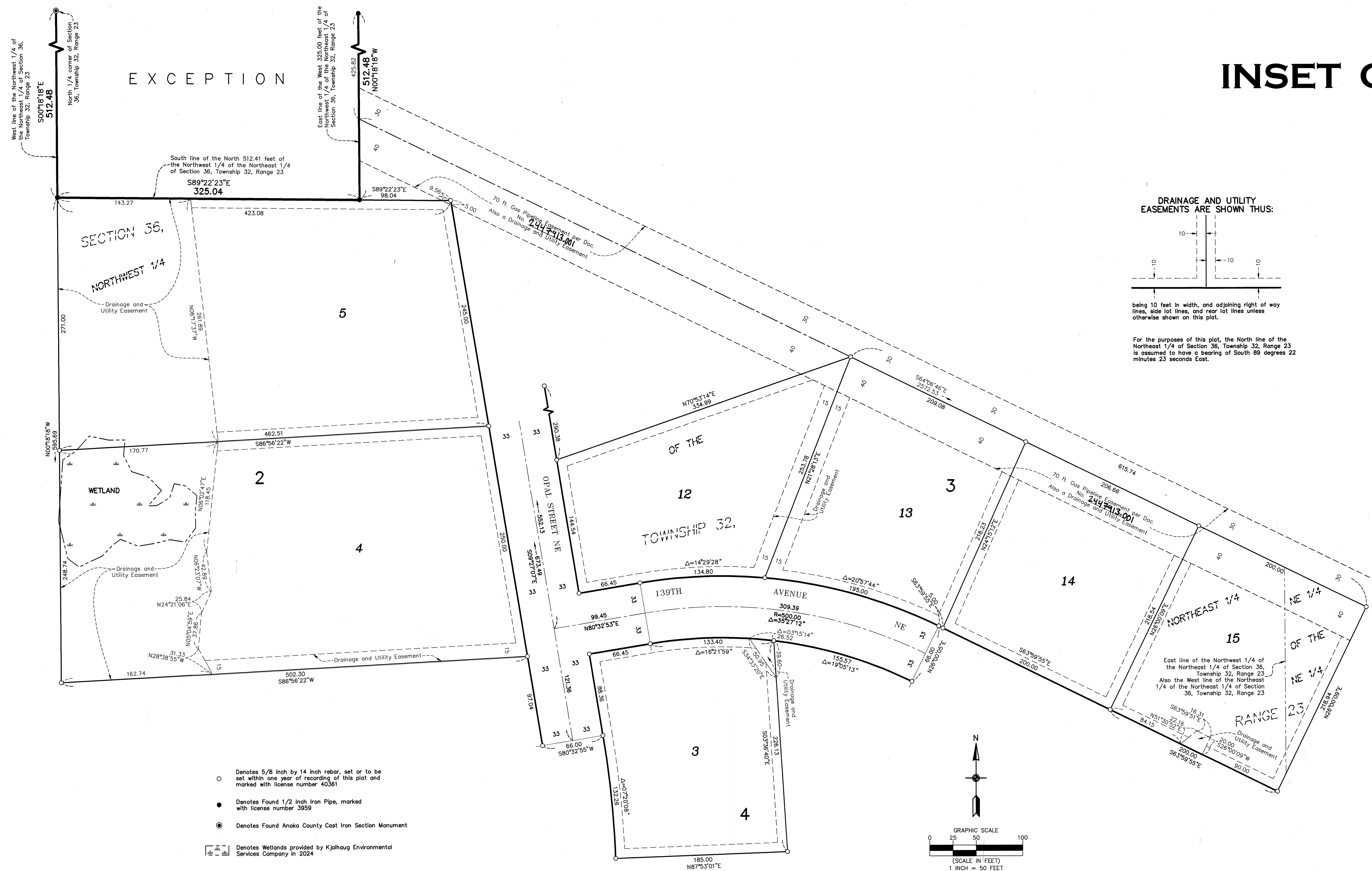
INSET A



INSET B



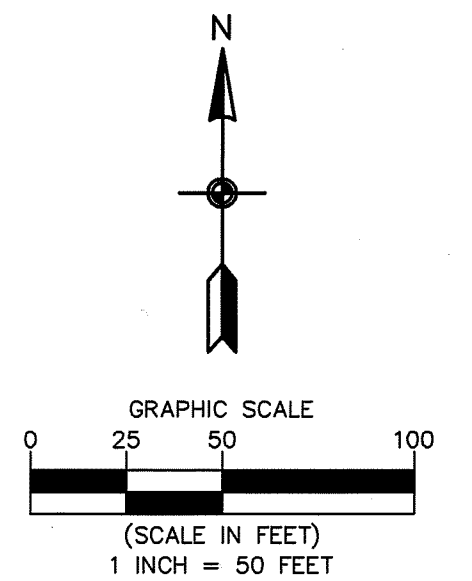
INSET C



CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 36, TWP. 32, RGE. 23

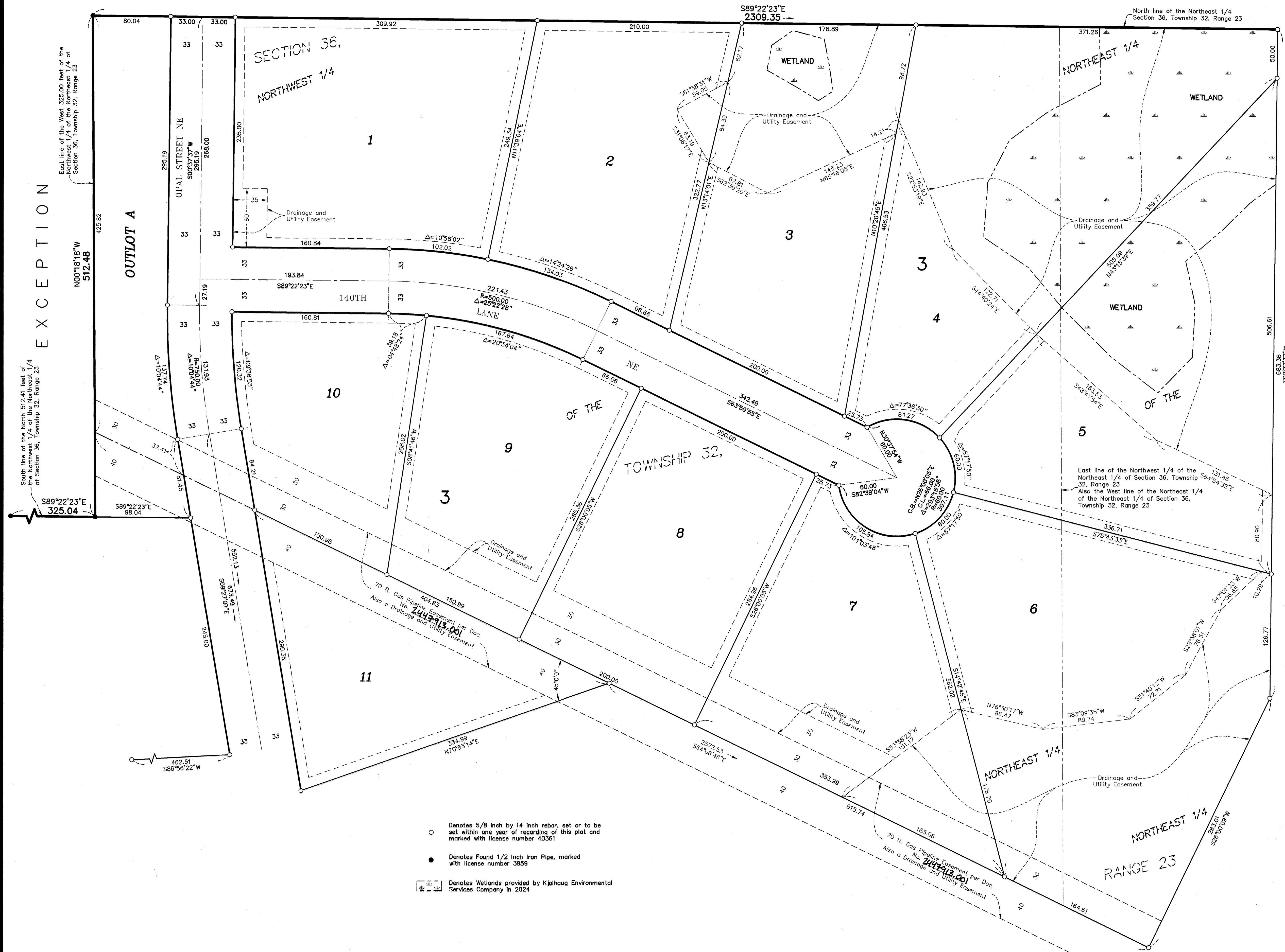
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:

For the purposes of this plat, the North line of the Northeast 1/4 of Section 36, Township 32, Range 23 is assumed to have a bearing of South 89 degrees 22 minutes 23 seconds East.



**CARLSON
ENGINEERING**
ENGINEERING \ SURVEYING \ PLANNING

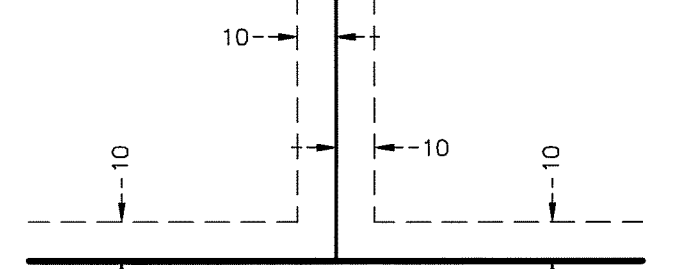
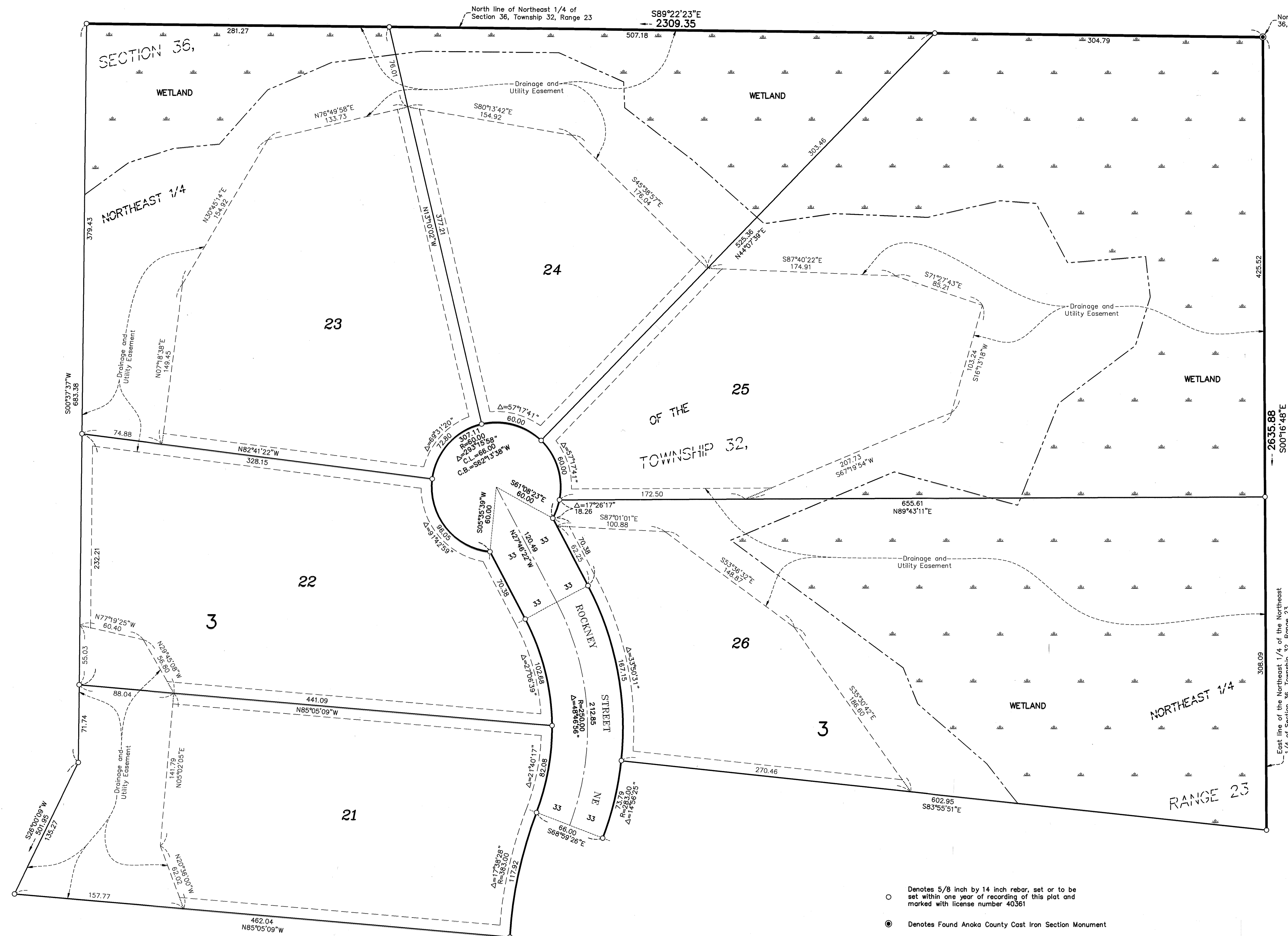
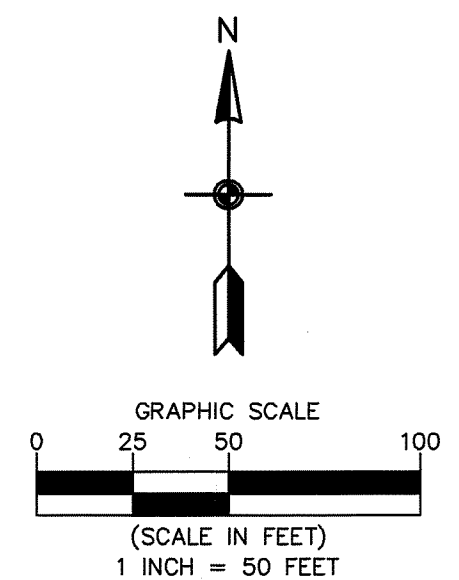
SHEET 6 OF 12 SHEETS



ELWELL FARMS

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 36, TWP. 32, RGE. 23

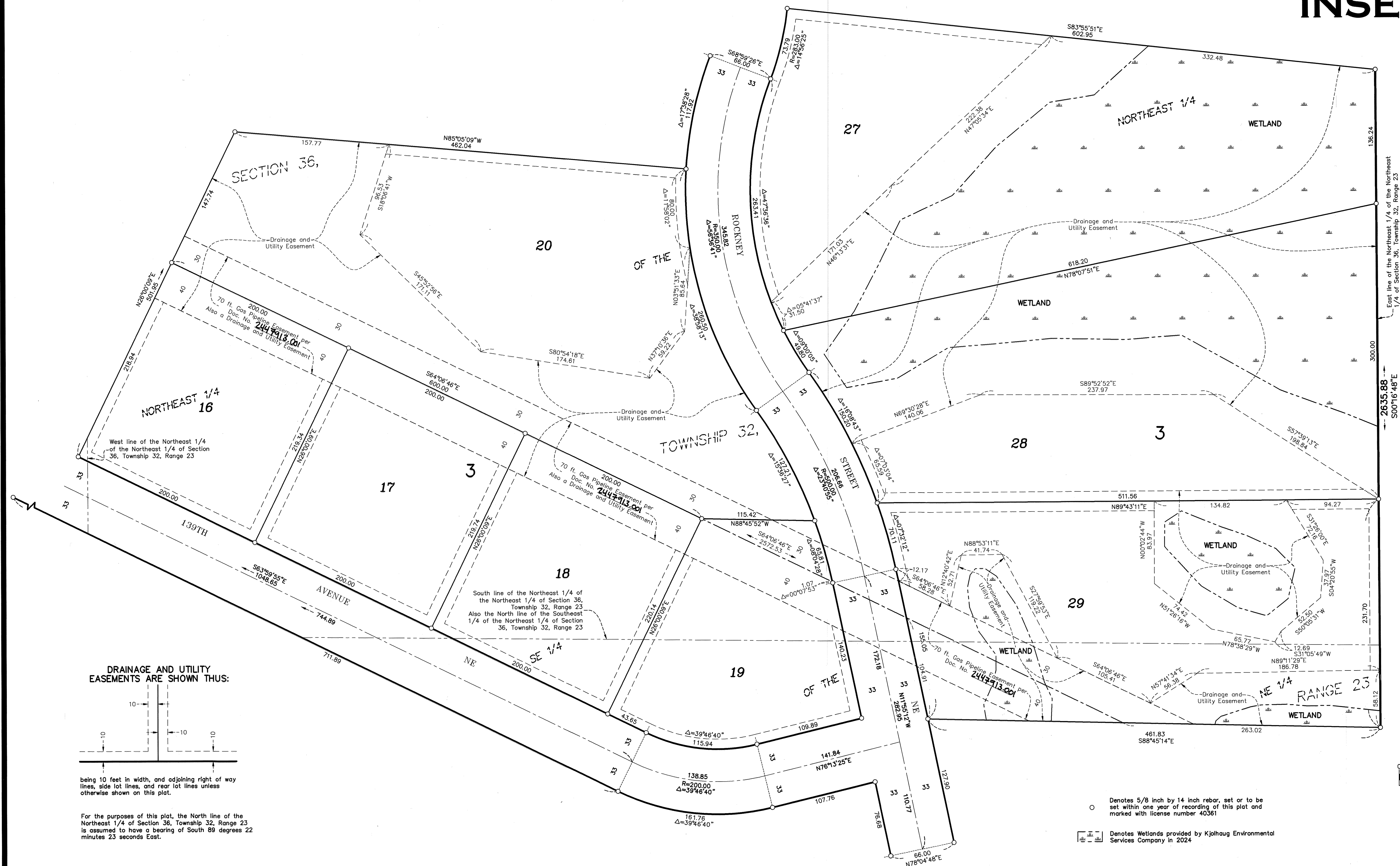
INSET E

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:being 10 feet in width, and adjoining right of way
lines, side lot lines, and rear lot lines unless
otherwise shown on this plat.For the purposes of this plat, the North line of the
Northeast 1/4 of Section 36, Township 32, Range 23
is assumed to have a bearing of South 89 degrees 22
minutes 23 seconds East.

- 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 Anoka County Cast Iron Section Monument
- Denotes Wetlands provided by Kjolhaug Environmental Services Company in 2024

ELWELL FARMS

INSET F



CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 36, TWP. 32, RGE. 23

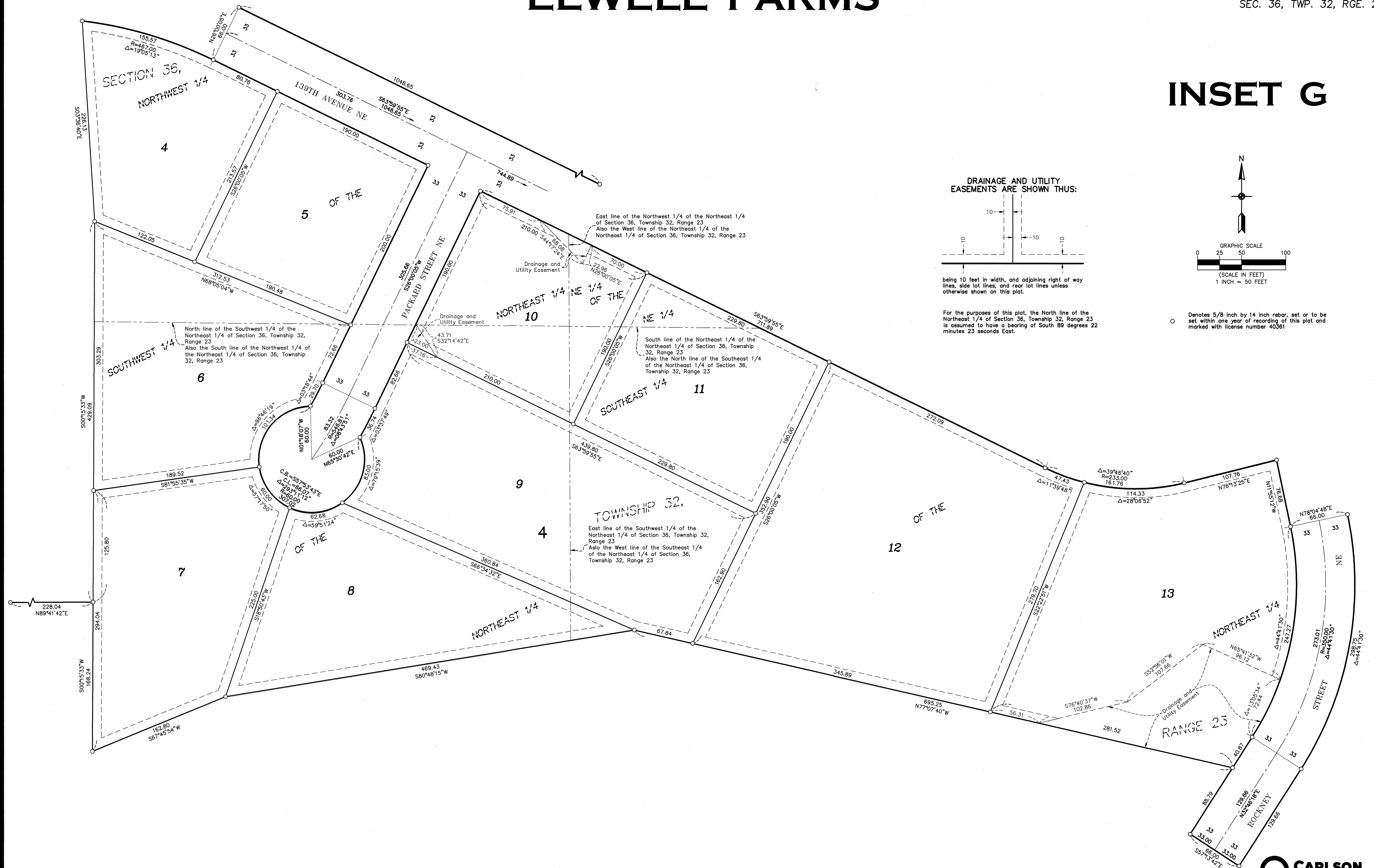
A diagram of a step function on a coordinate plane. The function is zero for $x < 0$. At $x = 0$, there is a jump of 10, indicated by a dashed vertical line from the x-axis to a point at $y = 10$, with an arrow pointing up labeled '10'. The function is constant at $y = 10$ for $0 < x < 1$. At $x = 1$, there is a jump of 10, indicated by a dashed vertical line from the line $y = 10$ to a point at $y = 20$, with an arrow pointing up labeled '10'. The function is constant at $y = 20$ for $x > 1$. The x-axis and y-axis are shown as solid lines.

GRAPHIC SCALE



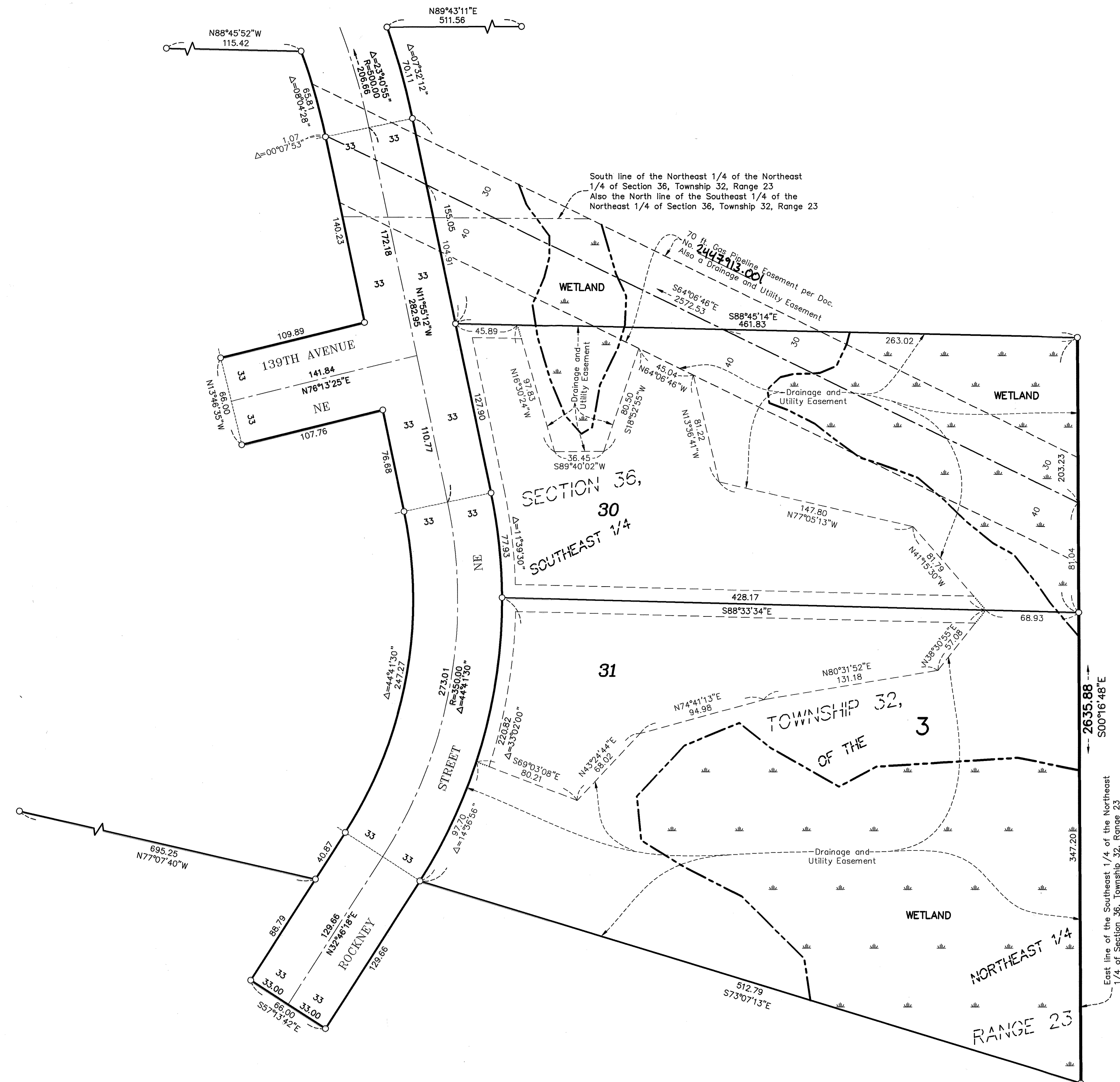
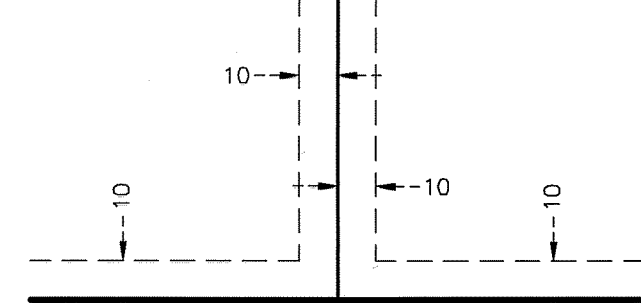
(SCALE IN FEET)
1 INCH = 50 FEET

○ 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



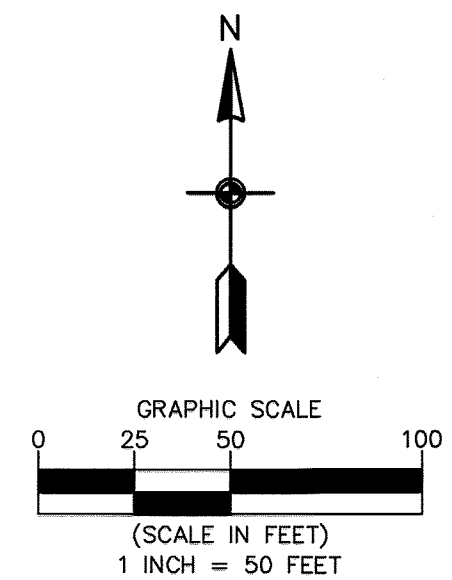
ELWELL FARMS

INSET H

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:

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

For the purposes of this plat, the North line of the Northeast 1/4 of Section 36, Township 32, Range 23 is assumed to have a bearing of South 89 degrees 23 minutes 23 seconds East.



○ 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 Wetlands provided by Kjolhaug Environmental Services Company in 2024

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 36, TWP. 32, RGE. 23

INSE

GRAPHIC SCALE
50 100 200
(SCALE IN FEET)
1 INCH = 100 FEET

LEGEND

- 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
- WETLAND Denotes Wetlands provided by Kjolhaug Environmental Services Company in 2024

PLAT DETAILS:

- Section 36:** Township 32, Range 23. Contains Outlots A, E, F, and G. Includes a "SECOND ADDITION" and "WETLAND" areas.
- Outlot A:** Located in the northwest corner of Section 36. Includes a "RED FOX" area.
- Outlot E:** Located in the center of Section 36. Includes a "WETLAND" area.
- Outlot F:** Located in the southeast corner of Section 36. Includes a "WETLAND" area.
- Outlot G:** Located in the southwest corner of Section 36. Includes a "WETLAND" area.
- Section 36:** Township 32, Range 23. Includes a "SECOND ADDITION" and "WETLAND" areas.
- Range 23:** Township 32, Range 23. Includes a "WETLAND" area.
- North line of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 32, Range 23:** Assumed to have a bearing of South 89 degrees 22 minutes 23 seconds East.

ELWELL FARMS

INSET J

For the purposes of this plat, the North line of the Northeast 1/4 of Section 36, Township 32, Range 23 is assumed to have a bearing of South 89 degrees 22 minutes 23 seconds East.

- 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 5/8 inch rebar and marked with license number 40361, unless otherwise noted
- ⊙ Denotes Found Anoka County Cast Iron Section Monument, as noted
- Denotes Wetlands provided by Kjalhaug Environmental Services Company in 2024
- △— Denotes Right of Access dedicated to Anoka County

