

# FAIRVIEW SECOND ADDITION

CITY OF CENTERVILLE  
COUNTY OF ANOKA  
SEC. 23 & 24, T. 31, R. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Rehbein Properties, a Minnesota partnership, owner of the following described property:

Parcel 1:

The South 662.45 feet of the Northwest Quarter of the Southwest Quarter of Section 24, Township 31, Range 22, Anoka County, Minnesota, as measured at a right angle to the South line of said Northwest Quarter.  
Abstract Property

Parcel 2:

The Northwest Quarter of the Southwest Quarter of Section 24, Township 31, Range 22, Anoka County, Minnesota, which lies northerly of the South 662.45 feet of said Northwest Quarter as measured at a right angle to the South line of said Northwest Quarter.  
Abstract Property

Parcel 3:

That part of the South Half of the North Half of the Southeast Quarter Section 23, Township 31, Range 22, lying easterly of the centerline of County Road No. 54, Anoka County, Minnesota.  
Torrens Property (Certificate of Title No. 94125)

Has caused the same to be surveyed and platted as FAIRVIEW SECOND 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. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 54 as shown on this plat.

In witness whereof said Rehbein Properties, a Minnesota partnership, has caused these presents to be signed by its proper partner this 18 day of June, 2022.

REHBEIN PROPERTIES

By Gerald Rehbein

[Signature] Partner  
Print Name Title

STATE OF MINNESOTA  
COUNTY OF Chisago

This instrument was acknowledged before me this 18 day of June, 2022 by Gerald Rehbein, Partner of Rehbein Properties, a Minnesota partnership, on behalf of the partnership.

[Signature] Richard J Fox  
(Signature) (Name Printed)

Notary Public, Chisago County, Minnesota  
My Commission Expires 1-31-27

I Mathew J. Welinski 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 17<sup>th</sup> day of June, 2022.

[Signature]  
Mathew J. Welinski, Licensed Land Surveyor  
Minnesota License No. 53596

STATE OF MINNESOTA  
COUNTY OF Stearns

This instrument was acknowledged before me this 17<sup>th</sup> day of June, 2022 by Mathew J. Welinski.

[Signature] Kyle A. Johnson  
(Signature) (Name Printed)

Notary Public, Stearns County, Minnesota  
My Commission Expires Jan. 31, 2026

CITY COUNCIL, CITY OF CENTERVILLE, MINNESOTA

This plat of FAIRVIEW SECOND ADDITION was approved and accepted by the City Council of the City of Centerville, Minnesota at a regular meeting thereof held this 25<sup>th</sup> day of May, 2022, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF CENTERVILLE, MINNESOTA

[Signature] [Signature]  
Mayor 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 28<sup>th</sup> day of June, 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 28<sup>th</sup> day of June, 2022.

[Signature] Property Tax Administrator  
By [Signature], Deputy

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

I hereby certify that this plat of FAIRVIEW SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 28 day of June, 2022 at 11:58 clock A.M. and was duly recorded as Document Number 602509.001.

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

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

I hereby certify that this plat of FAIRVIEW SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 28 day of June, 2022, at 11:58 clock A.M. and was duly recorded as Document Number 2369104.002.

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

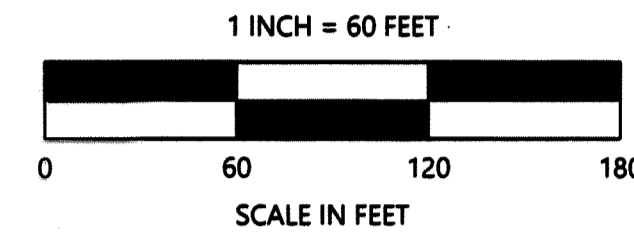
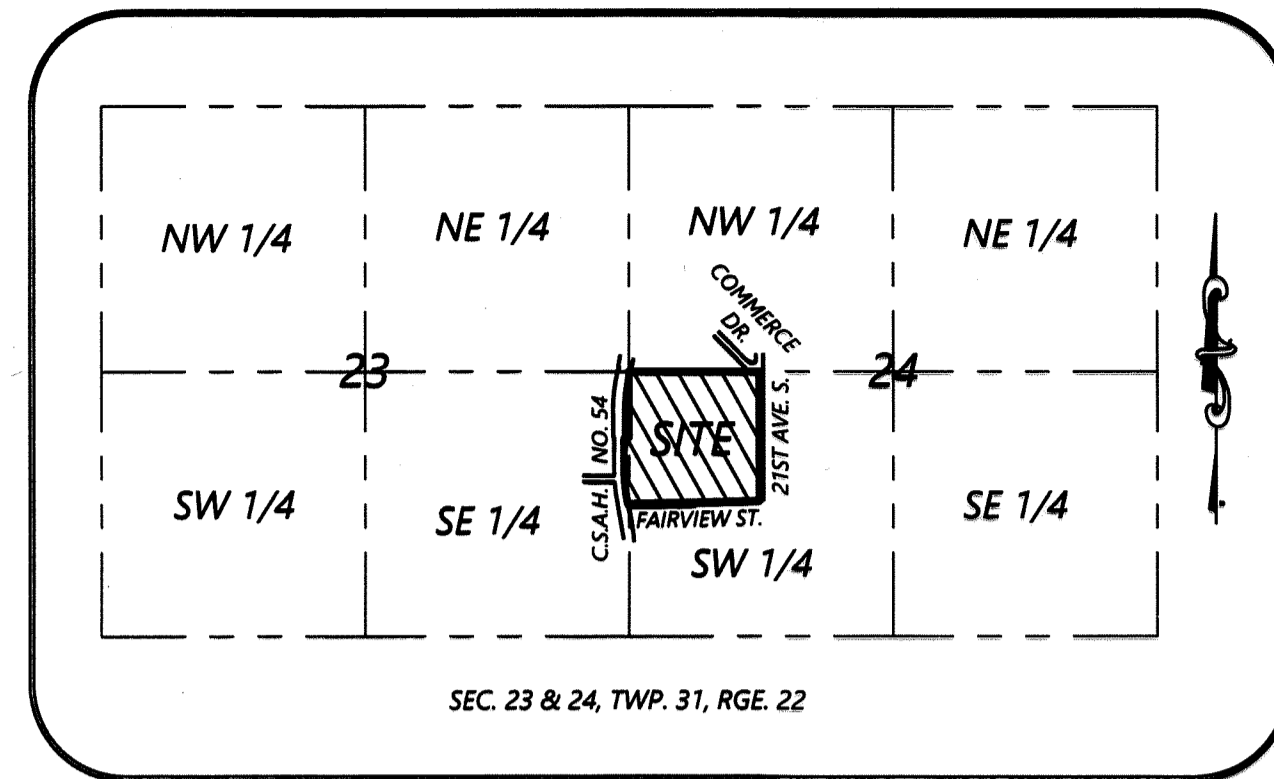
\$56

\$56

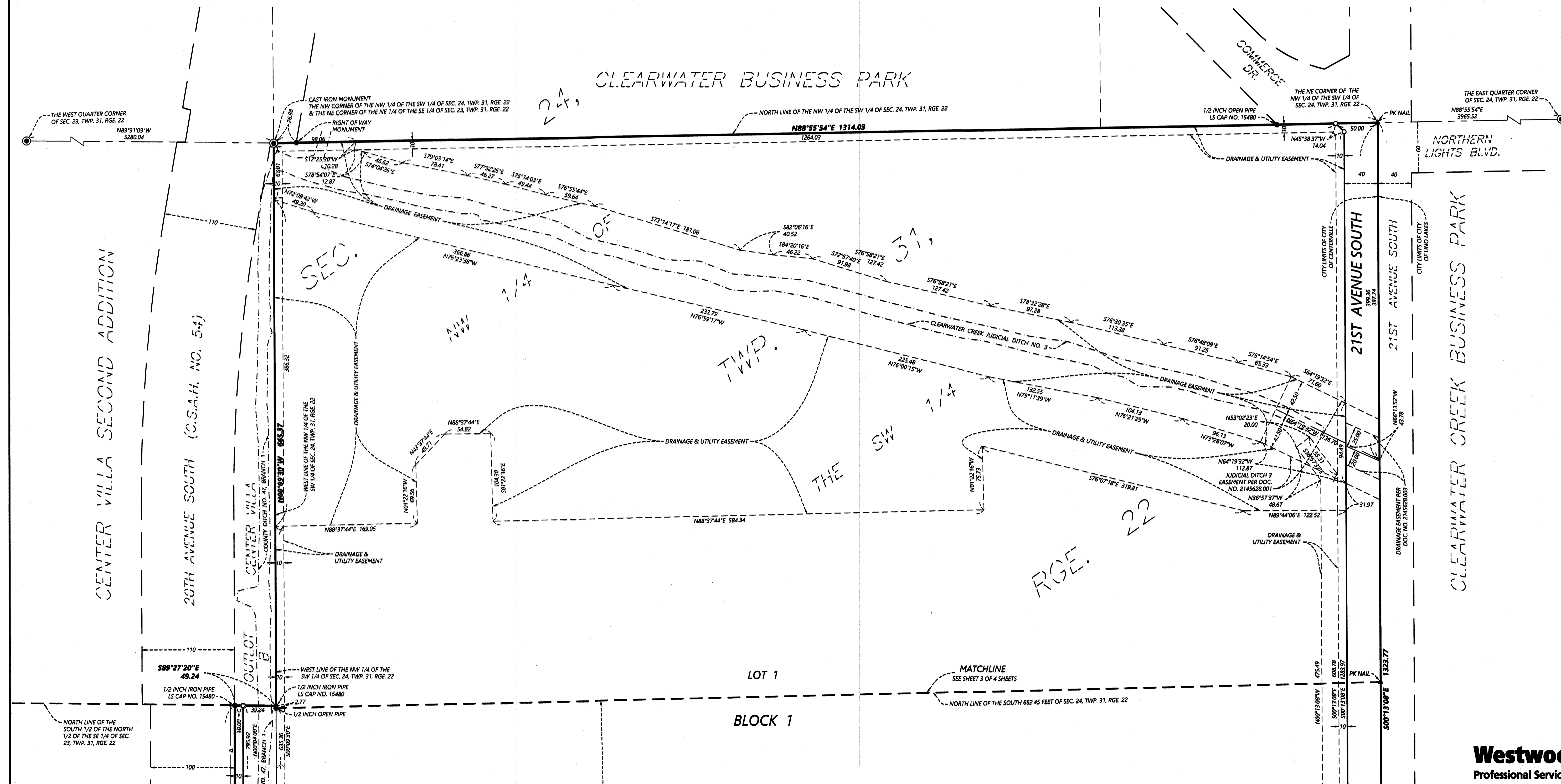
# FAIRVIEW SECOND ADDITION

CITY OF CENTERVILLE  
COUNTY OF ANOKA  
SEC. 23 & 24, T. 31, R. 22

VICINITY MAP  
NOT TO SCALE



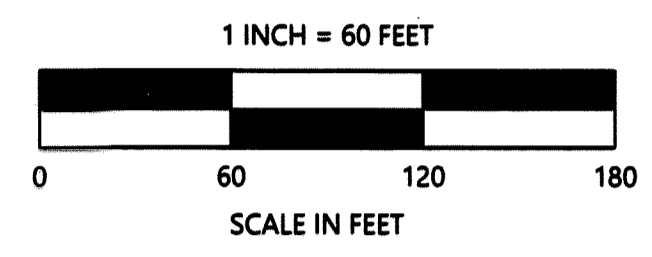
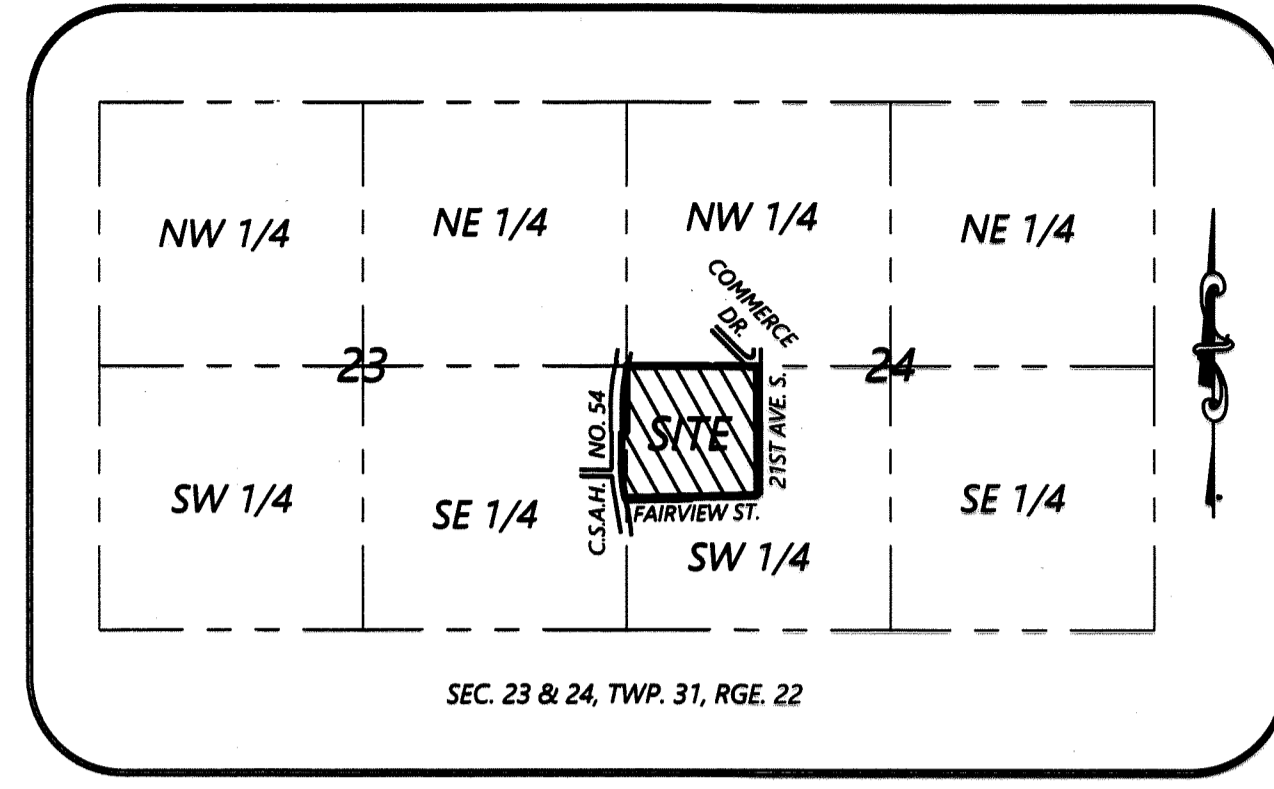
- The west line of the NW 1/4 of the SW 1/4 of Sec. 24, Twp. 31, Rge. 22 is assumed to bear N 00°09'30" W.
- Denotes found Anoka County Cast Iron Monument.
- Denotes set 1/2 inch by 14 inch iron rebar marked with plastic cap inscribed LS 53596, which has been set or will be set in accordance with MS 505.021, Subd. 10, unless otherwise noted on survey.
- Found Monument (See Label)
- △ Set PK Nail
- ▲ Found PK Nail
- △— Denotes Right of Access dedicated to Anoka County



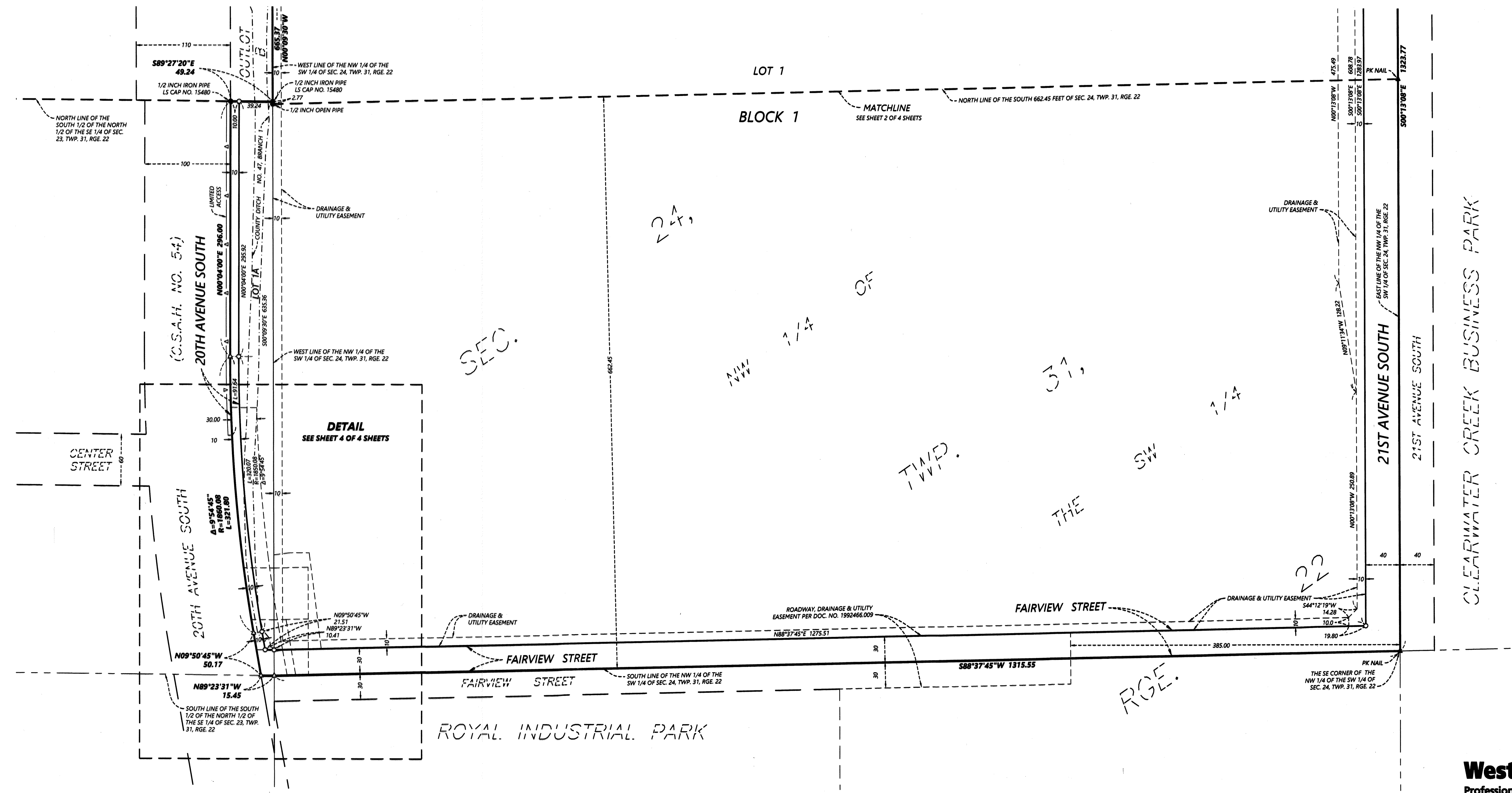
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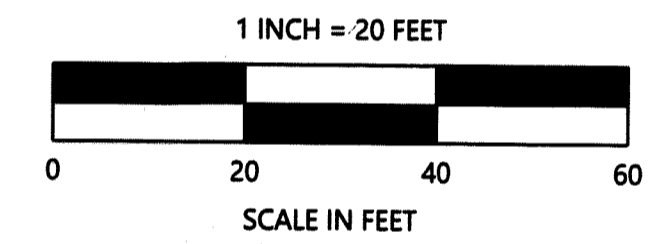


CLEARWATER CREEK BUSINESS PARK

# FAIRVIEW SECOND ADDITION

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COUNTY OF ANOKA  
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## DETAIL



20TH AVENUE SOUTH  
(C.S.A.H. NO. 54)

A=9°54'45"  
R=1650.00  
L=327.80

20TH AVENUE SOUTH

LOT 1A

LOT 1

BLOCK 1

SOUTH LINE OF THE SOUTH 1/2  
OF THE NORTH 1/2 OF THE SE  
1/4 OF SEC. 23, TWP. 31, RGE. 22

SANITARY SEWER EASEMENT  
PER DOC. NO. 341326

N09°50'45"W 50.17

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

N09°50'45"W 50.00

DRAINAGE & UTILITY EASEMENT

UTILITY & DRAINAGE EASEMENT  
PER DOC. NO. 1354080.0

DRAINAGE & UTILITY EASEMENT

UTILITY & DRAINAGE EASEMENT  
PER DOC. NO. 1354080.0

UTILITY & DRAINAGE EASEMENT  
PER DOC. NO. 1468569

DRAINAGE & UTILITY EASEMENT

SANITARY SEWER EASEMENT PER  
DOC. NOS. 1470492.0 & 1455073.0

FAIRVIEW ST.

S88°37'45"W 1315.55

FAIRVIEW ST.

N89°23'31"W  
15.45

S82°47'04"W  
18.89

22.59

S89°45'03"W

110.31

60.00

60.00

40.00

40.00

55.06

30.20

30.20

16.90  
RECORD)

14.97

110.31

60.00

60.00

40.00