

# FLANDERS POND 1ST ADDITION

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 22, T 31, R 23

bk 59  
pg 12


KNOW ALL PERSONS BY THESE PRESENTS: That Oakwood Land Development, Inc., a Minnesota corporation, fee owner, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The North Half of the Northwest Quarter of the Southeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as FLANDERS POND 1ST ADDITION and does hereby donate and dedicate to the public, for public use forever the lane and streets and dedicate the drainage and utility easements as shown on the plat.

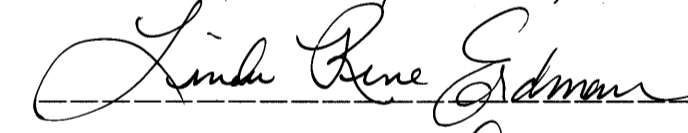
In witness whereof, said Oakwood Land Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 30<sup>th</sup> day of May, 2000.

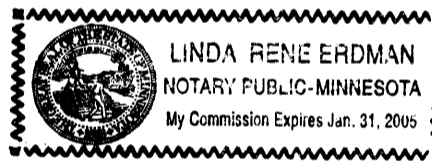
OAKWOOD LAND DEVELOPMENT, INC.

  
John R. Peterson, as President

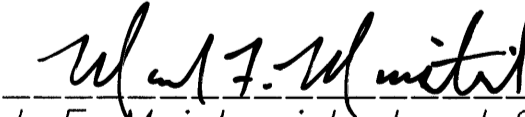
STATE OF MINNESOTA  
COUNTY OF ANOKA

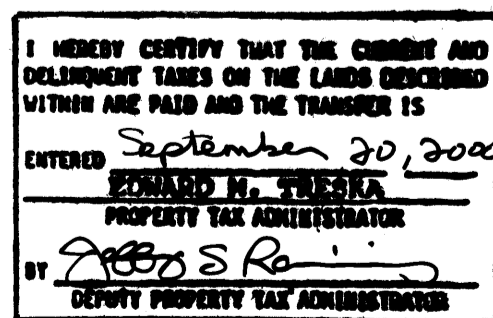
The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2000 by John R. Peterson, as President of Oakwood Land Development, Inc., a Minnesota corporation, on behalf of the corporation.

  
Notary Public, Anoka County, Minnesota  
My Commission Expires: 1-31-2000




I, Mark F. Maistrovich, hereby certify that I have surveyed and platted the property described on this plat as FLANDERS POND 1ST ADDITION, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat and that there are no wetlands as defined in Minnesota Statutes, Section 505.02, Subdivision 1 or public highways to be designated other than as shown.

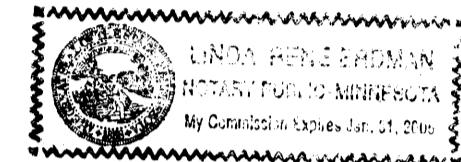
  
Mark F. Maistrovich, Land Surveyor  
Minnesota License Number 25287



STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 30<sup>th</sup> day of May, 2000 by Mark F. Maistrovich, Minnesota License Number 25287.

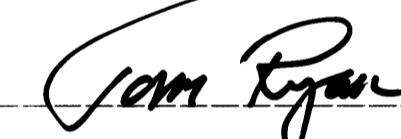
  
Notary Public, Anoka County, Minnesota  
My Commission Expires: 1-31-2005



BLAINE, MINNESOTA

This plat of FLANDERS POND 1ST ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota, at a regular meeting thereof held this 6<sup>th</sup> day of April, 2000. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

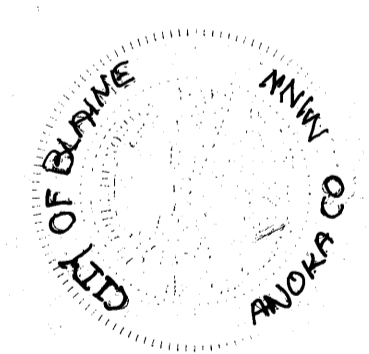
CITY COUNCIL OF THE CITY OF BLAINE, MINNESOTA

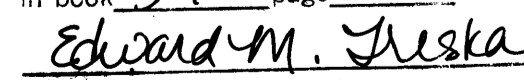
By  Mayor  
By  Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that this plat has been checked and approved this 20<sup>th</sup> day of September, 2000.

By  Deputy  
Larry D. Hoium, Anoka County Surveyor



1524406  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 20<sup>th</sup> Sept A.D., 2000 at 9<sup>00</sup> clock A.M., and was duly recorded in book 59 page 12  
  
County Recorder  
By MLE Deputy

PASSE ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEERS  
LICENSED LAND SURVEYORS

2000074360 / \$ 275<sup>00</sup>

# FLANDERS POND 1ST ADDITION

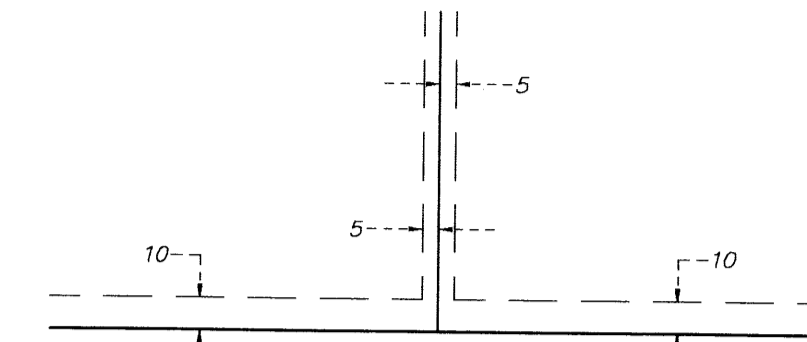
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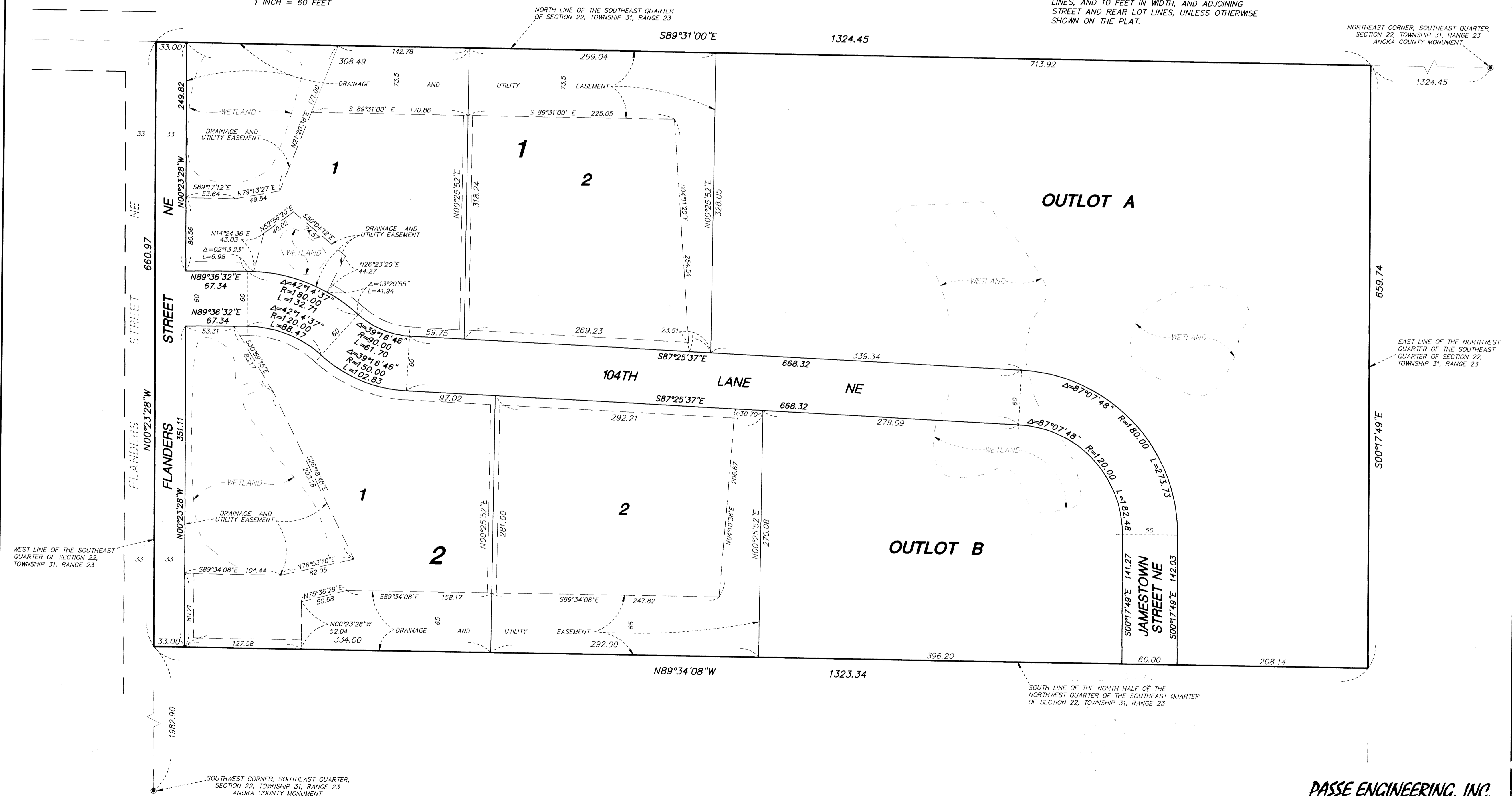
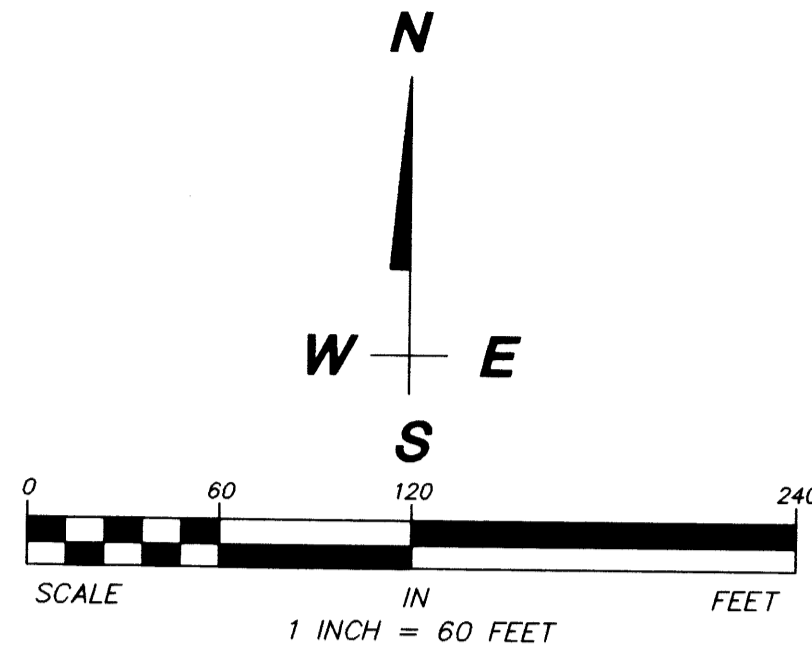
ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE, AND NOT SHOWN ON THIS PLAT, WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 25287.

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 31, RANGE 23 IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 31 MINUTES 00 SECONDS EAST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH, AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.



**PASSE ENGINEERING, INC.**  
REGISTERED PROFESSIONAL ENGINEERS  
LICENSED LAND SURVEYORS