

# GALLAGHER SHORES

CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 16, TWP. 32, RGE. 23

2209152.001

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

That part of Government Lot 4, Section 16, Township 32, Range 23, Anoka County, Minnesota, lying westerly of the following described line: Commencing at the Northeast corner of said Government Lot 4; thence North 88 degrees 23 minutes 56 seconds West, assumed bearing, along the North line thereof, 501.03 feet; thence South 00 degrees 19 minutes 00 seconds West, 948.59 feet; thence westerly 105.66 feet along a non-tangential curve concave to the Northwest, having a central angle of 12 degrees 06 minutes 23 seconds and a radius of 500.00 feet to a point to be hereinafter known as Point "A"; and the chord of said curve bears South 74 degrees 49 minutes 06 seconds West; thence westerly, a distance of 17.44 feet, along the westerly extension of said 500.00 foot radius curve, said curve segment having a central angle of 01 degrees 59 minutes 56 seconds, to the point of beginning of the tract of land to be described; thence return easterly along said 500.00 foot radius curve, a distance of 17.44 feet to said Point "A"; thence South 12 degrees 15 minutes 13 seconds East, non-tangent to said curve, a distance of 398.40 feet; thence South 00 degrees 19 minutes 00 seconds West, a distance of 440 feet, more or less, to the northerly shore line of Ham Lake; thence southwesterly along said northerly shore line to its intersection with a line which bears South 00 degrees 04 minutes 02 seconds West from said point of beginning; thence North 00 degrees 04 minutes 02 seconds East, a distance of 830 feet, more or less, to said point of beginning.

EXCEPT the following described tract:

That part of Government Lot 4, Section 16, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of said Government Lot 4; thence North 88 degrees 23 minutes 56 seconds West, assumed bearing, along the North line thereof, 501.03 feet; thence South 00 degrees 19 minutes 00 seconds West, 948.59 feet; thence westerly 105.66 feet along a non-tangential curve concave to the Northwest, having a central angle of 12 degrees 06 minutes 23 seconds and a radius of 500.00 feet to a point to be hereinafter known as Point "A"; and the chord of said curve bears South 74 degrees 49 minutes 06 seconds West; thence westerly, a distance of 17.44 feet, along the westerly extension of said 500.00 foot radius curve, said curve segment having a central angle of 01 degrees 59 minutes 56 seconds, to the point of beginning of the tract of land to be described; thence return easterly along said 500.00 foot radius curve, a distance of 17.44 feet to said Point "A"; thence South 12 degrees 15 minutes 13 seconds East, non-tangent to said curve, a distance of 398.40 feet; thence South 00 degrees 19 minutes 00 seconds West, a distance of 440 feet, more or less, to the northerly shore line of Ham Lake; thence southwesterly along said northerly shore line to its intersection with a line which bears South 00 degrees 04 minutes 02 seconds West from said point of beginning; thence North 00 degrees 04 minutes 02 seconds East, a distance of 830 feet, more or less, to said point of beginning.

Has caused the same to be surveyed and platted as GALLAGHER SHORES 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 Road No. 60 as shown on this plat.

In witness whereof said R & B Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 27<sup>th</sup> day of July, 2018.

R & B Development, LLC

*Richard J. Gersdorf*  
Richard J. Gersdorf, President

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me on July 27<sup>th</sup>, 2018 by Richard J. Gersdorf, President of R & B Development, LLC, a Minnesota limited liability company.

*Cynthia J. Morical*  
Cynthia J. Morical  
Notary Public, Hennepin County, Minnesota  
My commission expires January 31, 2020

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 19<sup>th</sup> day of July, 2018

*Thomas R. Balluff*  
Thomas R. Balluff, Licensed Land Surveyor  
Minnesota License No. 40361

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me on July 19<sup>th</sup>, 2018 by Thomas R. Balluff.

*Cynthia J. Morical*  
Cynthia J. Morical  
Notary Public, Hennepin County, Minnesota  
My commission expires January 31, 2020

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of GALLAGHER SHORES was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 17<sup>th</sup> day of September, 2018, 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 *William D. Voth* 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 17<sup>th</sup> day of September, 2018.

By *Charles F. Gitzon*  
Charles F. Gitzon  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2018 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 17<sup>th</sup> day of September, 2018.

*Jonell M Sawyer*  
Jonell M Sawyer  
Property Tax Administrator  
By *[Signature]* Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of GALLAGHER SHORES was filed in the office of the County Recorder/Registrar of Titles for public record on this 17<sup>th</sup> day of September, 2018 at 3:27 o'clock P.M. and was duly recorded as Document Number 2209152.001

*Jonell M Sawyer*  
Jonell M Sawyer  
County Recorder/Registrar of Titles  
By *[Signature]* Deputy

