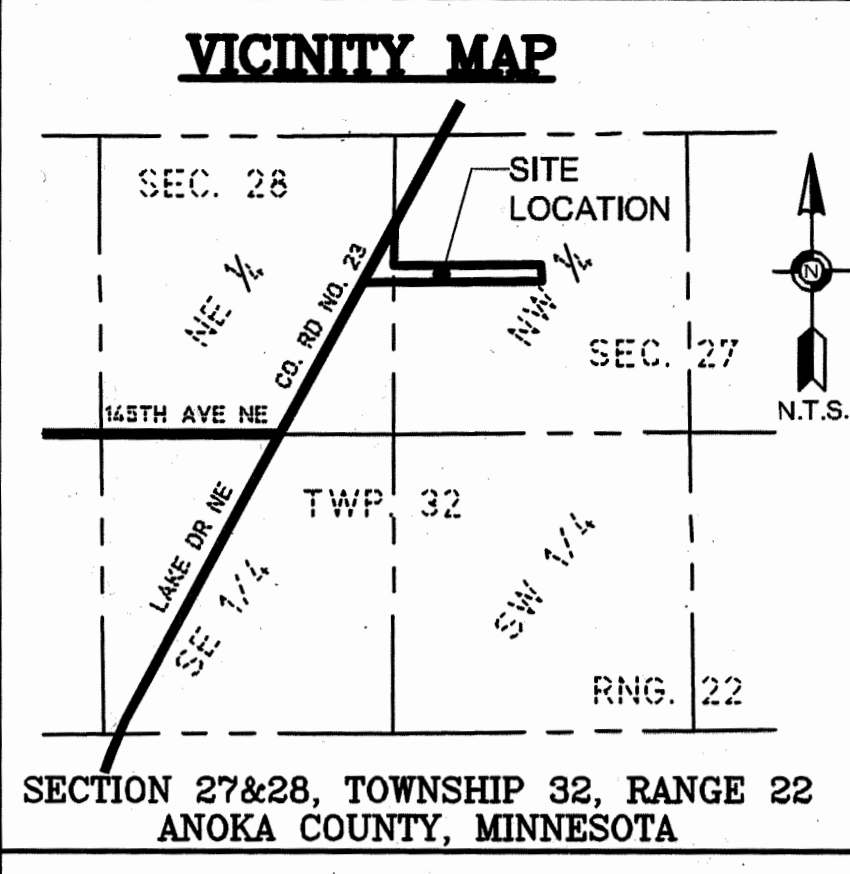


# KOZHOKAR ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That DIY-A Estates, LLC, a Minnesota limited liability company, owner of the following described property:  
 The South 165 feet of the Northwest Quarter of the Northwest Quarter of Section 27, Township 32, Range 22, Anoka County, Minnesota.  
 TOGETHER WITH a perpetual easement for roadway purposes in and to the following described land:  
 The Westerly 33 feet of the Northwest Quarter of the Northwest Quarter of Section 27, Township 32, Range 22, Anoka County, Minnesota, lying South of Highway No. 8 (now known as County State Aid Highway No. 23), EXCEPT the South 165 feet thereof.  
 AND  
 That part of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 28, Township 32, Range 22, Anoka County, Minnesota, lying Southeasterly of the Easterly line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 17, Anoka County, Minnesota.  
 AND  
 That part of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 28, Township 32, Range 22, Anoka County, Minnesota, lying between the center line of Lake Drive NE (also known as County State Aid Highway No. 23) and Parcel 126 of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 17, Anoka County, Minnesota.  
 Has caused the same to be surveyed and platted as KOZHOKAR ADDITION and does hereby dedicate to the public for public use the drainage & utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 23 as shown on this plat.

CITY COUNCIL, CITY OF COLUMBUS, MINNESOTA  
 This plat of KOZHOKAR ADDITION was approved and accepted by the City Council of the City of Columbus, Minnesota at a regular meeting thereof held this 9<sup>th</sup> day of April, 2024 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF COLUMBUS, MINNESOTA  
*Steve H. Piver* Mayor *Jack Seaman* 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 9<sup>th</sup> day of April, 2024

*David M. Ziegler*  
 David M. Ziegler  
 Anoka County Surveyor

COUNTY AUDITOR/TREASURER  
 Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 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 9<sup>th</sup> day of April, 2024

*Pamela J LeBlanc* by *Rose A Tendoh*  
 Pamela J LeBlanc  
 Property Tax Administrator  
 Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
 COUNTY OF ANOKA, STATE OF MINNESOTA  
 I hereby certify that this plat of KOZHOKAR ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 9<sup>th</sup> day of April, 2024 at 11:23 o'clock A. M. and was duly recorded as Document No. 2411410-001

*Pamela J LeBlanc* by *Rose A Tendoh*  
 Pamela J LeBlanc  
 County Recorder/Registrar of Titles  
 Deputy

In witness whereof said DIY-A Estates, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 3<sup>rd</sup> day of April, 2024

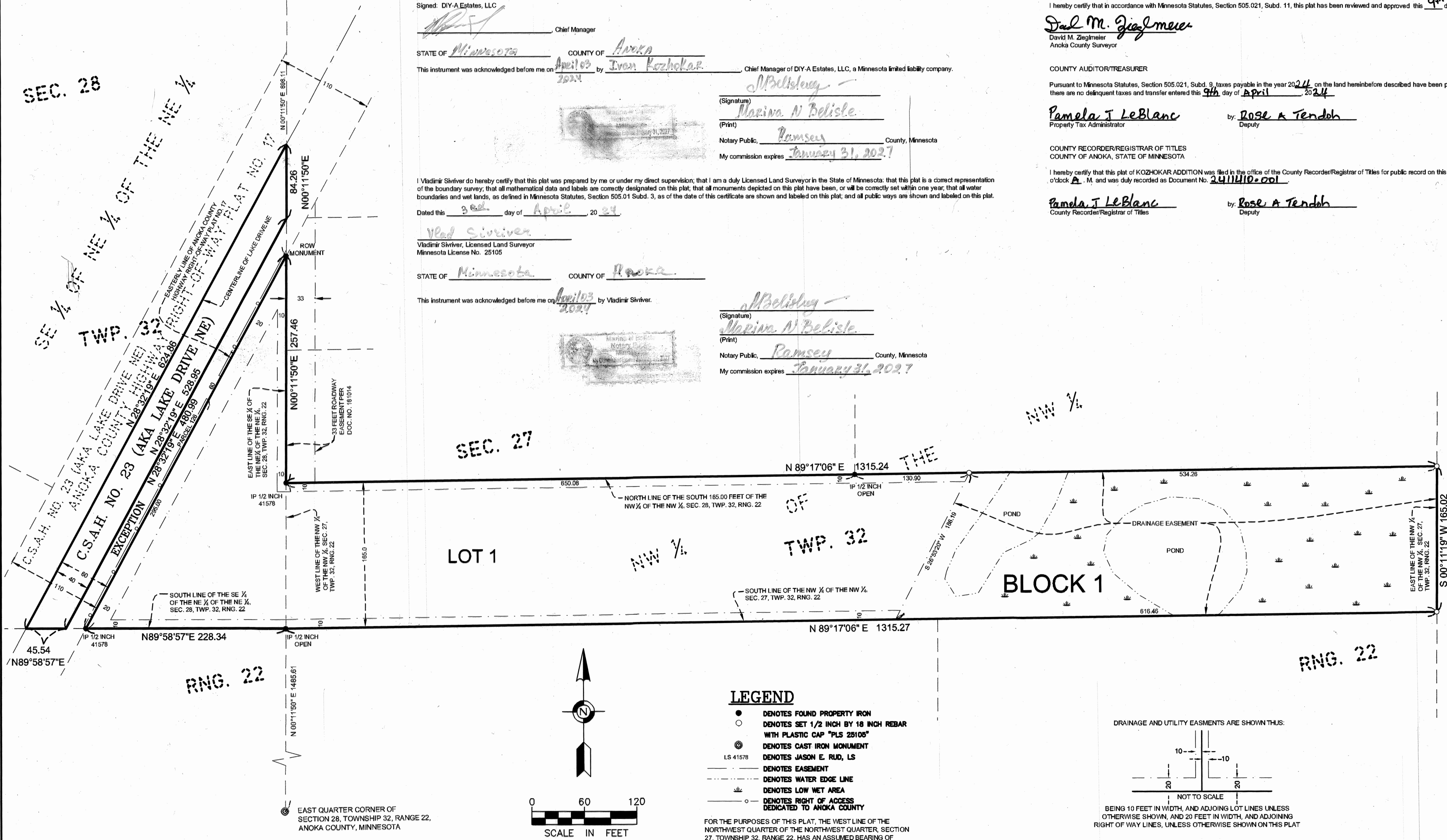
Signed: *Iron Kozhokar*  
 Chief Manager  
 STATE OF Minnesota COUNTY OF Anoka  
 This instrument was acknowledged before me on April 3, 2024 by Iron Kozhokar, Chief Manager of DIY-A Estates, LLC, a Minnesota limited liability company.

*M. Belisle*  
 (Signature)  
 Marina N. Belisle  
 (Print)  
 Notary Public, Ramsey County, Minnesota  
 My commission expires January 31, 2027

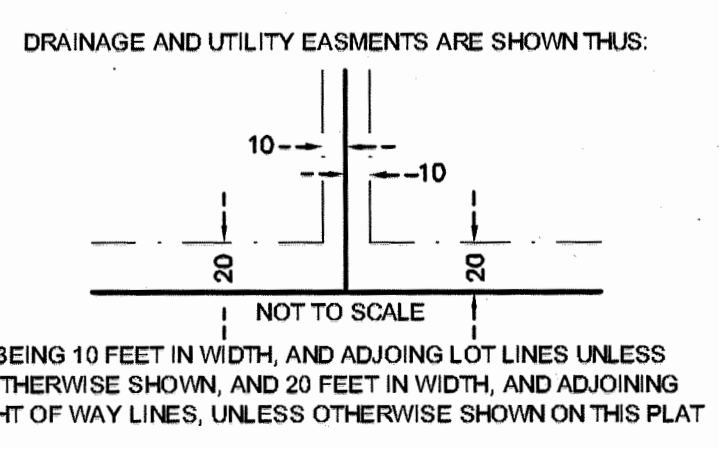
I, Vladimir Skriver do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated 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 3<sup>rd</sup> day of April, 2024

*Vlad Skriver*  
 Vladimir Skriver, Licensed Land Surveyor  
 Minnesota License No. 25105  
 STATE OF Minnesota COUNTY OF Anoka  
 This instrument was acknowledged before me on April 3, 2024 by Vladimir Skriver.

*M. Belisle*  
 (Signature)  
 Marina N. Belisle  
 (Print)  
 Notary Public, Ramsey County, Minnesota  
 My commission expires January 31, 2027



- LEGEND**
- DENOTES FOUND PROPERTY IRON
  - DENOTES SET 1/2 INCH BY 18 INCH REBAR WITH PLASTIC CAP "PLS 25105"
  - ⊙ DENOTES CAST IRON MONUMENT
  - LS 41578 DENOTES JASON E. RUO, LS
  - DENOTES EASEMENT
  - - - DENOTES WATER EDGE LINE
  - ☁ DENOTES LOW WET AREA
  - DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY



FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 32, RANGE 22, HAS AN ASSUMED BEARING OF NORTH 00 DEGREES 11 MINUTES 50 SECONDS EAST.