

LAKE AMELIA WOODS SECOND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 35, TWP. 31, RNG. 22

KNOW ALL PERSONS BY THESE PRESENTS: That CB Property, LLC, a Minnesota limited liability company, owner, and TJB Homes, Inc., a Minnesota company, contract purchaser, of the following described property:

Lots 1, 2, 3 and 4, Block 1, LAKE AMELIA WOODS, Anoka County, Minnesota.

ABSTRACT

Have caused the same to be surveyed and platted as LAKE AMELIA WOODS SECOND ADDITION and do hereby dedicate to the public for public use the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aids Highway No. 54 as shown on this plat.

In witness whereof said CB Property, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 2 day of December, 2025.

Signed: CB Property, LLC

John George Commers
John George Commers, Executive Manager

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 2 day of NOVEMBER, 2025 by John George Commers, Executive Manager of CB Property, LLC, a Minnesota limited liability company.

Justine Schida (signed)
JUSTINE SCHIDA (printed)
Notary Public, ANOKA County, Minnesota
My Commission Expires JANUARY 31, 2029

In witness whereof said TJB Homes, Inc., a Minnesota company, has caused these presents to be signed by its proper officer this 17 day of November, 2025.

Signed: TJB Homes, Inc.

Thomas J. Budzynski
Thomas J. Budzynski, President

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 17 day of NOVEMBER, 2025 by Thomas J. Budzynski, President of TJB Homes, Inc., a Minnesota company.

Justine Schida (signed)
JUSTINE SCHIDA (printed)
Notary Public, ANOKA County, Minnesota
My Commission Expires JANUARY 31, 2029

I Joshua P. Schneider 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 17th day of November, 2025

Joshua P. Schneider
Joshua P. Schneider, Licensed Land Surveyor
Minnesota License Number 44655

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 17th day of November, 2025 by Joshua P. Schneider, Licensed Land Surveyor.

Justine Schida (signed)
JUSTINE SCHIDA (printed)
Notary Public, ANOKA County, Minnesota
My Commission Expires JANUARY 31, 2029

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of LAKE AMELIA WOODS SECOND ADDITION was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this 24th day of November, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

By: John Barrett Mayor

By: Roberta Colati City 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 19th day of May, 2026.

By: David M. Ziegmeier
David M. Ziegmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 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 19 day of May, 2026.

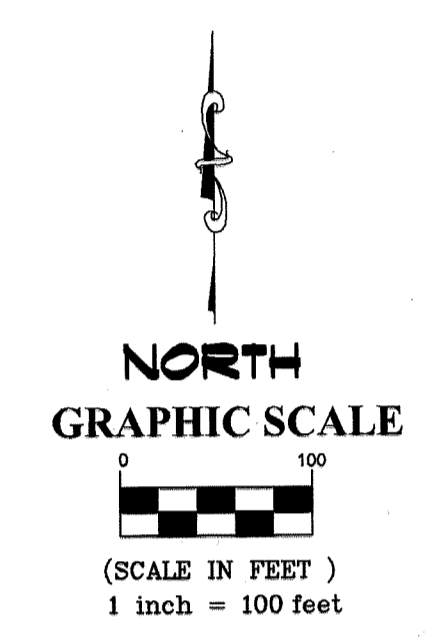
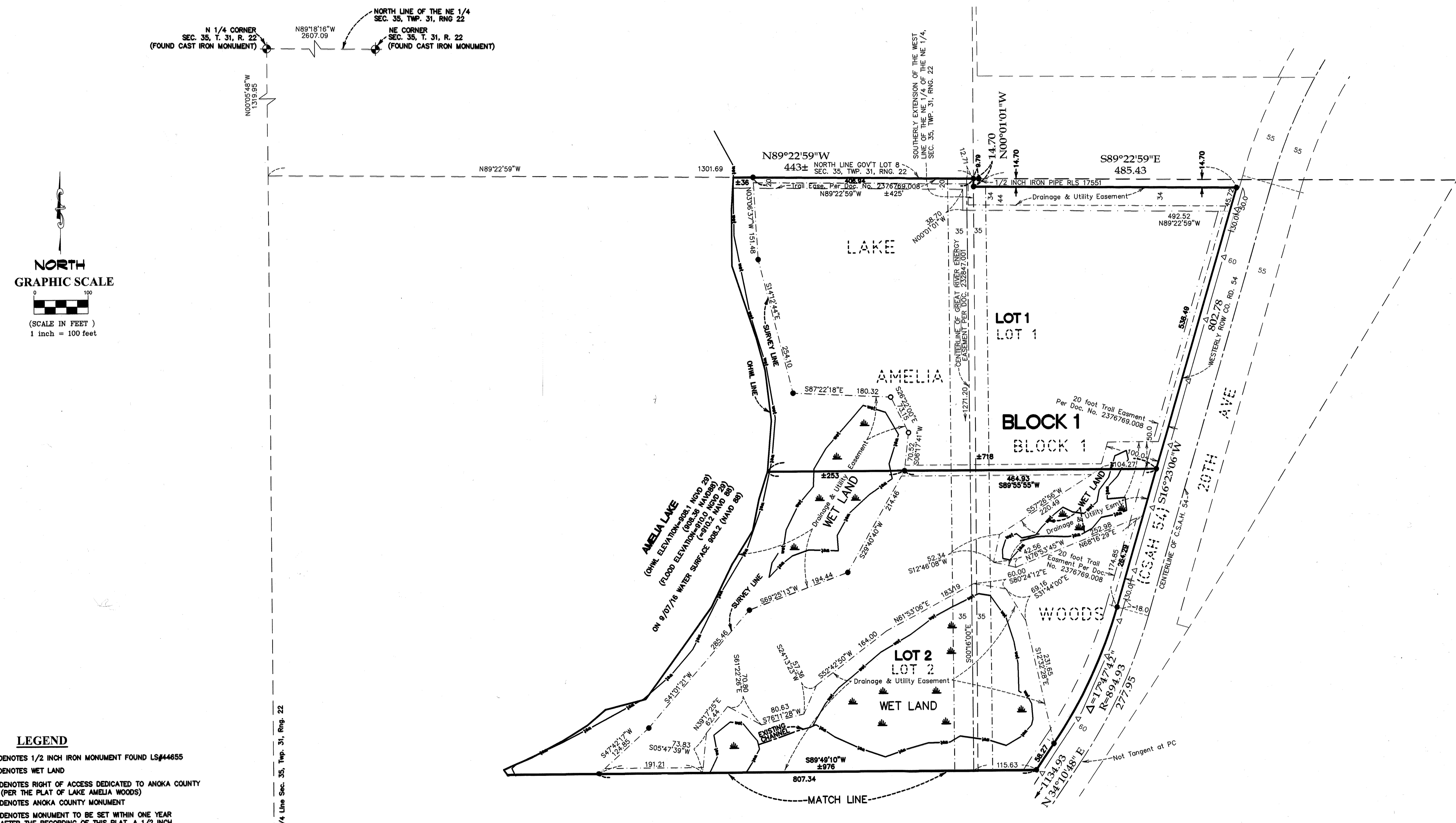
Pamela J. LeBlanc
Property Tax Administrator
By: Annette Schmidt Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of LAKE AMELIA WOODS SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 19 day of May, 2026, at 9:58 o'clock A.M. and was duly recorded as Document Number 2466827-001.

Pamela J. LeBlanc
County Recorder/Registrar of Titles
By: Annette Schmidt Deputy

LAKE AMELIA WOODS SECOND ADDITION

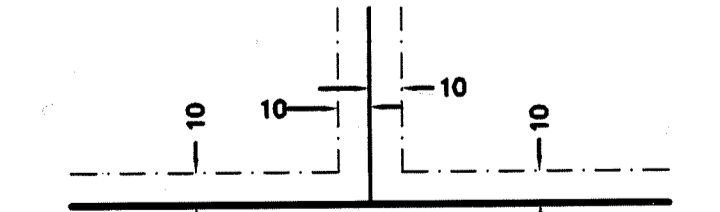


- LEGEND**
- DENOTES 1/2 INCH IRON MONUMENT FOUND LS#44655
 - ▲ DENOTES WET LAND
 - △— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY (PER THE PLAT OF LAKE AMELIA WOODS)
 - ⊕ DENOTES ANOKA COUNTY MONUMENT
 - DENOTES MONUMENT TO BE SET WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT, A 1/2 INCH BY 14 INCH REBAR WITH PLASTIC CAP INSCRIBED 44655
 - DENOTES WET LAND

BENCHMARK
BASIS FOR ELEVATION: NAVD 88
1. Anoka County Benchmark No. 3005- With an Elevation of 930.19
2. MnDot Benchmark Otter Mindt Reset- With an Elevation of 941.08
BENCHMARKS ARE NOT SHOWN ON SURVEY

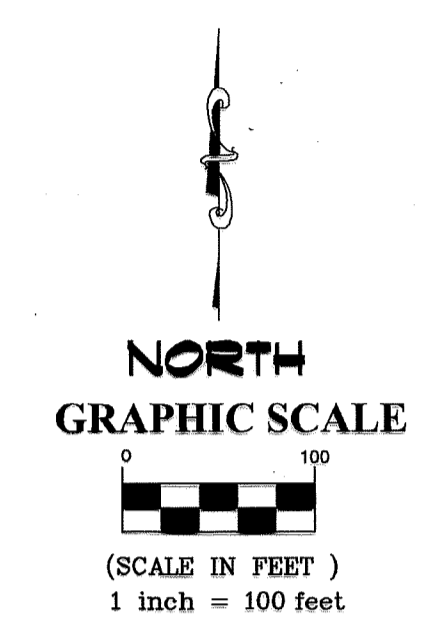
BASIS FOR BEARINGS: THE NORTH LINE OF THE NE 1/4 OF SEC. 35, TWP. 31, RING. 22 IS ASSUMED TO HAVE A BEARING OF N89°18'16\"/>

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



NO SCALE
BEING 10 FEET WIDE ABUTTING SIDE PROPERTY LINES AND RIGHTS-OF-WAY, UNLESS OTHERWISE INDICATED, AS SHOWN ON THE PLAT.

LAKE AMELIA WOODS SECOND ADDITION



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 - ▬ DENOTES WET LAND
 - △ DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY (PER THE PLAT OF LAKE AMELIA WOODS)
 - ⊕ DENOTES ANOKA COUNTY MONUMENT
 - DENOTES MONUMENT TO BE SET WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT, A 1/2 INCH BY 1 1/2 INCH REBAR WITH PLASTIC CAP INSCRIBED 44655
 - ▬ DENOTES WET LAND

BENCHMARK
BASIS FOR ELEVATION: NAVD 88
1. Anoka County Benchmark No. 3005- With an Elevation of 930.19
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BASIS FOR BEARINGS: THE NORTH LINE OF THE NE 1/4 OF SEC. 35, TWP. 31, RNG. 22 IS ASSUMED TO HAVE A BEARING OF N89°18'16"W.

