

LAKE AMELIA WOODS

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 of the following described property:

That part of Government Lot 8, Section 35, Township 31, Range 22, Anoka County, Minnesota, lying westerly of the westerly right of way line of County Road No. 54, except the North 14.70 feet of said Government Lot 8 lying Easterly of the Southerly extension of the West line of the Northeast Quarter of the Northeast Quarter of Section 35.

AND

That part of Government Lot 7, Section 35, Township 31, Range 22, Anoka County, Minnesota, lying westerly of the westerly right of way line of County Road No. 54.

ABSTRACT

Has caused the same to be surveyed and platted as LAKE AMELIA WOODS and does hereby dedicate to the public for public use the public way and 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 23 day of September, 2022.

Signed: CB Property, LLC
John G. Commers
John George Commers, Executive manager

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 23 day of September, 2022 by John George Commers of CB Property, LLC, a Minnesota limited liability company.

Christina M. Marenchek (signed)
CHRISTINA M. MARENCHER (printed)
Notary Public, ANOKA County, Minnesota
My Commission Expires 7/31/2023

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 22nd day of September, 2022

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

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 22 day of September, 2022 by Joshua P. Schneider.

Justine Ishida (signed)
JUSTINE ISHIDA (printed)
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-24

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of LAKE AMELIA WOODS was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this 21st day of June, 2022, 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 J. L. Rarant, Mayor

By Johanna Bartsch, 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 28th day of September, 2022

By 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 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 day of Sept, 2022

Pamela J. LeBlanc
Property Tax Administrator

By Becky Hanson, Deputy

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

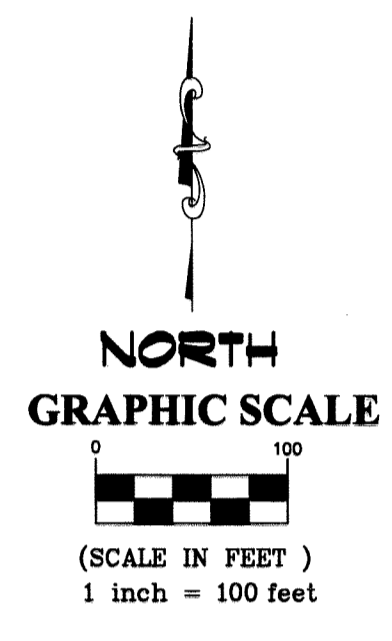
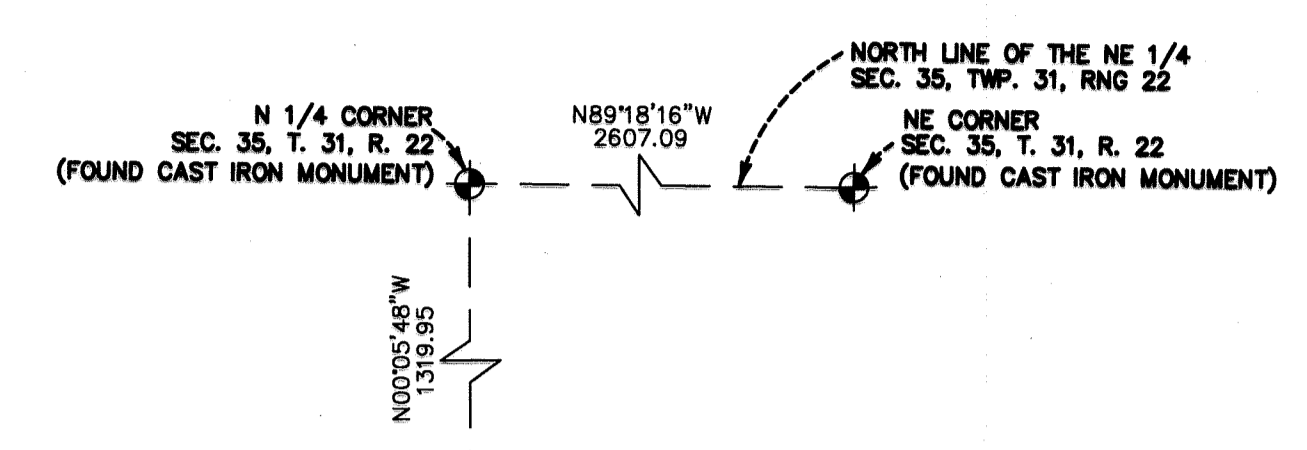
I hereby certify that this plat of LAKE AMELIA WOODS was filed in the office of the County Recorder/Registrar of Titles for public record on this 28 day of Sept, 2022, at 0:34 o'clock A.M. and was duly recorded as Document Number 2376769.002

Pamela J. LeBlanc
County Recorder/Registrar of Titles

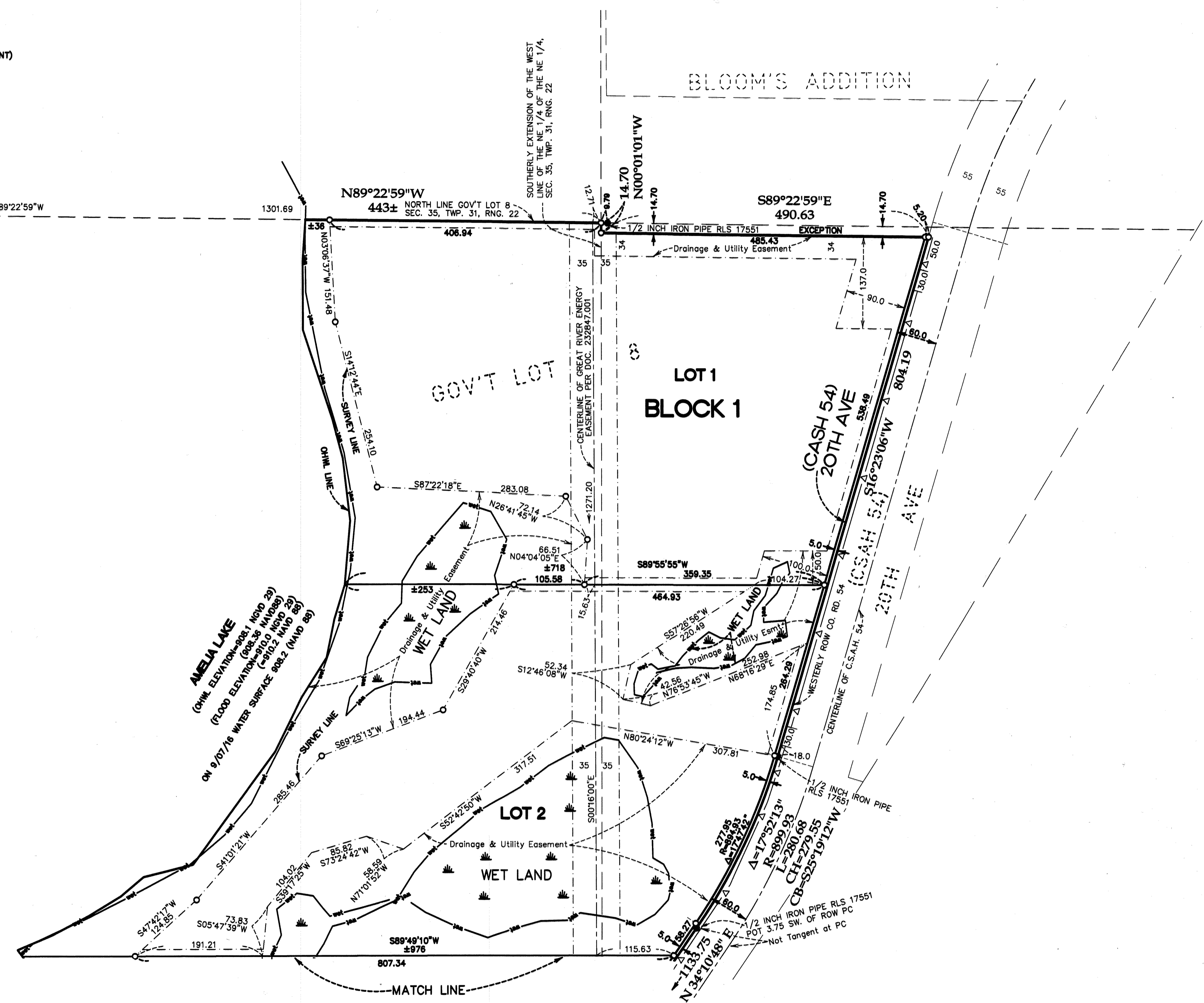
By Becky Hanson, Deputy

LAKE AMELIA WOODS

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



- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - ▲ DENOTES WET LAND
 - △ DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
 - ⊙ DENOTES ANOKA COUNTY MONUMENT
 - DENOTES MONUMENT TO BE SET WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT, A 1/2 INCH BY 1/4 INCH IRON PIPE WITH PLASTIC CAP INSCRIBED 44855
 - w— DENOTES WET LAND

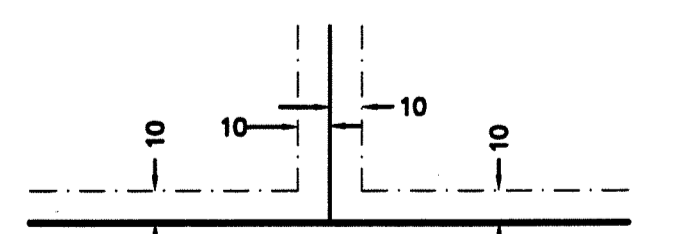


N-S 1/4 Line Sec. 35, Twp. 31, Rng. 22

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

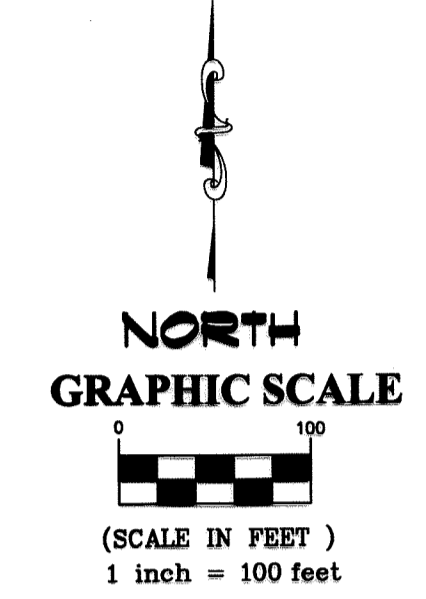
BASIS FOR BEARINGS: THE NORTH LINE OF THE NE 1/4 OF SEC. 35, TWP. 31, RING. 22 IS ASSUMED TO HAVE A BEARING OF N89°18'16\"/>

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



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 - ▲ DENOTES WET LAND
 - △— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
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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.

