

LINO LAKES DEVELOPMENT

Book 77 Abst Pg 50
12-30-14
2097427.001

City of Lino Lakes
County of Anoka
Sec. 8, Twp. 31, Rng. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Lino Lakes Development, LLC, a Wisconsin limited liability company, owner of the following described property:

Parcel A:

That part of the South Half of the Southeast Quarter of Section 8, Township 31, Range 22, Anoka County, Minnesota described as follows: Beginning at a point on the north line of said South Half of the Southeast Quarter distant 1587.48 feet west of the northeast corner thereof; thence South at right angles a distance of 201 feet; thence West parallel with the north line of said South Half of the Southeast Quarter to the Easterly right-of-way line of State Trunk Highway No. 8; thence northeasterly on said easterly right-of-way line to its intersection with the north line of said South Half of the Southeast Quarter; thence East on said north line of the point of beginning.

Parcel B:

All that part of the South Half of the Southeast Quarter of Section 8, Township 31, Range 22, Anoka County, Minnesota described as follows: Commencing at the northeast corner of said South Half of the Southeast Quarter; thence North 89 degrees 41 minutes 23 seconds West (assumed bearing), along the north line of said South Half of the Southeast Quarter, a distance of 1380.70 feet, to the actual point of beginning of tract to be described; thence at a right angle to the north line, South 00 degrees 18 minutes 37 seconds West, 233.00 feet; thence at a right angle, to the left, North 89 degrees 41 minutes 23 seconds West, 500.57 feet, more or less, to the easterly line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 17; thence northeasterly along said easterly line, on a curve whose radius is 5,641.85 feet, a central angle of 00 degrees 21 minutes 52 seconds, a distance of 35.88 feet, more or less, to its intersection with the south line of the north 201 feet of said South Half of the Southeast Quarter; thence South 89 degrees 41 minutes 23 seconds East, parallel with north line of said South Half of the Southeast Quarter, to a point of intersection, said point of intersection distance 1,587.48 feet west of the northeast corner of said South Half of the Southeast Quarter, and 201.00 feet southerly at a right angle to said north line; thence North 00 degrees 18 minutes 37 seconds East, on said right angle line, 201.00 feet, to the north line of said South Half of the Southeast Quarter; thence South 89 degrees 41 minutes 23 seconds East, 206.78 feet, to the actual point of beginning.

All being part of Lot 15, AUDITOR'S SUBDIVISION NO. 134.

Anoka County, Minnesota

Abstract Property

Has caused the same to be surveyed and platted as LINO LAKES DEVELOPMENT and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown 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.

In witness whereof said Lino Lakes Development, LLC, a Wisconsin limited liability company, has caused these presents to be signed by its proper officer this 29th day of December, 2014.

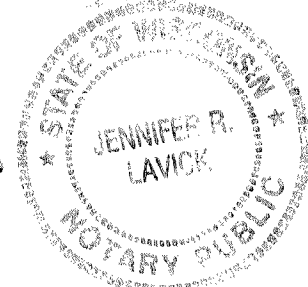
SIGNED: Lino Lakes Development, LLC

By: Gerard M. Koehn, Member
Gerard M. Koehn

STATE OF MINNESOTA
COUNTY OF Eau Claire

This instrument was acknowledged before me on this 22 day of December, 2014 by Gerard M. Koehn, Member of Lino Lakes Development, LLC, a Wisconsin limited liability company.

Jennifer R. Lavick
Jennifer R. Lavick
Notary Public Eau Claire County, Minnesota-Wisconsin
My Commission Expires 09-11-16



I Daniel L. Thurmes 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.

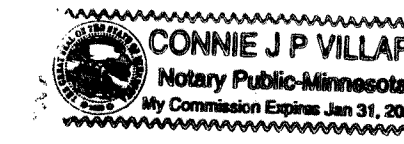
Dated this 19th day of December, 2014.

D.L. Thurmes
Daniel L. Thurmes, Licensed Land Surveyor
Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 19th day of December, 2014 by Daniel L. Thurmes.

Connie J. P. Villari
Connie J. P. Villari
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2015



CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of LINO LAKES DEVELOPMENT 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, 2014, 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 [Signature] 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 30th day of DECEMBER, 2014.

Larry D. Erdm
Larry D. Erdm, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2014 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 30th day of December, 2014.

Jonell M. Sawyer
Jonell M. Sawyer
Property Tax Administrator
By Max Windberger, Deputy

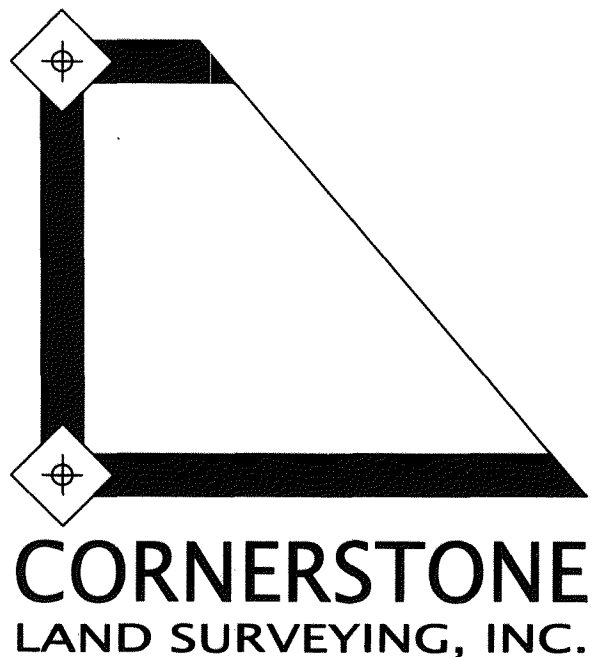
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of LINO LAKES DEVELOPMENT was filed in the office of the County Recorder/Registrar of Titles for public record on this 30th day of December, 2014, at 2:22 o'clock P.M. and was duly recorded in Book 77, Page 50, as Document Number 2097427.001.

Jonell M. Sawyer
Jonell M. Sawyer
County Recorder/Registrar of Titles
By Max Windberger, Deputy

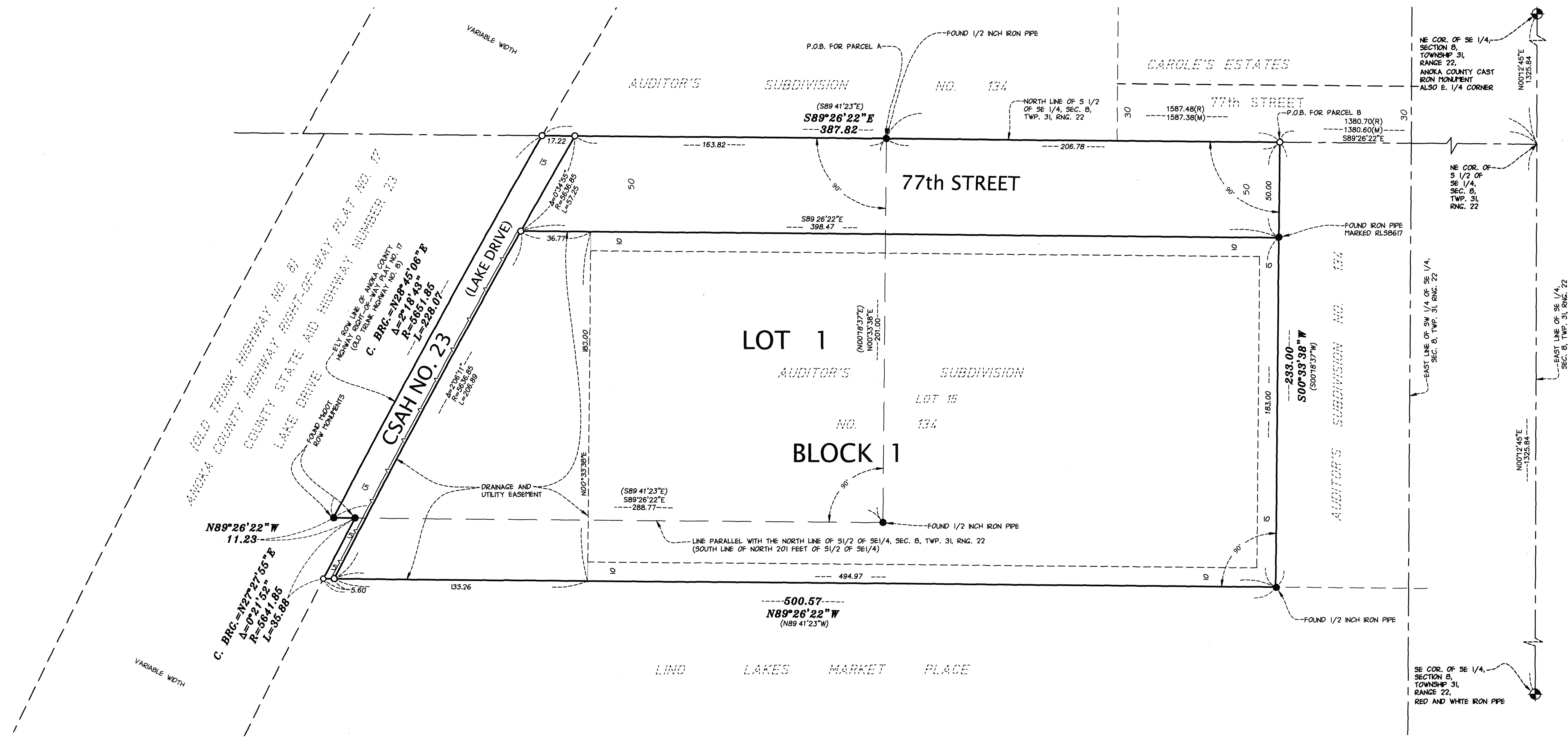
\$ 56.00



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BK 77 Abst Pg 50
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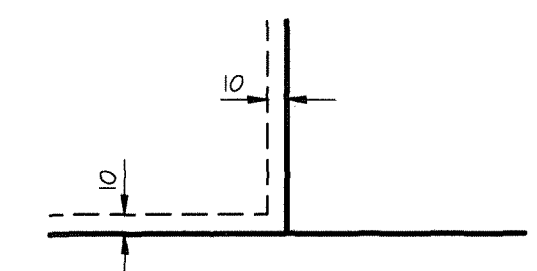
City of Lino Lakes
County of Anoka
Sec. 8, Twp. 31, Rng. 22



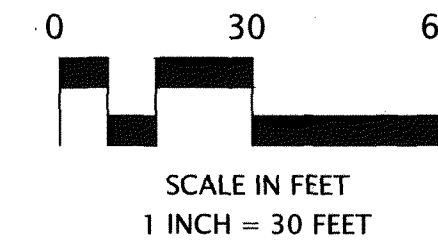
LEGEND

- Denotes monument found (as noted)
- Denotes 1/2 inch x 14 inch iron pipe set and marked with Minnesota License No. 25718 (monuments to be set within one year after recording of the plat)
- Denotes Right of Access dedicated to Anoka County
- (S89 41'23"E) Denotes deed call
- (R) Denotes record distance
- (M) Denotes measured distance

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10.00 feet in width and adjoining public ways and 10.00 feet in width and adjoining lot lines, unless otherwise shown on this plat.



For the purposes of this survey the north line of the South 1/2 of the Southeast 1/4 of Section 8, Township 31, Range 22 Anoka County, Minnesota is assumed to bear $S89^{\circ}26'22''E$.

