

OTTER CROSSING SOUTH

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, T. 31, R. 22

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

Parcel A: (Torrens)
Tract A, REGISTERED LAND SURVEY NO. 240, Anoka County, Minnesota.Parcel B: (Abstract)
That part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 31, Range 22, described as follows: Beginning at the point of intersection of the South line of County State Aid Highway 14 and the Easterly right-of-way line of Interstate No. 35E; thence East along said South line of County State Aid Highway No. 14, a distance of 200 feet; thence at a right angle South 250 feet; thence at a right angle West 298.22 feet to the Easterly right of way line of Interstate Highway No. 35E; thence Northerly along said Easterly right-of-way line 275.62 feet to the point of beginning, according to the United States Government Survey thereof, Anoka County, Minnesota.Parcel C: (Torrens)
Tract B, REGISTERED LAND SURVEY NO. 240, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as OTTER CROSSING SOUTH 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 Aid Highway No. 14 and County Road No. 84 as shown on this plat.

In witness whereof said CLino, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 16th day of July, 20 25.

CLino, LLC

Paul Schreier

signature

Paul Schreier as President
printed TitleSTATE OF MINNESOTA
COUNTY OF RAMSEYThis instrument was acknowledged before me on July 16, 2025 by PAUL SCHREIER as PRESIDENT of CLino, LLC, a Minnesota limited liability company, on behalf of the company.J. Malone

signature

JAMES S MALONE

printed

Notary Public, RAMSEY, County, MinnesotaMy Commission Expires 1/31/26

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson 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 16th day of July, 20 25.Peter J. HawkinsonPeter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299STATE OF MINNESOTA
COUNTY OF DakotaThis instrument was acknowledged before me on this 15th day of July, 20 25 by Peter J. Hawkinson.Nicholas J. Kolsrud

signature

Nicholas J. Kolsrud

printed

Notary Public, Dakota, County, MinnesotaMy Commission Expires 1-31-2030

CITY COUNCIL, CITY OF LINO LAKES, Minnesota

This plat of OTTER CROSSING SOUTH was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this 21 day of May, 20 25, 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 Harmon
MayorBy: Roberto Celotti
Clerk

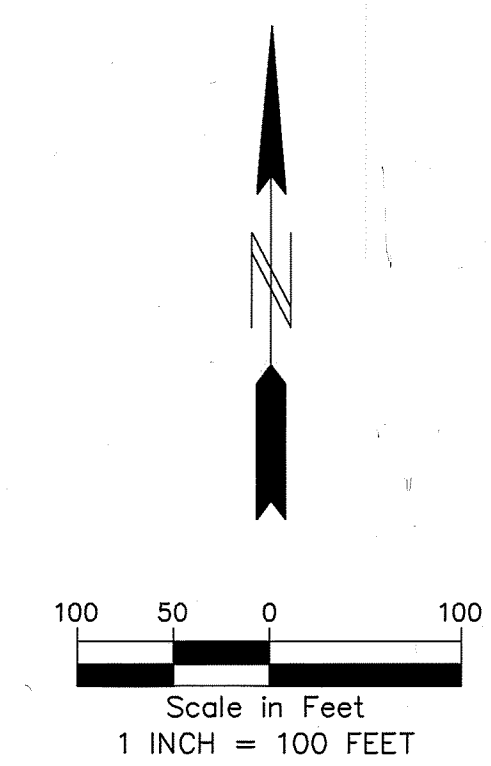
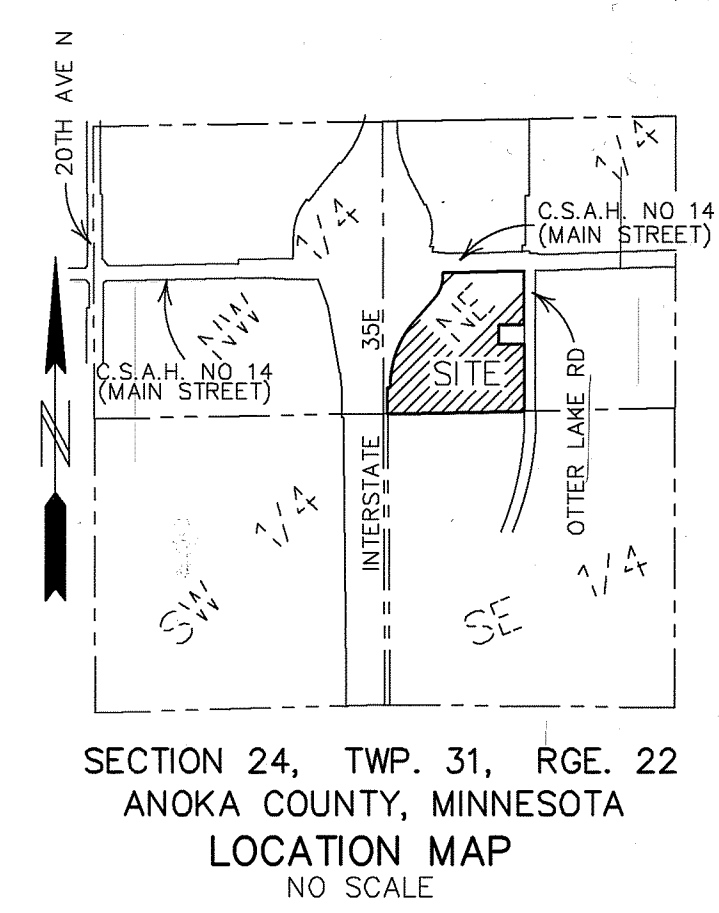
COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 9th day of September, 20 25.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 20 25 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 9th day of September, 20 25.By: Pamela J. LeBlanc
Property Tax Administrator
By: Jim Buschinger, DeputyCOUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTAI hereby certify that this plat of OTTER CROSSING SOUTH was filed in the office of the County Recorder/Registrar of Titles for public record on this 9th day of September, 20 25, at 10:21 o'clock A.M. and was duly recorded as Document Number 2447752.002.County Recorder/Registrar of Titles
By: Jim Buschinger, DeputyCOUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTAI hereby certify that this plat of OTTER CROSSING SOUTH was filed in the office of the County Recorder/Registrar of Titles for public record on this 9th day of September, 20 25, at 10:21 o'clock A.M. and was duly recorded as Document Number 2447752.001.County Recorder/Registrar of Titles
By: Jim Buschinger, Deputy

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, T. 31, R. 22



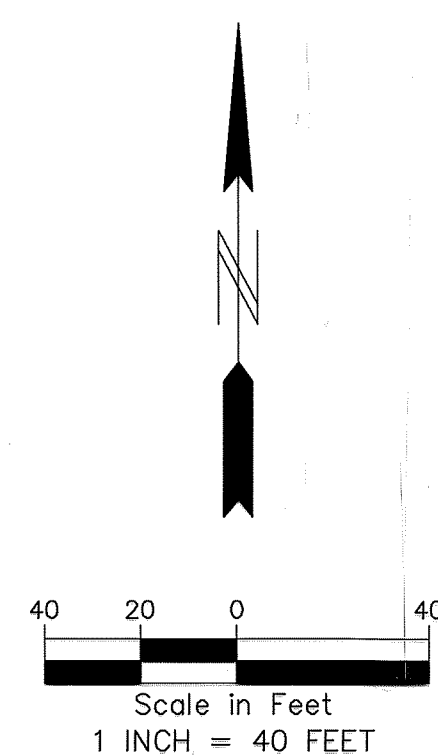
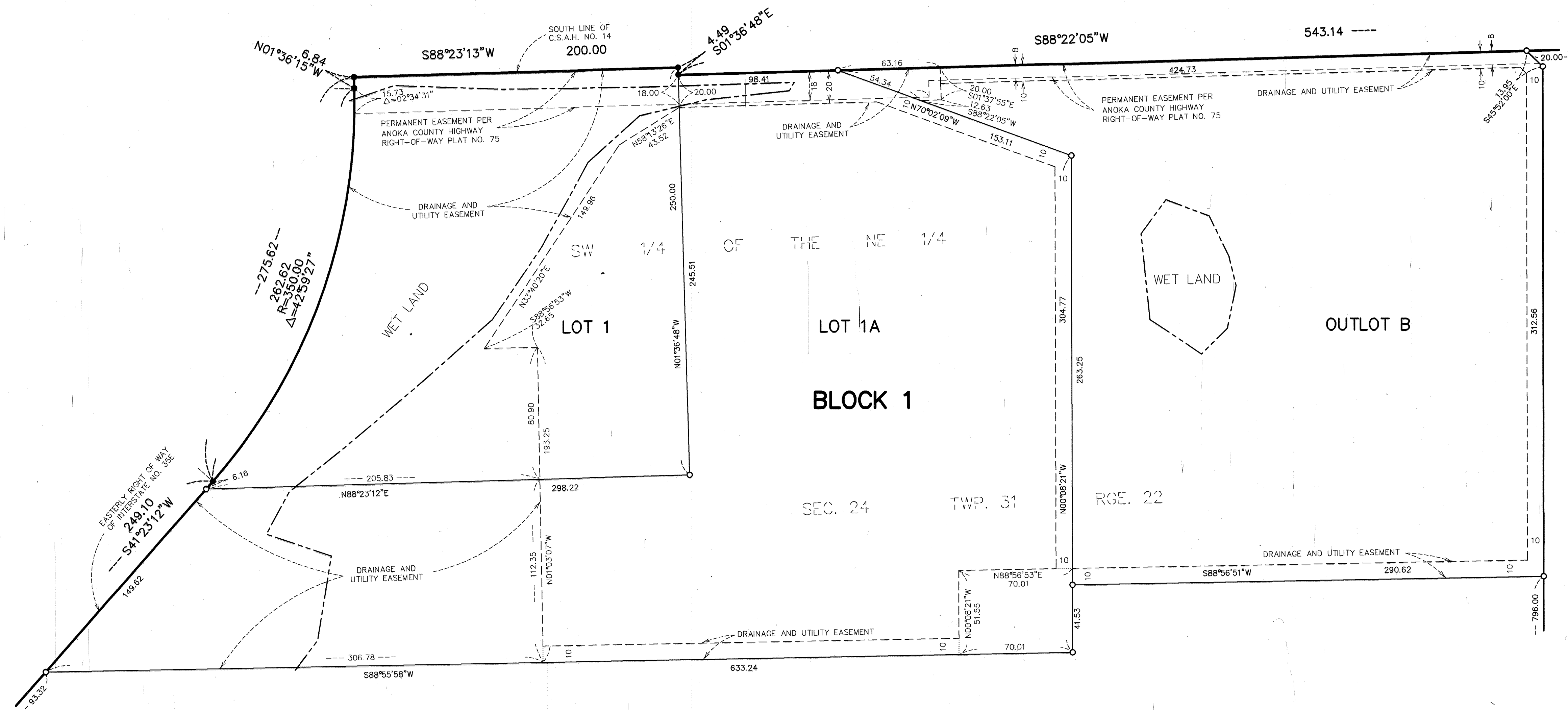
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 24, TWP. 31, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 00°16'47" EAST.

- DENOTES FOUND ANOKA COUNTY MONUMENT AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299.
- DENOTES EDGE OF WET LAND
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

#56/#56

INSET

OTTER CROSSING SOUTH

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COUNTY OF ANOKA
SEC. 24, T. 31, R. 22

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--- DENOTES EDGE OF WET LAND