

OTTER CROSSING

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

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

That part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 31, Range 22, Anoka County, Minnesota, lying Easterly and Northerly of the following described line: Commencing at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 51 minutes 09 seconds East, along the North line of said Northwest Quarter of the Northeast Quarter a distance of 118.28 feet to the point of beginning of the line to be described; thence South 12 degrees 37 minutes 22 seconds West a distance of 143.13 feet; thence South 8 degrees 26 minutes 35 seconds West a distance of 279.89 feet; thence Southerly along a non-tangential curve, concave to the East having a central angle of 22 degrees 32 minutes, a radius of 866.93 feet and an arc distance of 340.95 feet, the chord of said curve bears South 6 degrees 16 minutes 09 seconds East; thence South 17 degrees 32 minutes 09 seconds East and tangent to last described curve a distance of 357.32 feet; thence North 89 degrees 17 minutes 02 seconds East a distance of 431.60 feet; thence South 0 degrees 42 minutes 58 seconds East a distance of 230.93 feet, to a point on the South line of said Northwest Quarter of Northeast Quarter, distant 690.47 feet West from the Southeast corner of said Northwest Quarter of the Northeast Quarter and said line there terminating.

EXCEPT:

Parcels 10A, and 10B, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 75.

And Also EXCEPT:

Parcel 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 65.

Has caused the same to be surveyed and platted as OTTER CROSSING 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 Aide Highway No. 14 as shown on this plat.

In witness whereof said BLino, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 13th day of September, 2021.

BLino, LLC
Paul Schreier
signature
Paul Schreier as President
printed Title

STATE OF MINNESOTA
COUNTY OF RAMSEY

This instrument was acknowledged before me on SEPTEMBER 13, 2021 by PAUL SCHREIER as PRESIDENT of BLino, LLC, a Minnesota limited liability company, on behalf of the company.

J Malone
signature
J MALONE
printed
Notary Public, RAMSEY, County, Minnesota
My Commission Expires 1/31/2026

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 18th day of August, 2021.

Peter J. Hawkinson
Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 18th day of August, 2021 by Peter J. Hawkinson.

Kari Olson
signature
Kari Olson
printed
Notary Public, Dakota, County, Minnesota
My Commission Expires 01/31/2024

CITY COUNCIL, CITY OF LINO LAKES, Minnesota

This plat of OTTER CROSSING was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this 10th day of May, 2021, 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. ... Mayor
Shane ... 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 16th day of November, 2021.

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 2021 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 16th day of November, 2021.

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

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

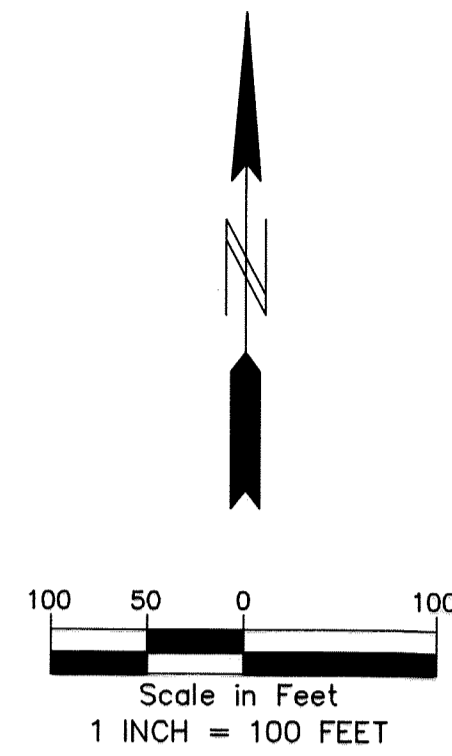
I hereby certify that this plat of OTTER CROSSING was filed in the Office of the County Recorder/Registrar of Titles for public record on this 16th day of November, 2021, at 10:04 o'clock A.M. and was duly recorded as Document Number 595340.001.

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

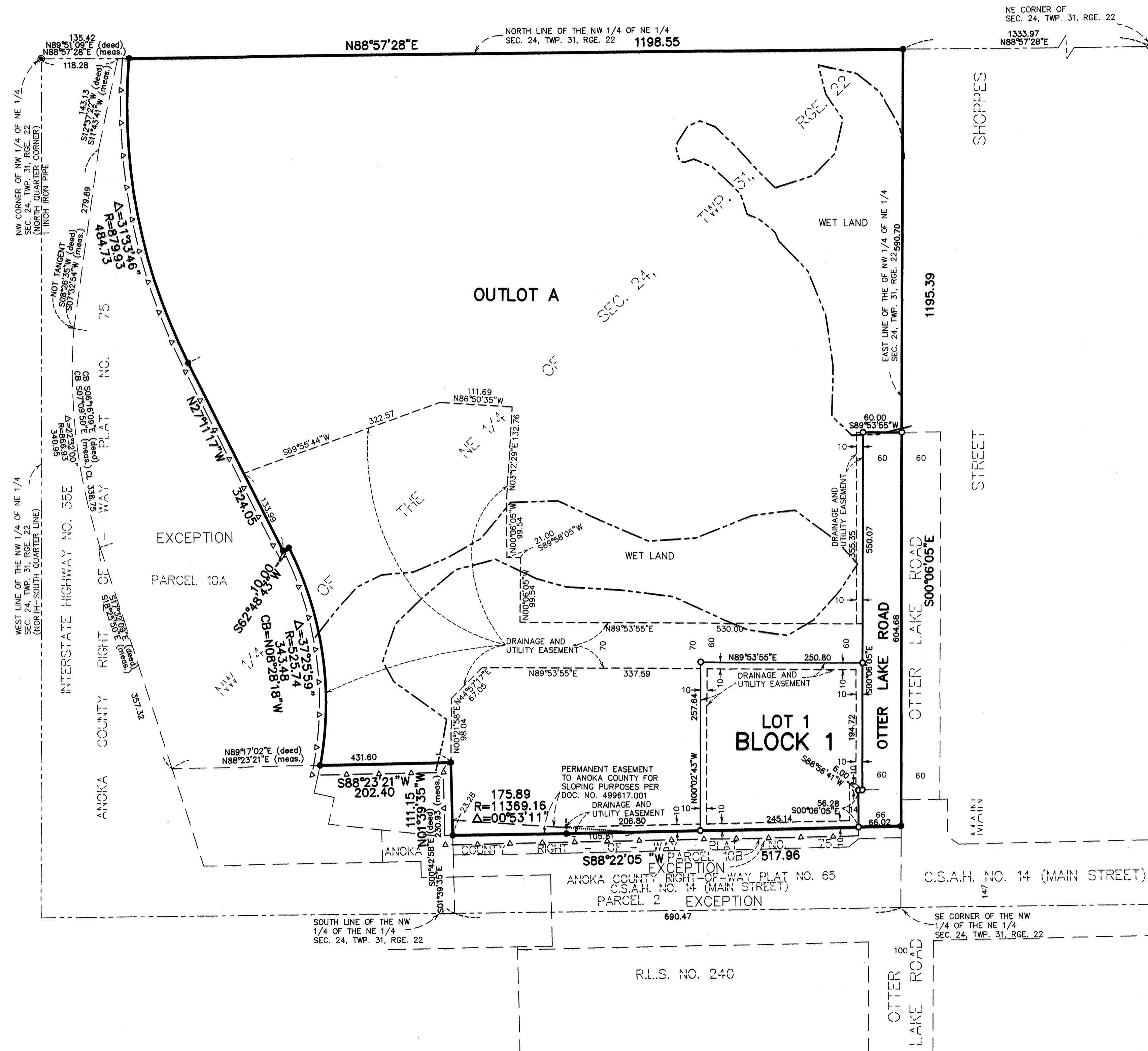
OTTER CROSSING

59340.00

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



SECTION 24, TWP. 31, RGE. 22
LOCATION MAP
NOT TO SCALE



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 24, TWP. 31, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 88°57'28" EAST.

- DENOTES FOUND CAST IRON MONUMENT
- 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 RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- DENOTES EDGE OF WET LAND