

PETERSEN ACRES

CITY OF NOWTHEN
COUNTY OF ANOKA
SEC. 21, TWP. 33, RNG. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Greg M. Petersen, a single person, fee owner of the following described property:

The Northwest Quarter of the Northwest Quarter of Section 21, Township 33, Range 25, Anoka County, Minnesota, EXCEPT the North 233 feet lying West of the East 946 feet thereof, AND ALSO EXCEPTING Parcel No. 11, ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 53, according to the plat thereof on file and of record in the office of the County Recorder.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 33, Range 25, lying West of the following described line:

Commencing at a point on the North line of the said Northeast Quarter of the Northwest Quarter which point is 320 feet East of the Northwest corner thereof; thence South at right angles to said North line to the South line of said Northeast Quarter of the Northwest Quarter; EXCEPT that part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 33, Range 25 described as the East 200 feet of the West 320 feet of the North 440 feet as measured along the North and West lines of the Northeast Quarter of the Northwest Quarter of said Section 21.

And that Joel C. Kettler and Victoria A. Kettler, husband and wife, owners of the following described property:

The North 233 feet lying West of the East 946 feet, as measured along the North and East lines of the Northwest Quarter of the Northwest Quarter of Section 21, Township 33, Range 25, Anoka County, Minnesota, EXCEPTING THEREFROM Parcel No. 12, ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NUMBER 53, according to the plat thereof on file and of record in the office of the County Recorder, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as PETERSEN ACRES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right to access onto County State Aid Highway No. 5 as shown on this plat.

In witness whereof said Greg M. Petersen, a single person, has hereunto set his hand this 29th day of May, 20 25.

Greg M. Petersen
Greg M. Petersen

STATE OF MINNESOTA

COUNTY OF SHERBURNE

This instrument was acknowledged before me this 29th day of May, 20 25 by Greg M. Petersen.

Christopher Gray
(Signature) Notary Public, Sherburne County, Minnesota

Christopher Gray
(Printed Name) My Commission Expires January 31, 2029

In witness whereof said Joel C. Kettler and Victoria A. Kettler, husband and wife, have hereunto set their hands this 29th day of May, 20 2025.

Joel C. Kettler
Joel C. Kettler

Victoria A. Kettler
Victoria A. Kettler

STATE OF MINNESOTA

COUNTY OF Anoka

This instrument was acknowledged before me this 29th day of May, 20 25 by Joel C. Kettler and Victoria A. Kettler, husband and wife.

Natalie A. Johnson
(Signature) Notary Public, Anoka County, Minnesota

Natalie A. Johnson
(Printed Name) My Commission Expires Jan. 31, 2027

I Craig A. Wensmann 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 29th day of May, 20 25.

Craig A. Wensmann
Craig A. Wensmann, Licensed Land Surveyor
Minnesota License No. 47486

STATE OF MINNESOTA

COUNTY OF SHERBURNE

This instrument was acknowledged before me this 29th day of May, 20 25 by Craig A. Wensmann.

Christopher Gray
(Signature) Notary Public, Sherburne County, Minnesota

Christopher Gray
(Printed Name) My Commission Expires January 31, 2029

CITY COUNCIL, CITY OF NOWTHEN, MINNESOTA

This plat of PETERSEN ACRES was approved and accepted by the City Council of the City of Nowthen, Minnesota at a regular meeting thereof held this 11th day of March, 20 25, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF NOWTHEN, MINNESOTA

SL O'Neil
Mayor

Natalie Johnson
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 24th day of June, 20 25.

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 24th day of June, 20 25.

Pamela J. LeBlanc
Property Tax Administrator

By Natalie Johnson
Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

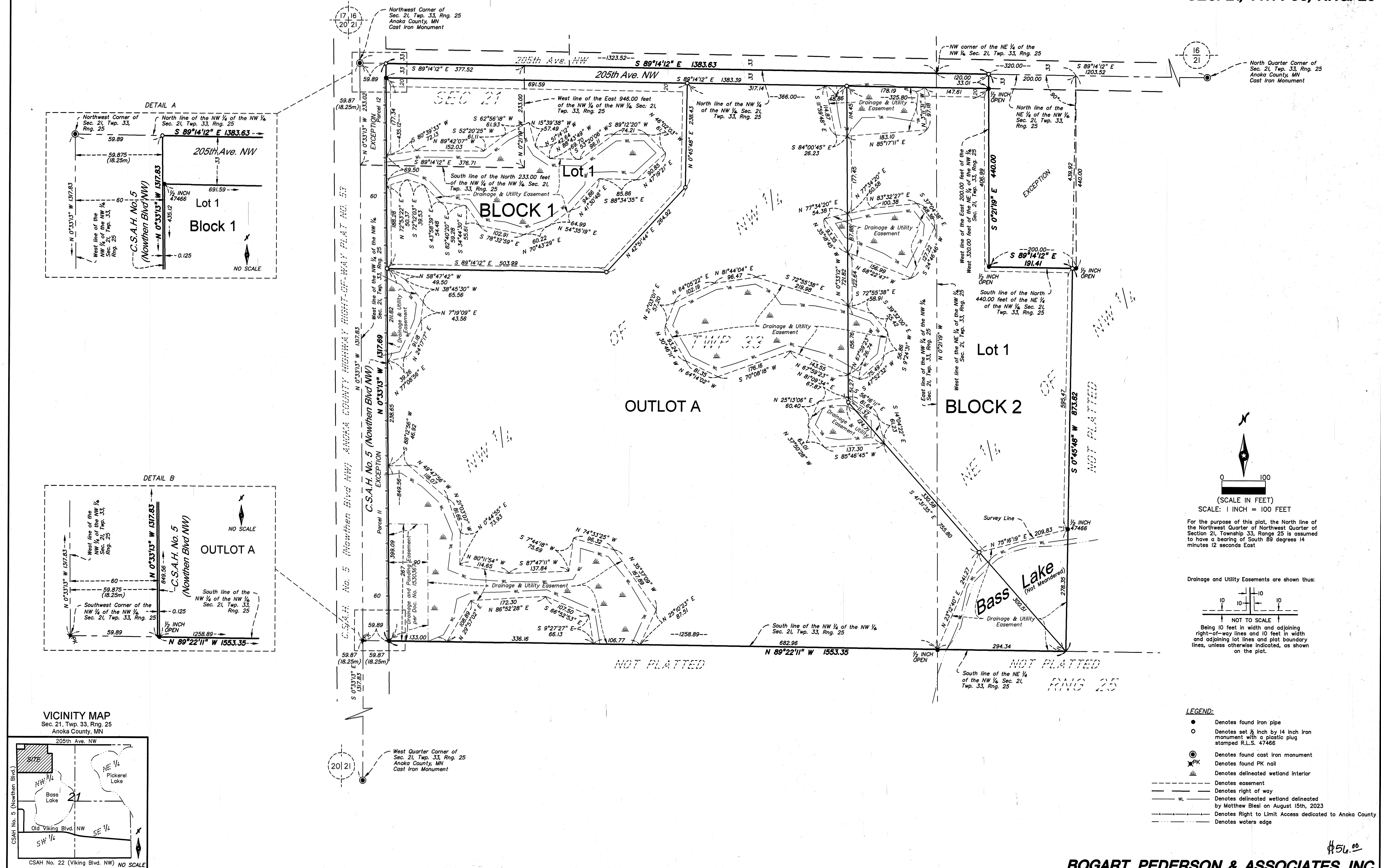
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of PETERSEN ACRES was filed in the office of the County Recorder/Registrar of Titles for public record on this 24th day of June, 20 25, at 11:39 o'clock A.M. and was duly recorded as Document No. 244173B.001.

Pamela J. LeBlanc
County Recorder/Registrar of Titles

By Natalie Johnson
Deputy

**CITY OF NOWTHEN
COUNTY OF ANOKA
SEC. 21, TWP. 33, RNG. 25**



\$56.00