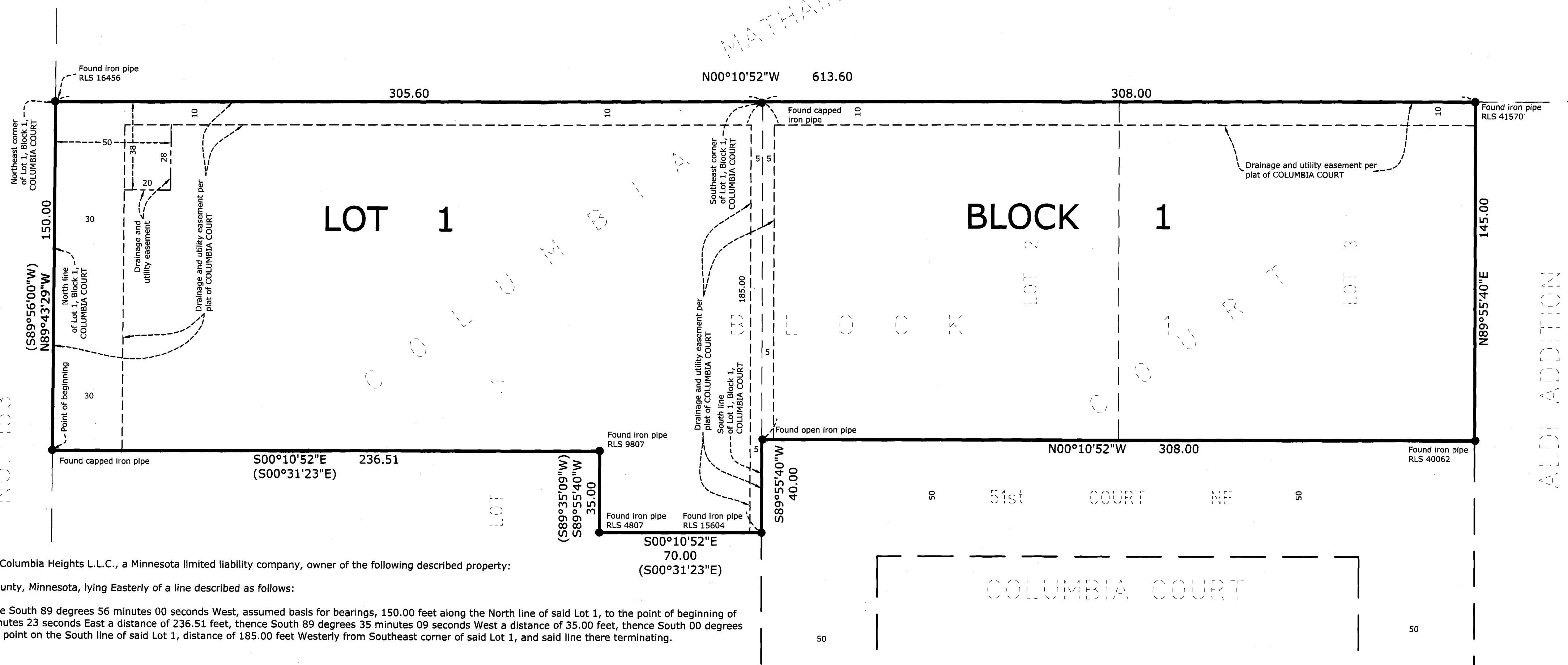


PF COLUMBIA HEIGHTS

City of Columbia Heights
County of Anoka
Sec. 25, Twp. 30, Rng. 24

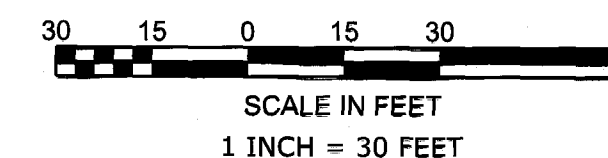
AUDITOR'S SUBDIVISION
NO. 153



(S00°31'23\"E) Deed Calls

● Found iron pipe

For the purpose of this plat, the north line of Lot 1, Block 1, COLUMBIA COURT is assumed to bear N89°43'29\"W



KNOW ALL PERSONS BY THESE PRESENTS: That AF Columbia Heights L.L.C., a Minnesota limited liability company, owner of the following described property:

That part of Lot 1, Block 1, COLUMBIA COURT, Anoka County, Minnesota, lying Easterly of a line described as follows:

Commencing at the Northeast corner of said Lot 1, thence South 89 degrees 56 minutes 00 seconds West, assumed basis for bearings, 150.00 feet along the North line of said Lot 1, to the point of beginning of the line to be described, thence South 00 degrees 31 minutes 23 seconds East a distance of 236.51 feet, thence South 89 degrees 35 minutes 09 seconds West a distance of 35.00 feet, thence South 00 degrees 31 minutes 23 seconds East a distance of 70.00 feet to a point on the South line of said Lot 1, distance of 185.00 feet Westerly from Southeast corner of said Lot 1, and said line there terminating.

And

Lots 2 and 3, Block 1, COLUMBIA COURT, Anoka County, Minnesota. Abstract Property

Has caused the same to be surveyed and platted as PF COLUMBIA HEIGHTS and does hereby dedicate to the public for public use the drainage and utility easement as shown on this plat.

In witness whereof said AF Columbia Heights L.L.C., a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 01 day of AUGUST, 2017

Signed: Kevin P. Murphy, Chief Manager

STATE OF MINNESOTA
COUNTY OF Dakota
This instrument was acknowledged before me this 1st day of August, 2017 by Kevin P. Murphy, Chief Manager of AF Columbia Heights L.L.C., a Minnesota limited liability company.
Beth Chilipala
Notary Public, Dakota County, Minnesota

My commission expires 1-31-2021

SURVEYORS CERTIFICATE

I Rory L. Synsteliem 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 the plat; that all monuments depicted on the 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 2nd day of AUGUST, 2017

Rory L. Synsteliem, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA
COUNTY OF Dakota
This instrument was acknowledged before me this 2nd day of August, 2017 by Rory L. Synsteliem.
Beth Chilipala
Notary Public, Dakota County, Minnesota

My commission expires 1-31-2021

CITY COUNCIL

City Council, City of Columbia Heights, Minnesota

This plat of PF COLUMBIA HEIGHTS was approved and accepted by the City Council of the City of Columbia Heights, Minnesota at a regular meeting thereof held this 10th day of April, 2017, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Columbia Heights, Minnesota

By: Donna K. Elliott
Mayor

By: Katie Bruno
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 14th day of August, 2017.

By: Larry D. Hoium by Charles F. Butzen, Deputy
Larry D. Hoium
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2017 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 14th day of August, 2017.

Jonell M. Sawyer
Property Tax Administrator

By: Nis Wahl, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of PF COLUMBIA HEIGHTS was filed in the office of the County Recorder/Registrar of Titles for public record on this 14th day of August, 2017, at 1:21 o'clock P.M. and was duly recorded as Document Number 2178333.001.

Jonell M. Sawyer
County Recorder/Registrar of Titles

By: Nis Wahl, Deputy

\$56.00

HT PO Engineering · Surveying
Landscape Architecture

HANSEN THORP PELLINEN OLSON, Inc.