

PHEASANT RIDGE WEST THIRD ADDITION

City of Blaine
County of Anoka
Sec. 23, T31, R23

KNOW ALL PERSONS BY THESE PRESENTS: That the State of Minnesota, a Minnesota political corporation, owner of the following described property:

Outlot A, PHEASANT RIDGE WEST SECOND ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as PHEASANT RIDGE WEST THIRD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown by this plat.

In witness whereof said State of Minnesota, a Minnesota political corporation, has caused these presents to be signed by its proper officer this 30th day of October, 2023.

STATE OF MINNESOTA

Wayne Waslaski
Wayne Waslaski, Director of Real Estate and Construction Services

STATE OF MINNESOTA
COUNTY OF Kanabec

This instrument was acknowledged before me this 30th day of October, 2023 by Wayne Waslaski, Director of Real Estate and Construction Services of the State of Minnesota, a Minnesota political corporation, on behalf of the corporation.

Anna Blum
Gregory E. Blum
Notary Public, Kanabec County, Minnesota
My Commission Expires 1/21/2025

I Jason E. Rud 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 13th day of OCTOBER, 2023.

Jason E. Rud
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 13th day of October, 2023 by Jason E. Rud.

Lalae Mock
Lalae Mock
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

City Council, City of Blaine, Minnesota

This plat of PHEASANT RIDGE WEST THIRD ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 1st day of October, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, 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 1st day of November, 2023.

David M. Ziegemeier
David M. Ziegemeier
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 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 1st day of November, 2023.

Pamela J. LeBlanc
Property Tax Administrator

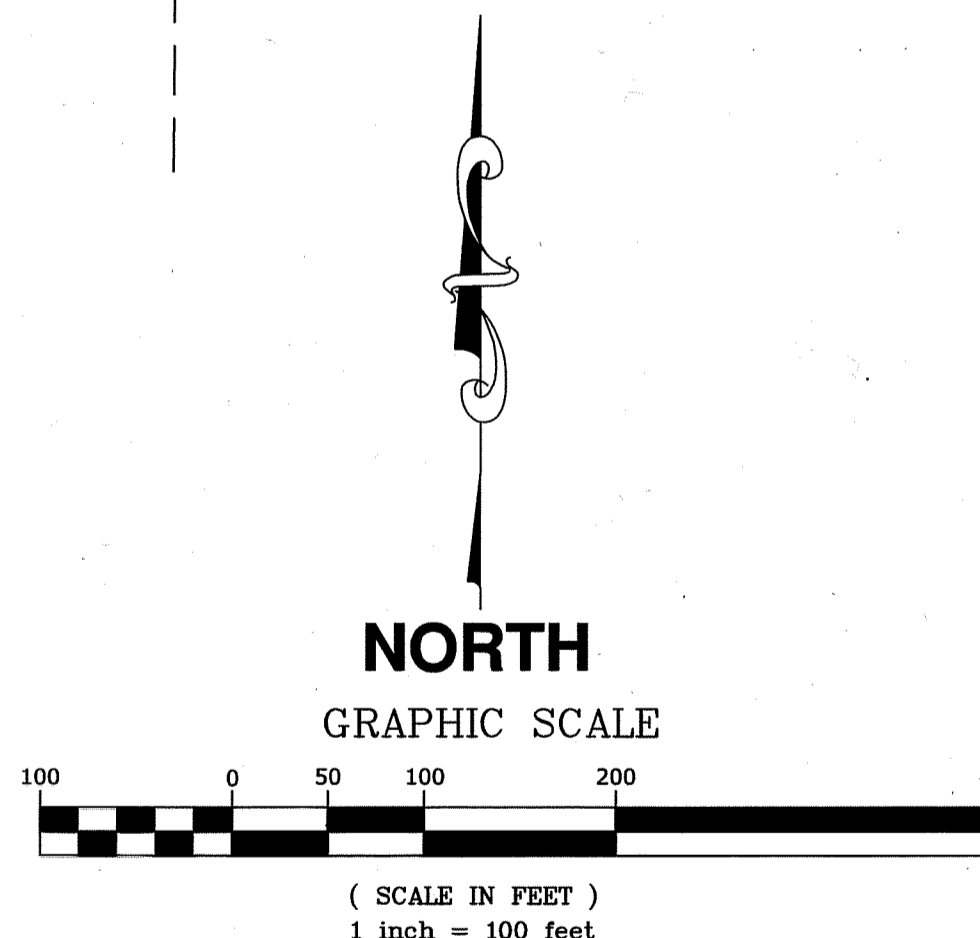
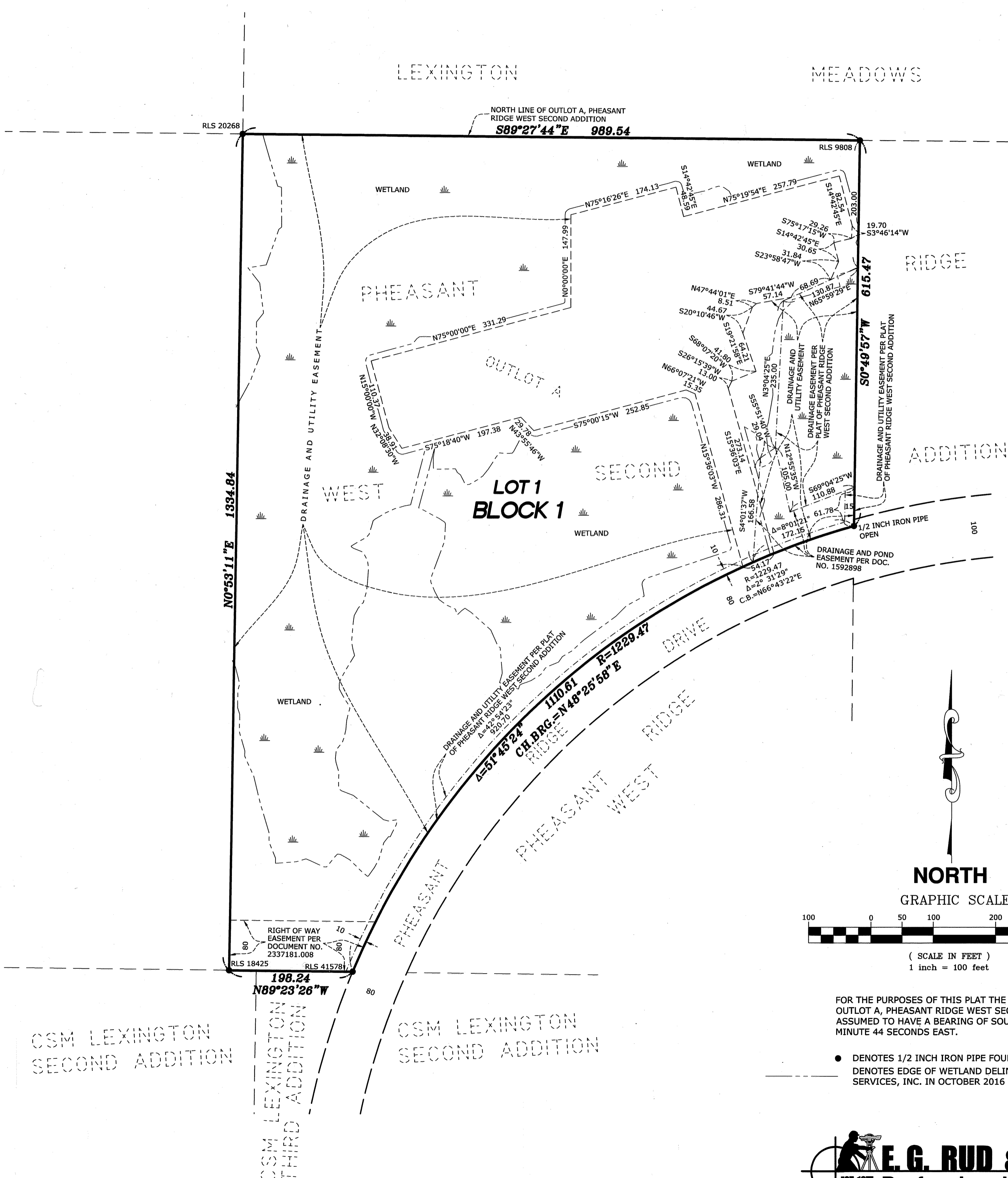
By [Signature] Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of PHEASANT RIDGE WEST THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 1st day of November, 2023, at 4:52 o'clock P.M., and was duly recorded as Document Number 2402019.002.

Pamela J. LeBlanc
County Recorder/Registrar of Titles

By [Signature] Deputy



FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF OUTLOT A, PHEASANT RIDGE WEST SECOND ADDITION IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 27 MINUTE 44 SECONDS EAST.

- DENOTES 1/2 INCH IRON PIPE FOUND AS LABELED
- DENOTES EDGE OF WETLAND DELINEATED BY GHD SERVICES, INC. IN OCTOBER 2016

