

PRAIRIE PINES

KNOW ALL PERSONS BY THESE PRESENTS: That Carrington Development, LLC, a Minnesota limited liability company, owner and Flagship Bank Minnesota, a Minnesota banking corporation, mortgagee of the following described property:

The East Half (E1/2) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Thirty-four (34), Range Twenty-three (23), Anoka County, Minnesota.


EXCEPT

The that part of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Thirty-four (34), Range Twenty-three (23), Anoka County, Minnesota, described as follows:
Beginning at a point on the North line of said Northwest Quarter (NW 1/4) of Section Thirty (30), where the said North line is intersected by the East line of the public highway, running parallel and immediately adjacent to the right-of-way of the Great Northern Railway, as now located across said Northwest Quarter of said Section Thirty (30); running thence directly East along the North line of Northwest Quarter (NW 1/4) of said Section Thirty (30), a distance of 80 rods; running thence directly South a distance of 30 rods; running thence directly West on the line parallel to the North line of said Section Thirty (30), a distance of 80 rods plus, to the East line of the public highway first above mentioned; running thence Northeasterly along the East line of said highway to the place of beginning.

Have caused the same to be surveyed and platted as PRAIRIE PINES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Carrington Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26th day of May, 2020.

CARRINGTON DEVELOPMENT, LLC


Steven J. Strandlund, Chief Manager


STATE OF MN
COUNTY OF Ramsey

This instrument was acknowledged before me this 26th day of May, 2020, by Steven J. Strandlund, Chief Manager of Carrington Development, LLC, a Minnesota limited liability company, on behalf of the company.

Erica Jameson (Signature)
Erica Jameson (Print Name)
Notary Public, Ramsey County, Minnesota
My Commission Expires Jan 31, 2022

In witness whereof said Flagship Bank Minnesota, a Minnesota banking corporation, has caused these presents to be signed by its proper officer this 26th day of May, 2020.

FLAGSHIP BANK MINNESOTA


Heidi L. Johnson, as Vice President

STATE OF MN
COUNTY OF Ramsey

This instrument was acknowledged before me this 28th day of May, 2020, by Heidi L. Johnson, as Vice President of Flagship Bank Minnesota, a Minnesota banking corporation, on behalf of the corporation.

Erica Jameson (Signature)
Erica Jameson (Print Name)
Notary Public, Ramsey County, Minnesota
My Commission Expires Jan 31, 2022

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 20th day of MAY, 2020


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

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 26th day of May, 2020 by Jason E. Rud:

Salve Mack (Signature)
Salve Mack (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires 01/24/2022

CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

This plat of PRAIRIE PINES was approved and accepted by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this ___ day of _____, 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF EAST BETHEL, 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 10th day of June, 2020.

Charles F. Gitzen
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 10 day of June, 2020.

Jonell M. Louwys
Jonell M. Louwys
Property Tax Administrator

By [Signature], Deputy

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

I hereby certify that this plat of PRAIRIE PINES was filed in the office of the County Recorder/Registrar of Titles for public record on this 10 day of June, 2020 at 11:30 o'clock P.M. and was duly recorded as Document Number 2264823-002

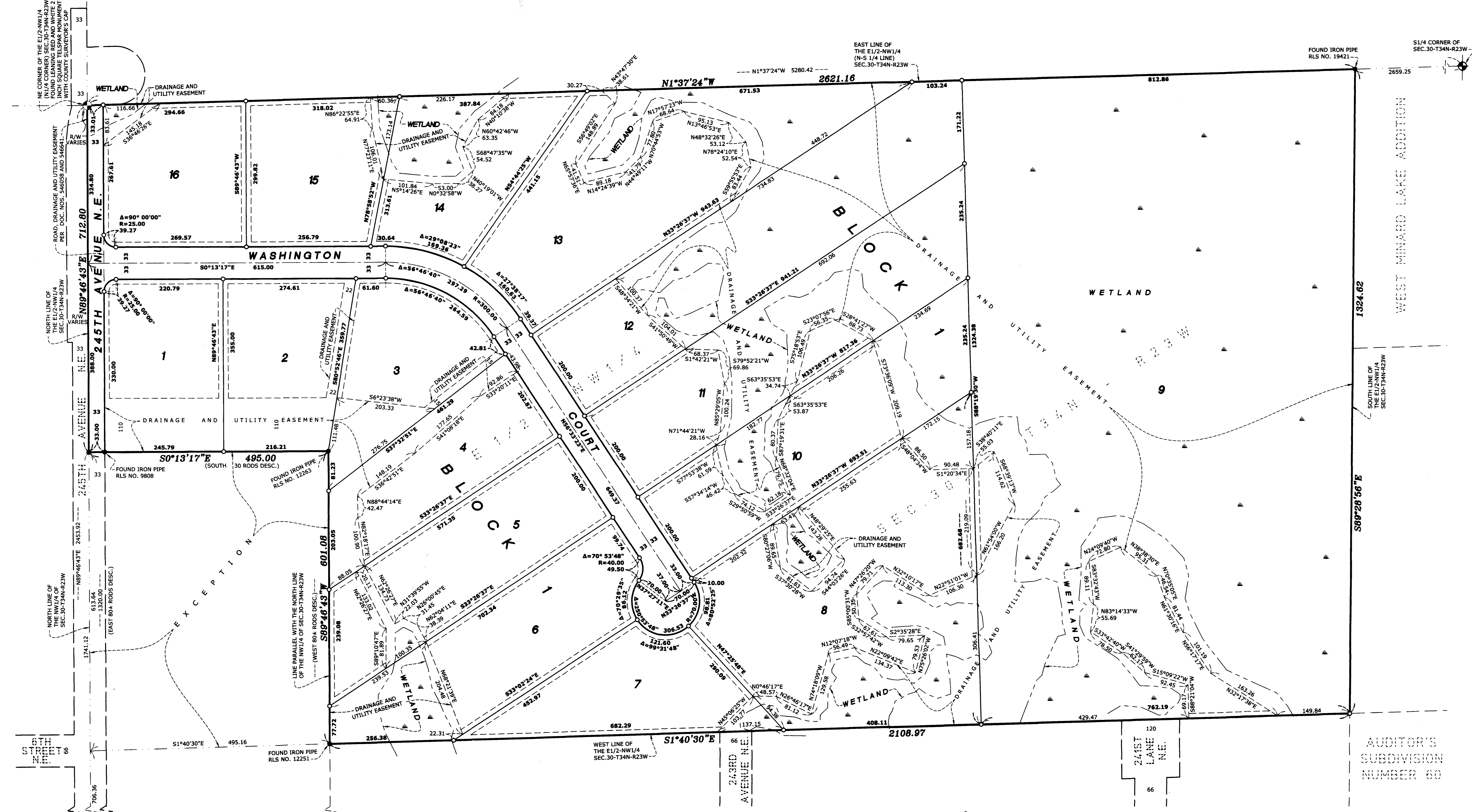
Jonell M. Louwys
Jonell M. Louwys
County Recorder/Registrar of Titles

By [Signature], Deputy

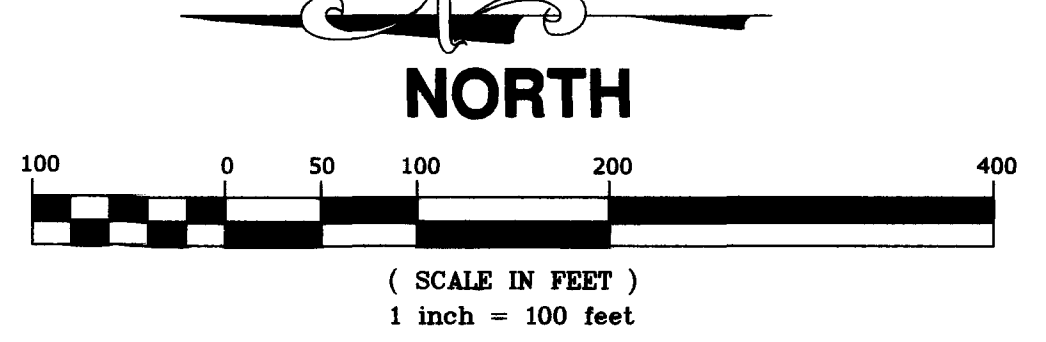
\$50.00



PRAIRIE PINES



- LEGEND**
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT, UNLESS OTHERWISE SHOWN.
 - DENOTES FOUND 1/2 INCH OPEN IRON PIPE, UNLESS OTHERWISE SHOWN.
 - DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578.
 - ▭ DENOTES WETLAND EDGE AS DELINEATED BY JACOBSON ENVIRONMENTAL, PLLC IN AUGUST 2019.



FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 34, RANGE 23, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 46 MINUTES 43 SECONDS EAST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

AUDITOR'S
SUBDIVISION
NUMBER 60

NW CORNER OF THE NW1/4 OF SEC. 30-T34N-R23W

UNIVERSITY AVENUE
(COUNTY ROAD NO. 73)
INC.
NORTHERN
GREAT NORTHERN RAILWAY