

PRAIRIE RIDGE ESTATES

CITY OF EAST BETHEL
COUNTY OF ANOKA
SEC. 3, T33N, R23W
Book 79 Abstract Page 36
N1/4 CORNER
SEC.03-T33N-R23W

KNOW ALL PERSONS BY THESE PRESENTS: That Carrington Development, LLC, a Minnesota limited liability company, owner and Landmark Community Bank, Na, a National Association, mortgagee of the following described property:

The Northwest Quarter of the Northwest Quarter of Section 3, Township 33, Range 23, Anoka County, Minnesota, except that part described as follows:

All that part of the Northwest Quarter of the Northwest Quarter of Section 3, Township 33, Range 23, Anoka County, Minnesota that lies south of the following described line: Beginning at a point on the east line of said Northwest Quarter of the Northwest Quarter distant 24.52 feet north of the southeast corner thereof; thence west to a point on the west line of said Northwest Quarter of the Northwest Quarter distant 21.47 feet north of the southwest corner thereof and there terminating.

Have caused the same to be surveyed and platted as PRAIRIE RIDGE ESTATES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 26 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 19th day of October, 2016.

CARRINGTON DEVELOPMENT, LLC

Steven J. Strandlund
as Chief Manager.
Steven J. Strandlund

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 19th day of October, 2016 by Steven J. Strandlund, as Chief Manager of Carrington Development, LLC, a Minnesota limited liability company, on behalf of the company.

Jane A. Rylander
Jane A. Rylander
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2020

In witness whereof said Landmark Community Bank, Na, a National Association, has caused these presents to be signed by its proper officer this 13th day of October, 2016.

LANDMARK COMMUNITY BANK, NA

Heidi L. Johnson
as Vice President
Heidi L. Johnson

STATE OF MINNESOTA
COUNTY OF MN - Ramsey

This instrument was acknowledged before me this 13th day of OCTOBER, 2016 by Heidi L. Johnson, as Vice President of Landmark Community Bank, Na, a National Association, on behalf of the association.

Melissa A. Campbell
Melissa A. Campbell
Notary Public, Ramsey County, Minnesota
My Commission Expires JAN. 31, 2020

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 27th day of SEPTEMBER, 2016.

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 27th day of September, 2016 by Jason E. Rud.

Nicola A. Johnson
Nicola A. Johnson
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2020

City Council, City of East Bethel, Minnesota

This plat of PRAIRIE RIDGE ESTATES was approved and accepted by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this 7th day of September, 2016, 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 *Jack Dennis* Mayor

By *Jack Dennis* 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 October, 2016.

Larry D. Holm
Larry D. Holm
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2016 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 October, 2016.

Jonell M. Sawyer
Jonell M. Sawyer
Property Tax Administrator

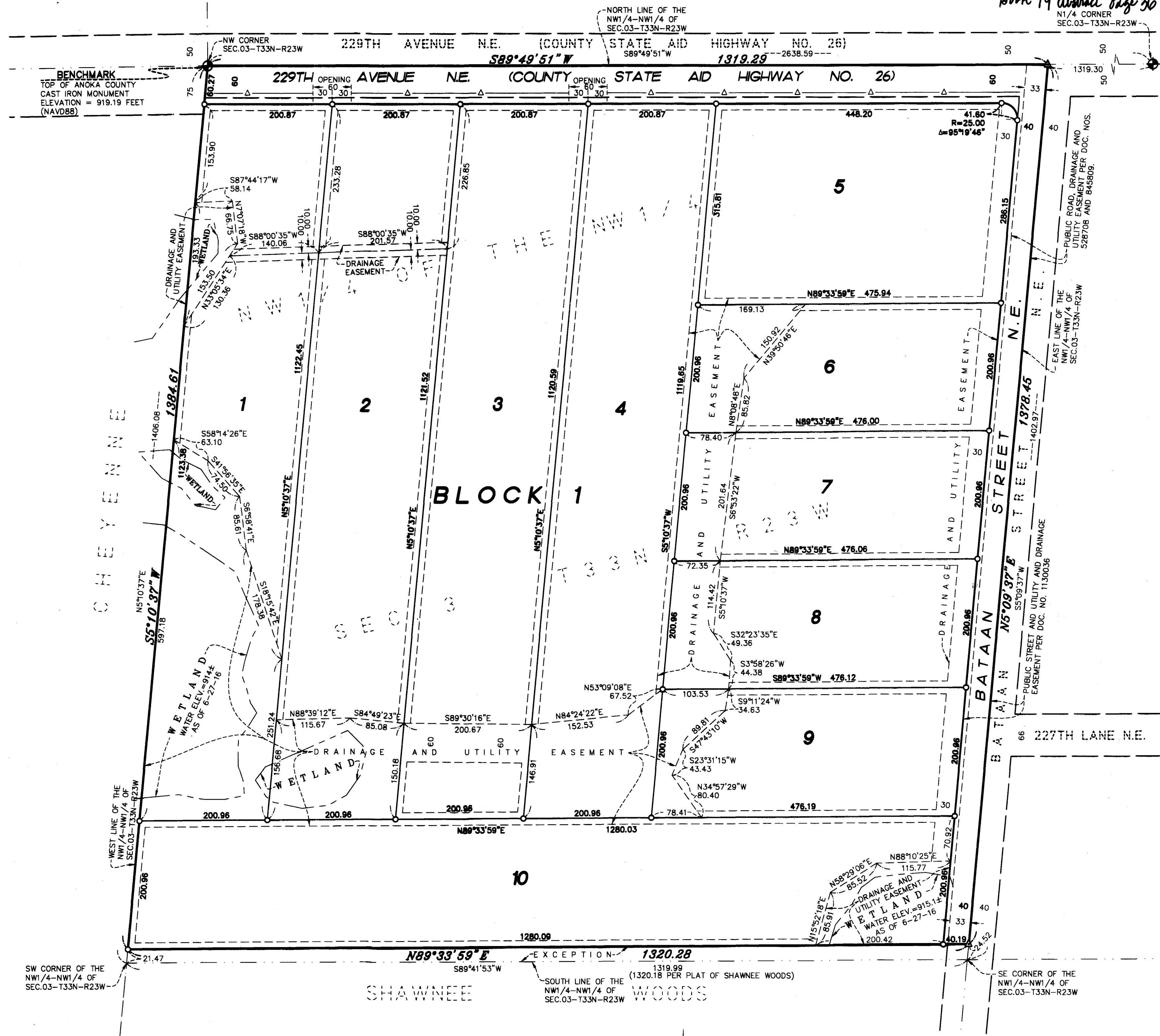
By *Jonell M. Sawyer* Deputy

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

I hereby certify that this plat of PRAIRIE RIDGE ESTATES was filed in the office of the County Recorder/Registrar of Titles for public record on this 24th day of October, 2016 at 12:25 o'clock A.M. and was duly recorded in Book 79 Abstract Page 36 as Document Number 2152701-DDI.

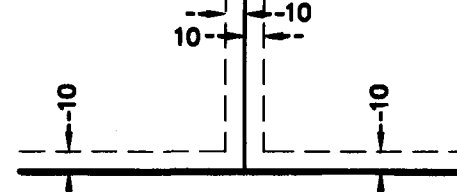
Jonell M. Sawyer
Jonell M. Sawyer
County Recorder/Registrar of Titles

By *Jonell M. Sawyer* Deputy



- ⊕ DENOTES FOUND ANOKA COUNTY MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- ▲ DENOTES PK NAIL SET
- ▲ DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

WETLAND DELINEATION BY EARTH SCIENCE IN JUNE OF 2016.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 23 WEST, IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 49 MINUTES 51 SECONDS WEST.

NORTH

100 0 50 100 200 400
SCALE IN FEET
1 inch = 100 feet

E. G. RUD & SONS, INC.
Professional Land Surveyors
EST. 1877

\$5600