KNOW ALL PERSONS BY THESE PRESENTS: That MSJ Development Company, LLC, a Minnesota limited liability company, owner of the following described property: The South Half of the Southwest Quarter of the Northwest Quarter and the East 540 feet of the North Half of said Southwest Quarter of the Northwest Quarter, Section 11, Township 33, Range 24, Anoka County, Minnesota. AND The Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 11, Township 33, Range 24, Anoka County, Minnesota, and that part of the Northeast Quarter of the Southwest Quarter of Section 11, lying West of the East 540 feet thereof; EXCEPT the West 453.49 feet of the East 993.49 feet of the North 120.0 feet of said Southwest Quarter of the Northwest Quarter.	SADIES COVE	CITY OF OAK GROVE COUNTY OF ANOKA SEC. 11, TWP. 33, RNG. 24
Has caused the same to be surveyed and platted as SADIES COVE and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat. In witness whereof said MSJ Development Company, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this day of		Drainage and Utility Easements are shown thus:
Scott W. Wold - Chief Manager Non Double Manager Non Double Manager Non Double Manager Non Double Manager	orthwest Corner of Section II. Township 33, Range 24, Anoka County, Minnesota Cast Iron Monument Sec. II, Twp. 33, Rng. 24 Sec. II, Twp. 33, Rng. 24 Contract Corner of Section (SCALE IN F. SCALE: I INCH = North Line of W/2 of NW/4) For the purpose of this survey, the SW/4 of the NW/4 of Section II bears North 00 degrees 00 minute.	Being 10 feet in width and adjoining lot lines, as shown on the plat, unless otherwise shown. EET) 100 ROT TO SCALE Being 10 feet in width and adjoining lot lines, as shown on the plat, unless otherwise shown.
STATE OF MINNESOTA COUNTY OF	West Line of East 573.00 Get of W/2 of NW/4 Sec. II, Twp. 33, Rng. 24 Sec. III, Twp. 34, Rng. 24 Sec. III, Twp. 35, Rng. 24 Sec.	East Line of W½ of NW¼ Sec.II, Twp.33, Rng.24
Notary Public, Waska County, Minnesota	133 V₂ INCH 12671 S 89°59'41" E ₹ 331.36 S 89°59'41" E 540.	.00 Y ₂ INCH 13072
(Signature) Parta I lambus My Commission Expires 1-31-24 (Printed Name)	Social Sec. II, Twp. 33, Rng. 24 Social	
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. The state of Minnesota; that this plat is a correctly designated on this plat; that all monuments depicted on this plat have been and labeled on this plat; and all public ways are shown and labeled on this plat.	en, 1/2 INCH 2/00.00 Township Road Easement Co. S. No. 546993	of SW4 of NW. 7wp.33, Rng.24 -368.75
Craig A. Wensmann, Licensed Land Surveyor Minnesota License No. 47466 STATE OF MINNESOTA	12	sst Line of Misses. II.
COUNTY OF Sherbusses. This instrument was acknowledged before me this 16 day of September, 20 21 by Craig A. Wensmann.	A point located 1655.00 feet Sou	1th of, N67°00'00"E
Masse 10 More Notary Public, Sherburn County, Minnesota	North line of the W/2 of NW/4 and feet West of, as measured at a mangle to, the East line of W/2 of Sec. II, Twp. 33, Rng. 24	d 540.00
(Signature) My Commission Expires Jan 31, 2023 (Printed Name)	7	00 8 1 319.55 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA This plat of SADIES COVE was approved and accepted by the City Council of the City of Oak Grove, Minnesota at a regular meeting thereof held this day of	243.75 198.34 \$75°00'00"E 242.21 231.00 \$55°04'56"E South Line of N/2 of SW/4 of NW/4 Sec. II. Twp. 333, Rng. 24	368.18
CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA RICHARD Clerk Clerk	216.63 N90°00'00"E S 89°59'35" E 10 North Line of S/2 of SW/4 of NW/4 Sec. II, Twp.33, Rng.24 North Line of S/2 of SW/4 of NW/4 Sec. II, Twp.33, Rng.24	3 18.79
COUNTY SURVEYOR I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this	S 86°14'57" E 588.22 N 87°39'04" E 588.22	- 433.24 _
David M. Zieglmeier Anoka County Surveyor	9 BLOCK 16.96 N26°59'58"E	4 00,00,00,00,00,00,00,00,00,00,00,00,00,
COUNTY AUDITOR/TREASURER Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 2 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 22 nd day of September., 2021.		E 455/6 881 33
Property Tax Administrator By Sacy Kothler Deputy	8 571°00'00"E 70.00 STI°00'00"E 70.00 STI°00'00"E 70.00	ON THE PROPERTY OF THE PROPERT
COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA I hereby certify that this plat of SADIES COVE was filed in the office of the County Recorder/Registrar of Titles for public record on this 22 May of September. 2021, at 2.38 o'clock P.M. and was duly recorded as Document No. 2357531.066.	SII°00'00"E 292.00 N87°00'00"E 292.61 N87°00'00"E 215.04 N87°00'00"E 215.04	N4°00'00" 149.02 149.02 SW4 for NW4 5.33 Rng.24
Pamela J. Le Blanc. County Recorder/Registrar of Titles By Sacy Kiehler Deputy Deputy Sec. II, Twp. 33, Rng. 24 Anoka County, MN Southwest NW. A.K. Section A	st Corner of Sl/2 of SW/4 of A. West Quarter Corner of II, Township 33, Range 24, Anoka County, Minnesota DRAINAGE BUILLITY Anoka County, Minnesota	East Quarter Corner of Section II, Township 33, Range 24,
Denotes found iron pipe monument Denotes set ½ inch by 14 inch iron pipe monument with a plastic plug stamped R.L.S. 47466 Denotes ½ inch by 14 inch iron LS 13072 Denotes Lyle C. Reynolds, LS Denotes ½ inch by 14 inch iron LS 15233 Denotes Denotes Denois V. Taylor, LS Denotes deasement Denotes right of way	II, Township 33, Range 24,— Anoka County, Minnesota 2 Inch Steel Telespar South/Line of S/2 of SW/4 of NW/4 Sec. II, Twp. 33, Rng. 24 ——441.87—— 208.00 S 89°59'29" E 1322.15	Anoka County, Minnesota Cast Iron Monument 3966.59 S 89°59'29" E
Denotes found cast iron monument Denotes existing adjoiners Denotes existing adjoiners Denotes existing adjoiners Denotes existing adjoiners N Denotes delineated wetland boundary August 27th, 2021	,'	\$56- RNG. 24
Denotes approximate drainage ditch/creek centerline Order NO SCALE Denotes approximate drainage ditch/creek centerline NO SCALE Sims Rd. N.W.	THIRD ADDITION BOGART, PEL	DERSON & ASSOCIATES, INC.