

CITY OF OAK GROVE  
COUNTY OF ANOKA  
SEC. 11, TWP. 33, RNG. 24

# SADIES COVE

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 the Northwest 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.

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 16<sup>th</sup> day of September, 2021

MSJ DEVELOPMENT COMPANY, LLC.  
*[Signature]*  
Scott W. Wold - Chief Manager  
*[Signature]*  
Jon D. Jondahl - Manager

STATE OF MINNESOTA  
COUNTY OF Anoka

This instrument was acknowledged before me this 16<sup>th</sup> day of September, 2021 by Scott W. Wold, Chief Manager, and Jon D. Jondahl, Manager of MSJ Development Company, LLC, a Minnesota limited liability company.

*[Signature]*  
Notary Public, Anoka County, Minnesota  
*[Signature]*  
My Commission Expires 1-31-24

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.

*[Signature]*  
Craig A. Wensmann  
Craig A. Wensmann, Licensed Land Surveyor  
Minnesota License No. 47466

STATE OF MINNESOTA  
COUNTY OF Sherburne

This instrument was acknowledged before me this 16 day of September, 2021 by Craig A. Wensmann.

*[Signature]*  
Notary Public, Sherburne County, Minnesota  
*[Signature]*  
My Commission Expires Jan 31, 2023

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 28<sup>th</sup> day of June, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

*[Signature]*  
Mayor  
*[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 22<sup>nd</sup> day of September, 2021

*[Signature]*  
David M. Ziegler  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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<sup>nd</sup> day of September, 2021

*[Signature]*  
Property Tax Administrator  
*[Signature]*  
Deputy

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<sup>nd</sup> day of September, 2021, at 10:28 o'clock P.M. and was duly recorded as Document No. 2337531.006

*[Signature]*  
County Recorder/Registrar of Titles  
*[Signature]*  
Deputy

- LEGEND:
- Denotes found iron pipe monument
  - Denotes set 1/2 inch by 14 inch iron pipe monument with a plastic plug stamped R.L.S. 47466
  - Denotes 1/2 inch by 14 inch iron pipe monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date
  - ⊙ Denotes found cast iron monument
  - ⊙ Denotes found aluminum disk
  - Denotes wetland interior
  - LS 12251 Denotes Jeffrey N. Coine, LS
  - LS 12671 Denotes Thomas J. O'Malley, LS
  - LS 13072 Denotes Lyle C. Reynolds, LS
  - LS 15233 Denotes Dennis V. Taylor, LS
  - Denotes easement
  - Denotes right of way
  - Denotes existing adjoiners
  - Denotes delineated wetland boundary August 27th, 2021
  - Denotes approximate drainage ditch/creek centerline

