

SERENITY SHORES

OFFICIAL PLAT

2259936.001

CITY OF OAK GROVE
COUNTY OF ANOKA
SEC. 31, TWP. 33, RNG. 24

KNOW ALL PERSONS BY THESE PRESENTS: That C & E Ventures LLC LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southwest Quarter of the Southwest Quarter of Section 31, Township 33, Range 24, Anoka County, Minnesota, lying westerly of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 41.

Has caused the same to be surveyed and platted as SERENITY SHORES and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said C & E Ventures LLC LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this

21st day of APRIL, 2020

C & E VENTURES LLC LLC

Eric R. Vickaryous
Eric R. Vickaryous, Chief Manager

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 20th day of April, 2020 by Eric R. Vickaryous, Chief Manager of C & E Ventures LLC LLC, a Minnesota limited liability company.

Jennifer Moehlmann (signature)
Jennifer Moehlmann (printed)
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2024

I Lyle C. Reynolds 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 24th day of MARCH, 2020.

Lyle C. Reynolds
Lyle C. Reynolds, Licensed Land Surveyor
Minnesota License Number 13072

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 21st day of April, 2020 by Lyle C. Reynolds.

Jennifer Moehlmann (signature)
Jennifer Moehlmann (printed)
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2024

CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA

This plat of SERENITY SHORES was approved and accepted by the City Council of the City of Oak Grove, Minnesota at a regular meeting thereof held this 25th day of NOVEMBER, 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA

By: Dan Dennis Mayor
By: J. Rieland 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 4th day of May, 2020.

By: 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 4th day of May, 2020.

Jonell M. Sawyers
Property Tax Administrator

By: [Signature], Deputy

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

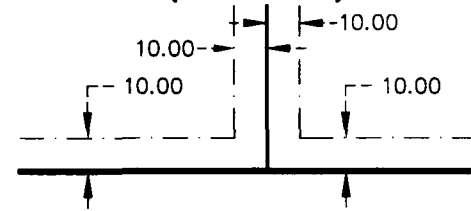
I hereby certify that this plat of SERENITY SHORES was filed in the office of the County Recorder/Registrar of Titles for public record on this 4th day of May, 2020, at 12:1 o'clock A. M. and was duly recorded as Document Number 2259936.001

Jonell M. Sawyers
County Recorder/Registrar of Titles

By: [Signature], Deputy

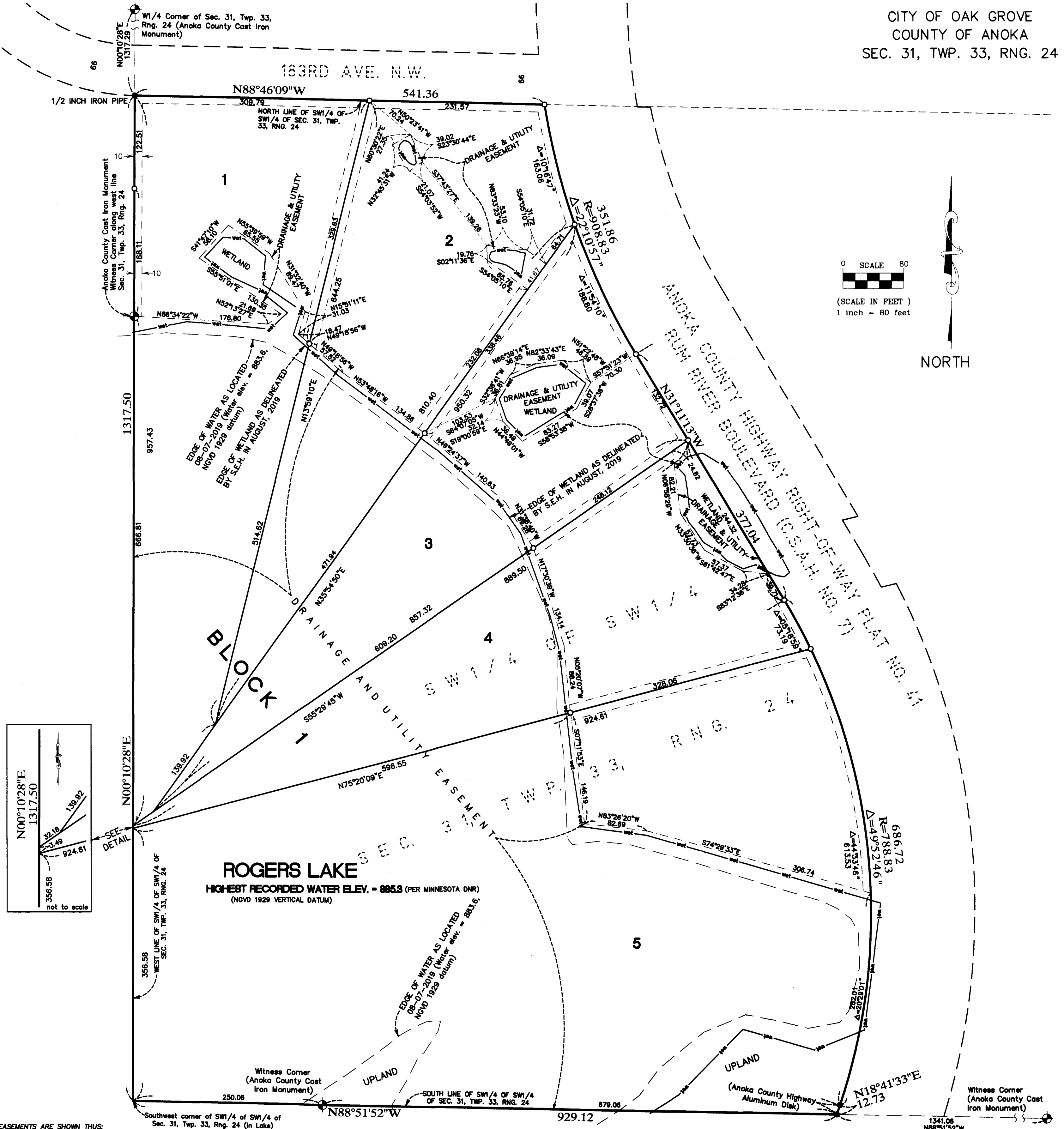
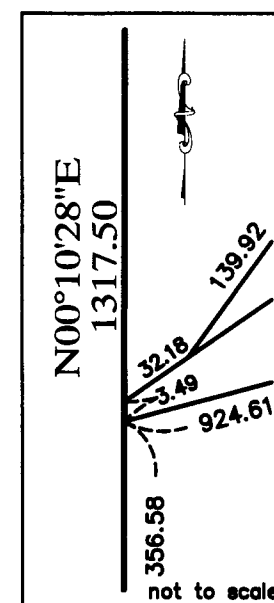
BENCHMARK: ANOKA COUNTY BENCHMARK #3031, SECOND ORDER BENCHMARK IN GROUND IN COVERED TUBE. BENCHMARK IS APPROXIMATELY 40 EASTERLY OF THE CENTERLINE OF C.S.A.H. NO. 9 AND 50 FEET SOUTHERLY OF THE CENTERLINE OF 207TH AVE. N.W. ELEVATION = 905.577 (NGVD 1929 VERTICAL DATUM)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS: (NOT TO SCALE)

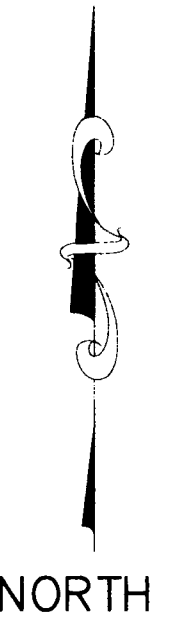


BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

ROGERS LAKE
HIGHEST RECORDED WATER ELEV. = 885.3 (PER MINNESOTA DNR)
(NGVD 1929 VERTICAL DATUM)



0 SCALE 80
(SCALE IN FEET)
1 inch = 80 feet



- DENOTES WETLAND DELINEATED BY S.E.H. IN AUGUST, 2019
- DENOTES FOUND MONUMENT, AS NOTED
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 13072.
- ALL MONUMENT REQUIRED BY MINNESOTA STATUTE WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS 13072.

ACRE LAND SURVEYING
Blaine, MN 55440

\$56.00