

# ST CLAIR LAKES

City of Columbus  
County of Anoka  
Sec. 24, T32, R22

KNOW ALL PERSONS BY THESE PRESENTS: That St. Clair Terrain Company, a Minnesota corporation, owner of the following described property:

That certain part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW/4), Section Twenty-four (24), Township Thirty-two (32), Range Twenty-two (22), Anoka County, Minnesota, described as follows:

Beginning at the intersection of the West line of Section 24 and the Northerly line of State Highway No. 8 as now established 80 feet wide; thence Southeasterly, along said highway line, for 684.5 feet to the centerline of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW/4) and the point of beginning of the tract hereby-described; thence North 0 degrees 18 minutes East, parallel with said West section line for 513.8 feet; thence South 70 degrees 35 minutes East 298.6 feet to the Northwest corner of a tract conveyed in recent months; thence South 1 degrees 46 minutes East, along the West line of said tract, for 528 feet to the Northerly line of aforesaid Highway No. 8; thence Northwesterly, along said highway line for 320.5 feet to the point of beginning.

Excepting therefrom Parcel 35, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 3.

Also excepting therefrom:

That certain part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4), Section Twenty-four (24), Township Thirty-two (32), Range Twenty-two (22), Anoka County, Minnesota, described as follows, to-wit:

Commencing at the intersection of the East line of said tract and the North line of State Highway 8 as now established; thence Northwesterly, along the segment of a curve in said highway line for 258.3 feet; thence continuing along said highway line for 89.0 feet; thence North, parallel with the East line of said NW 1/4 of NW 1/4, a distance of 21.48 feet to the north line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 3, Anoka County, Minnesota, and to the point of beginning of the tract to be described; thence continuing along the last described course, a distance of 506.52 feet; thence northwesterly deflecting to the left 70 degrees 28 minutes 39 seconds, a distance of 41.11 feet; thence southerly deflecting to the left 110 degrees 46 minutes 35 seconds, a distance of 509.56 feet to the north line of said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 3; thence southeasterly along said north line a distance of 29.64 feet to the point of beginning.

AND

That part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section Twenty-four (24), Township Thirty-two (32) North, Range Twenty-two (22) West, Anoka County, Minnesota, described as follows:

Commencing at the point of intersection of the west line of Section 24 with the northerly line of County State Aid Highway No. 23 (formerly known as State Highway No. 8); thence southeasterly along said highway line, a distance of 388.6 feet to the point of beginning; thence northeasterly, deflecting 101 degrees 51 minutes to the left, a distance of 920 feet, more or less, to the north line of the NW1/4 of NW1/4 of Section 24; thence easterly, along said north line, a distance of 775 feet, more or less, to the northeast corner of the NW1/4 of NW1/4 of Section 24; thence southerly, along the east line of the NW1/4 of NW1/4, a distance of 730 feet, more or less, to a point distant 528 feet north of the point of intersection of said east line of the NW1/4 of NW1/4 with the northerly right-of-way line of County State Aid Highway No. 23 (formerly known as State Highway No. 8); thence westerly, at right angles to said east line, a distance of 165 feet to the east line of the Allen E. Tuominen tract, as described in Warranty Deed recorded in Book 769 of Deeds, page 386; thence northerly, along said east line, a distance of 28 feet, more or less, to the northeast corner of said Allen E. Tuominen tract; thence northwesterly, along the northerly line of said Allen E. Tuominen tract, a distance of 88.79 feet to the northwest corner thereof, said point is also the northeast corner of the Matthew L. Mulvihill tract, as described on Warranty Deed recorded in Book 538 of Deeds page 29; thence northwesterly, along the northerly line of said Matthew Mulvihill tract a distance of 88.79 feet to the northwest corner thereof, said point is also the northeast corner of the Robert A. Peloquin tract, as described in Warranty Deed recorded to Book 811 of Deeds, page 163; thence North 70 degrees 35 minutes West along the northerly line of said Robert A. Peloquin tract a distance of 298.6 feet to the northwest corner thereof; thence South 0 degrees 18 minutes West, along the west line of said Robert A. Peloquin tract, a distance of 513.8 feet to the northerly line of County State Aid Highway No. 23; thence northwesterly, along said northerly highway line, a distance of 296 feet to the point of beginning.

Has caused the same to be surveyed and platted as ST CLAIR LAKES 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 St. Clair Terrain Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this 16<sup>th</sup> day of November, 2021.

St. Clair Terrain Company

Jamie Jensen  
Jamié Jensen, President

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me this 16<sup>th</sup> day of November, 2021 by Jamie Jensen, President of St. Clair Terrain Company, a Minnesota corporation, on behalf of the corporation.

LaVae Mack (Signature)  
LaVae Mack (Print Name)  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2022

I Daniel W. Obermiller 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 16<sup>th</sup> day of November, 2021

Daniel W. Obermiller  
Daniel W. Obermiller, Licensed Land Surveyor  
Minnesota License No. 25341

STATE OF MINNESOTA  
COUNTY OF Anoka

This instrument was acknowledged before me this 16<sup>th</sup> day of November, 2021 by Daniel W. Obermiller.

LaVae Mack (Signature)  
LaVae Mack (Print Name)  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2022

CITY COUNCIL, CITY OF COLUMBUS, MINNESOTA

This plat of ST. CLAIR LAKES was approved and accepted by the City Council of the City of Columbus, Minnesota at a regular meeting thereof held this 22<sup>nd</sup> day of September, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF COLUMBUS, MINNESOTA

By Jesse H. Reiner Mayor  
By Ejirah Mushi 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 16<sup>th</sup> day of December, 2021.

David M. Ziegler  
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 16 day of December, 2021.

Pamela J LeBlanc  
Property Tax Administrator  
By Mark H, Deputy

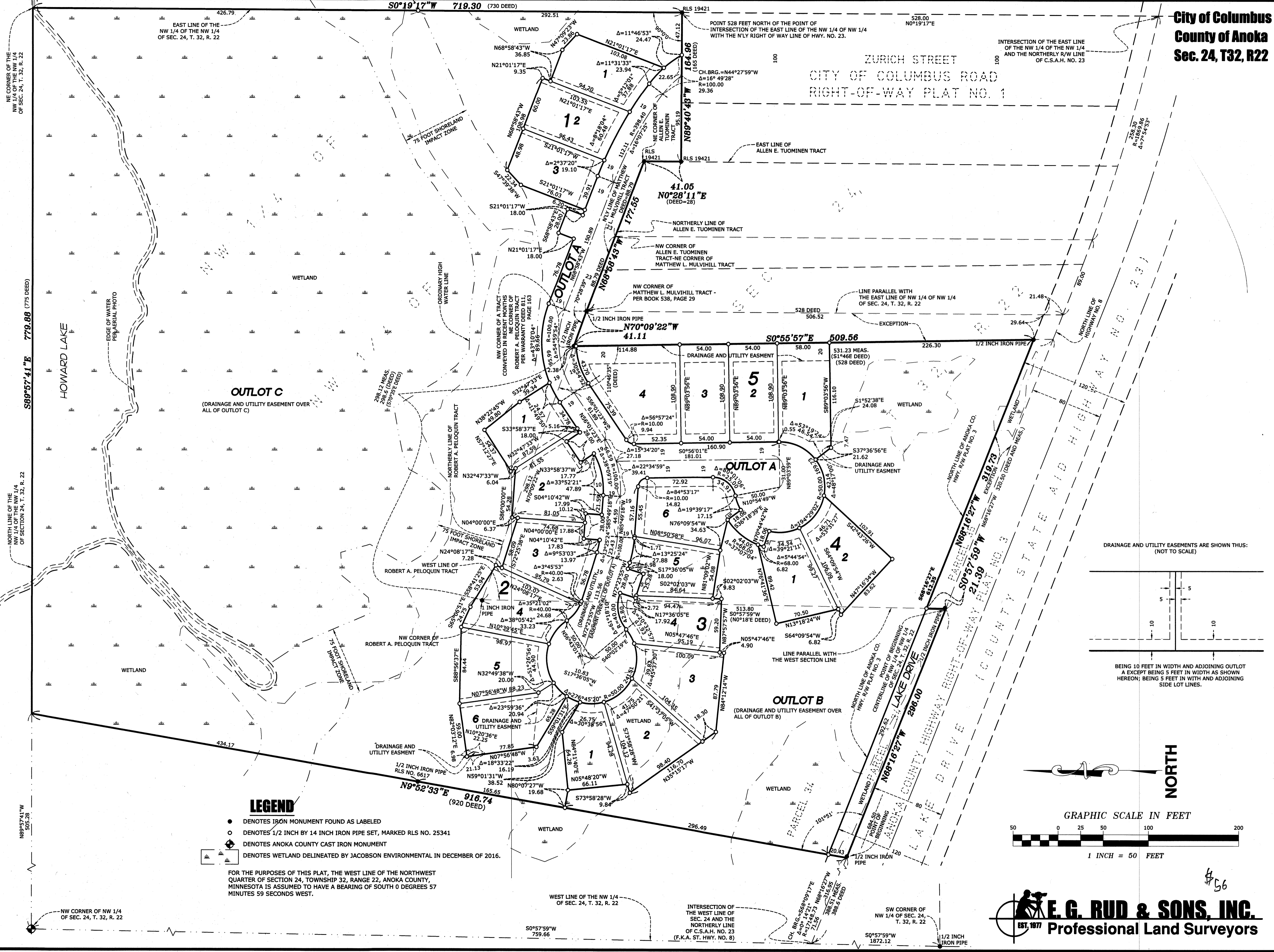
COUNTY RECORDER/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of ST CLAIR LAKES was filed in the office of the County Recorder/Registrar of Titles for public record on this 16 day of December, 2021, at 11:12 o'clock A.M. and was duly recorded as Document Number 2349570.001.

Pamela J LeBlanc  
County Recorder/Registrar of Titles  
By Mark H, Deputy

# ST CLAIR LAKES

City of Columbus  
County of Anoka  
Sec. 24, T32, R22



NORTH LINE OF THE NW 1/4 OF SECTION 24, T. 32, R. 22  
 S89°57'41\"/>

N89°57'41\"/>

NW CORNER OF NW 1/4 OF SEC. 24, T. 32, R. 22

EAST LINE OF THE NW 1/4 OF SEC. 24, T. 32, R. 22

S0°19'17\"/>

WEST LINE OF THE NW 1/4 OF SEC. 24, T. 32, R. 22

INTERSECTION OF SEC. 24 AND THE NORTHERLY LINE OF C.S.A.H. NO. 23 (F.K.A. ST. HWY. NO. 8)

SW CORNER OF NW 1/4 OF SEC. 24, T. 32, R. 22

S0°57'59\"/>

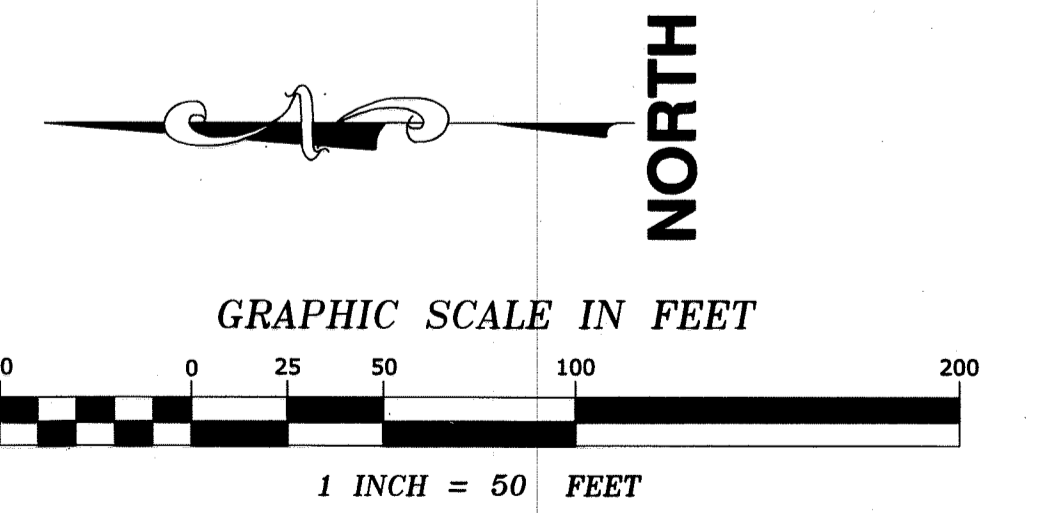
### LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 25341
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ☁ DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL IN DECEMBER OF 2016.

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 32, RANGE 22, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF SOUTH 0 DEGREES 57 MINUTES 59 SECONDS WEST.

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

BEING 10 FEET IN WIDTH AND ADJOINING OUTLOT A EXCEPT BEING 5 FEET IN WIDTH AS SHOWN HEREON; BEING 5 FEET IN WITH AND ADJOINING SIDE LOT LINES.



**E. G. RUD & SONS, INC.**  
 EST. 1977 Professional Land Surveyors