

T3 ADDITION

CITY OF COLUMBIA HEIGHTS
COUNTY OF ANOKA
SEC. 36, T. 30, R. 24
Book 79 Plat Page 45

KNOW ALL PERSONS BY THESE PRESENTS: That Thomas Anthony Brama II, a single person, owner of the following described property:

Lot 13, Block 1, WALTON'S SUNNY ACRES ADDITION TO COLUMBIA HEIGHTS, Anoka County, Minnesota.

AND

Lot 12, Block 1, WALTON'S SUNNY ACRES ADDITION TO COLUMBIA HEIGHTS, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

Has caused the same to be surveyed and platted as T3 ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Thomas Anthony Brama II has hereunto set his hand this 20th day of February, 2017.

Thomas Anthony Brama II
Thomas Anthony Brama II

STATE OF Minnesota

COUNTY OF Anoka

This instrument was acknowledged before me this 20th day of February, 2017 by Thomas Anthony Brama II, a single person.

Seth M. Monroe
Seth M. Monroe

Notary Public, Minnesota

My commission expires January 31, 2019

I Charles R. Christopherson 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 20th day of February, 2017.

Charles R. Christopherson
Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA

COUNTY OF ANOKA

This instrument was acknowledged before me this 20th day of February, 2017 by Charles R. Christopherson.

Seth M. Monroe
Seth M. Monroe

Notary Public, Minnesota.

My commission expires January 31, 2019

City Council, City of Columbia Heights, Minnesota

This plat of T3 ADDITION was approved and accepted by the City Council of the City of Columbia Heights, Minnesota at a regular meeting thereof held this 13 day of December, 2016, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Columbia Heights, Minnesota

By: Donna K. Schmitt, Mayor

By: Katie Bruno, Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 23rd day of February, 2017.

Larry D. Holum by Charles F. Getzen, Deputy
Larry D. Holum,
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ 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 20th day of February, 2017.

Donnell M. Sawyer
Property Tax Administrator
By: Spatterton, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of T3 ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 20th day of February, 2017, at 10:01 o'clock A.M. and was duly recorded in Book 79 abstract Page 45, as Document Number 546411.002.

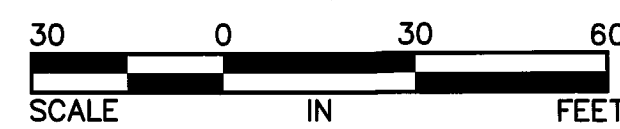
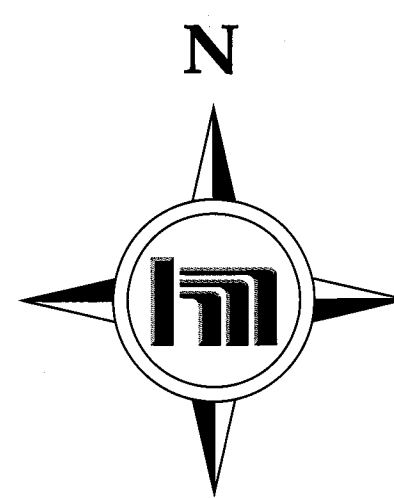
Donnell M. Sawyer
County Recorder/Registrar of Titles
By: Spatterton, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of T3 ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 20th day of February, 2017, at 10:02 o'clock A.M. and was duly recorded in Book 79 abstract Page 45, as Document Number 546366.003.

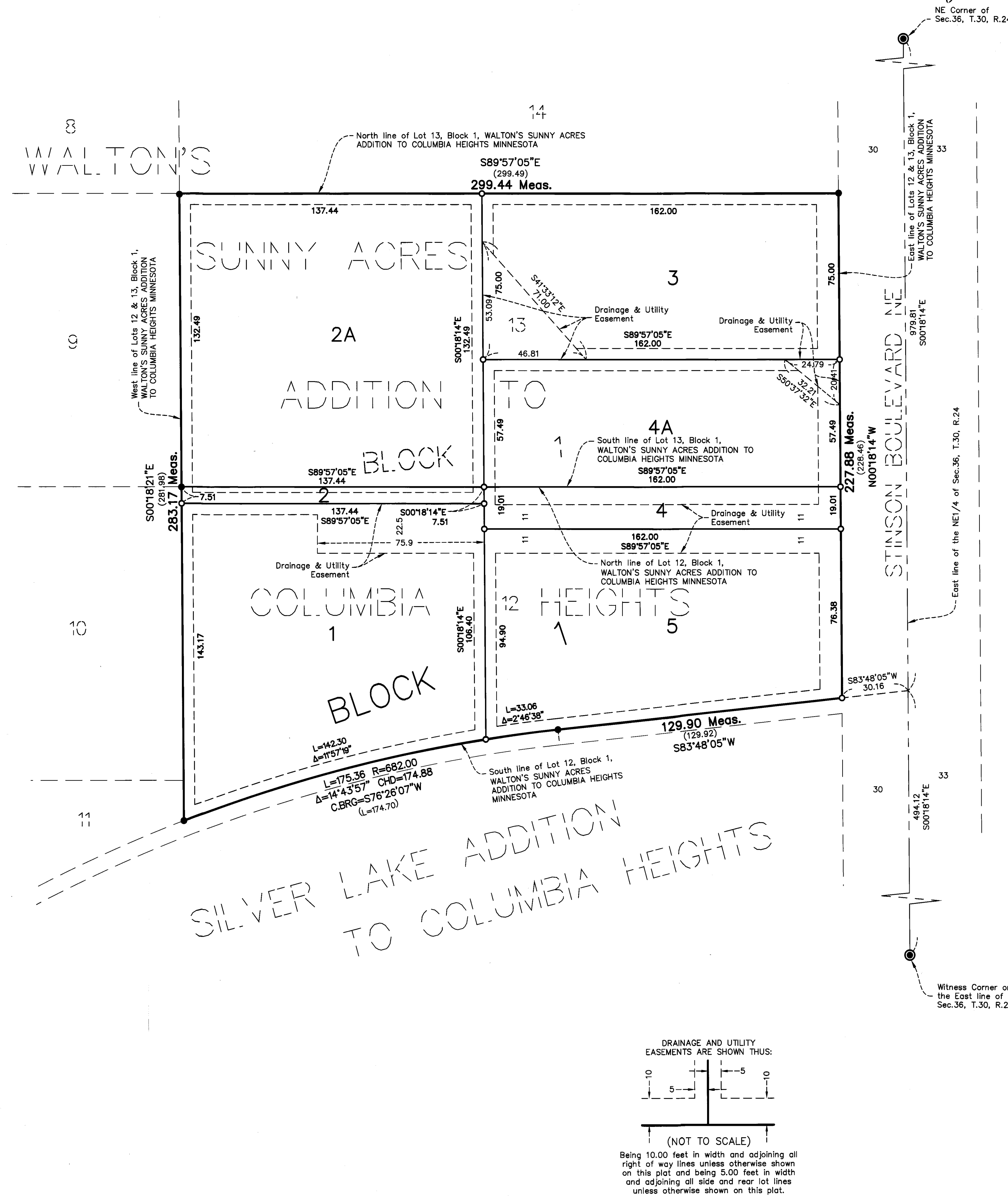
Donnell M. Sawyer
County Recorder/Registrar of Titles
By: Spatterton, Deputy



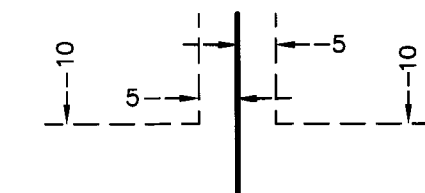
1 INCH = 30 FEET

- ⊙ Denotes Anoka County Monument
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes Found Iron Monument
- (100.00) Denotes record distance

For the purposes of this plat the East line of Lots 12 & 13, Block 1, WALTON'S SUNNY ACRES ADDITION TO COLUMBIA HEIGHTS is assumed to bear N00°18'14"W.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

\$56.00 \$56.00