

VIKING BLUFFS

CITY OF OAK GROVE
COUNTY OF ANOKA
SEC. 30, T. 33, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Rademacher Family Partnership, LLLP, a Minnesota Limited Liability Limited Partnership, owner of the following described property:

The Northeast Quarter of the Northwest Quarter of Section 30, Township 33, Range 24, and Lot 1, AUDITOR'S SUBDIVISION NO. 159, Anoka County, Minnesota.

EXCEPT

That part of Lot 1, AUDITOR'S SUBDIVISION NO. 159 according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 30, Township 33, Range 24, Anoka County, Minnesota; thence East (assumed bearing) along the North line of said Northwest Quarter of the Northeast Quarter a distance of 439 feet to the actual place of beginning described herein; thence continue East on said North line a distance of 300 feet; thence South a distance of 363 feet; thence West a distance of 300 feet; thence North a distance of 363 feet to the actual place of beginning.

AND ALSO EXCEPT

All that part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 33, Range 24, Anoka County, Minnesota and Lot 1, AUDITOR'S SUBDIVISION NO. 159, Anoka County, Minnesota, described as follows: Commencing at the intersection of the North line of said Section 30 with the centerline of County Road No. 55 as the same is now laid out and traveled, said point being 65.82 feet East of the North Quarter corner of said Section 30; thence Southwesterly deflecting 106 degrees 52 minutes 33 seconds in the Southeast Quadrant from the North line thereof and along said centerline a distance of 420 feet to the actual point of beginning of the tract of land to be hereby described; thence Southeasterly at right angles to said centerline a distance of 387 feet; thence Southwesterly at right angles a distance of 230 feet; thence Northwesterly at right angles a distance of 54 feet; thence Southwesterly in a straight line, which if extended, would intersect the centerline of said Road distant 482.97 feet Southwesterly from the actual point of beginning, a distance of 376.75 feet, more or less, to its intersection with a line drawn parallel with and 33 feet Southeasterly of said centerline as measured at right angles; thence Northwesterly on a line drawn at right angles to said centerline a distance of 33 feet; thence Northeasterly along said centerline a distance of 457.9 feet to the actual point of beginning.

TOGETHER WITH

The Southeast Quarter of the Northwest Quarter of Section 30, Township 33, Range 24 and Lot 5, AUDITOR'S SUBDIVISION NO. 159, Anoka County, Minnesota.

EXCEPT

That part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 33, Range 24, Anoka County, Minnesota described as follows: Beginning at a point and being the intersection of the North line of said Southeast Quarter of the Northwest Quarter with the Westerly line of County Road No. 55 as now located, said point also being 383 feet West of the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence West on said North line of Southeast Quarter of Northwest Quarter for a distance of 184.2 feet, thence South at right angles for a distance of 725.4 feet, thence East at right angles for a distance of 326.5 feet to the Westerly line of said County Road, thence Northerly on the said Westerly line of County Road for a distance of 748 feet more or less to the place of beginning.

AND ALSO EXCEPT

Commencing at a point on the State Road running from Anoka to Princeton in Section 30, Township 33, Range 24 60 rods South of North line of land owned by Frederick A. Leathers, thence running East 8 rods, thence South 10 rods, thence West 8 rods to line of said road.

TOGETHER WITH

Lots 3 and 4, AUDITOR'S SUBDIVISION NO. 159, Anoka County, Minnesota.

TOGETHER WITH

Lot 2, AUDITOR'S SUBDIVISION NO. 159, Anoka County, Minnesota, except that part described as follows:

That part of the Northeast Quarter of Section 30, Township 33, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the North line of said Northeast Quarter, said North line having a bearing of East and West, distant 805 feet East from the Northwest corner of said Northeast Quarter; thence South on a line having a bearing of North and South a distance of 280 feet; thence South 68 degrees 03 minutes 27 seconds East a distance of 607.0 feet to the actual point of beginning of the tract of land to be hereby described; thence continuing South 68 degrees 03 minutes 27 seconds East a distance of 30.78 feet; thence North 26 degrees 15 minutes East a distance of 185 feet to a point described as being 1478.4 feet East and 352.4 feet South from the Northwest corner of said Northeast Quarter as measured along the North line thereof and along a line drawn at right angles to the North line thereof; respectively thence South 35 degrees 33 minutes 18 seconds West a distance of 189.81 feet, more or less, to the actual point of beginning.

AND ALSO EXCEPT

That part of the Northeast Quarter of Section 30, Township 33, Range 24, Anoka County, Minnesota described as follows: Commencing at a point on the North line of said Northeast Quarter said North line having a bearing of East and West, distant 805 feet East from the Northwest corner of said Northeast Quarter thence South on a line having a bearing of North and South a distance of 280 feet; thence South 68 degrees 03 minutes 27 seconds East a distance of 607.00 feet; thence North 35 degrees 33 minutes 18 seconds East a distance of 189.81 feet; thence North 26 degrees 15 minutes East a distance of 60 feet more or less to the shore of Rum River; thence Northwesterly along the shoreline of said Rum River to its intersection with the North line of said Northeast Quarter; thence West along said North line a distance of 446.32 feet, more or less, to the point of commencement. Also known as a part of Lots 2 and 3, AUDITOR'S SUBDIVISION NUMBER 159, Anoka County, Minnesota.

TOGETHER WITH

Commencing at a point on the State Road running from Anoka to Princeton in Section 30, Township 33, Range 24, 60 rods South of the North line of land owned by Frederick A. Leathers, thence running East 8 rods, thence South 10 rods, thence West 8 rods to line of said road.

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

In witness whereof said Rademacher Family Partnership, LLLP, a Minnesota Limited Liability Limited Partnership, has caused these presents to be signed by its proper partner this 6th day of August, 2020.

RADEMACHER FAMILY PARTNERSHIP, LLLP

Grant Rademacher
Grant Rademacher, Partner

STATE OF Minnesota

COUNTY OF Anoka

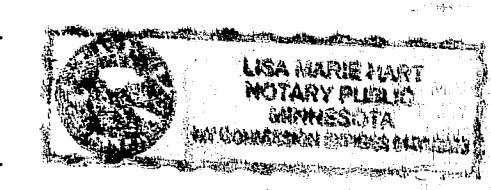
This instrument was acknowledged before me this 6th day of August, 2020 by Grant Rademacher, Partner of Rademacher Family Partnership, LLLP a Minnesota Limited Liability Limited Partnership, on behalf of the partnership.

Lisa Marie Hart
Signature

Lisa Marie Hart
Print Name

Notary Public, Minnesota County Anoka

My commission expires 01/31/2023



I Brian Person 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 06 day of August, 2020.

Brian Person
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 6th day of August, 2020 by Brian Person.

Seth M. Monroe
Signature

Seth M. Monroe
Print Name

Notary Public, Minnesota.

My commission expires January 31, 2024

City Council, City of Oak Grove, Minnesota

This plat of VIKING BLUFFS was approved and accepted by the City Council of the City of Oak Grove, Minnesota at a regular meeting thereof held this 4th day of August, 2020, 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 Jensen, Mayor

By: J. Richard, 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 11th day of August, 2020.

Charles F. Gitzen
Charles F. Gitzen,
Anoka County Surveyor

ANOKA 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 11th day of August, 2020.

Pamela J. LeBlanc
Property Tax Administrator

By: Deborah A. Wolf, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of VIKING BLUFFS was filed in the office of the County Recorder/Registrar of Titles for public record on this 11th day of August, 2020, at 11:23 o'clock A.M. and was duly recorded as Document Number 227347.001.

Pamela J. LeBlanc
County Recorder/Registrar of Titles

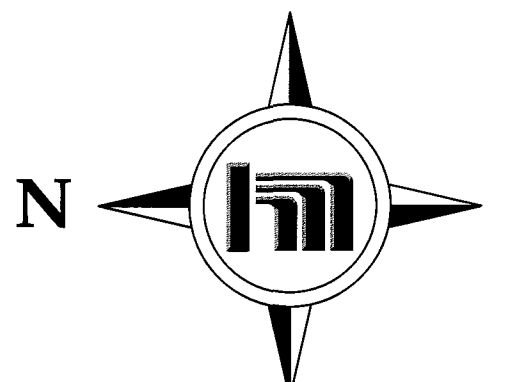
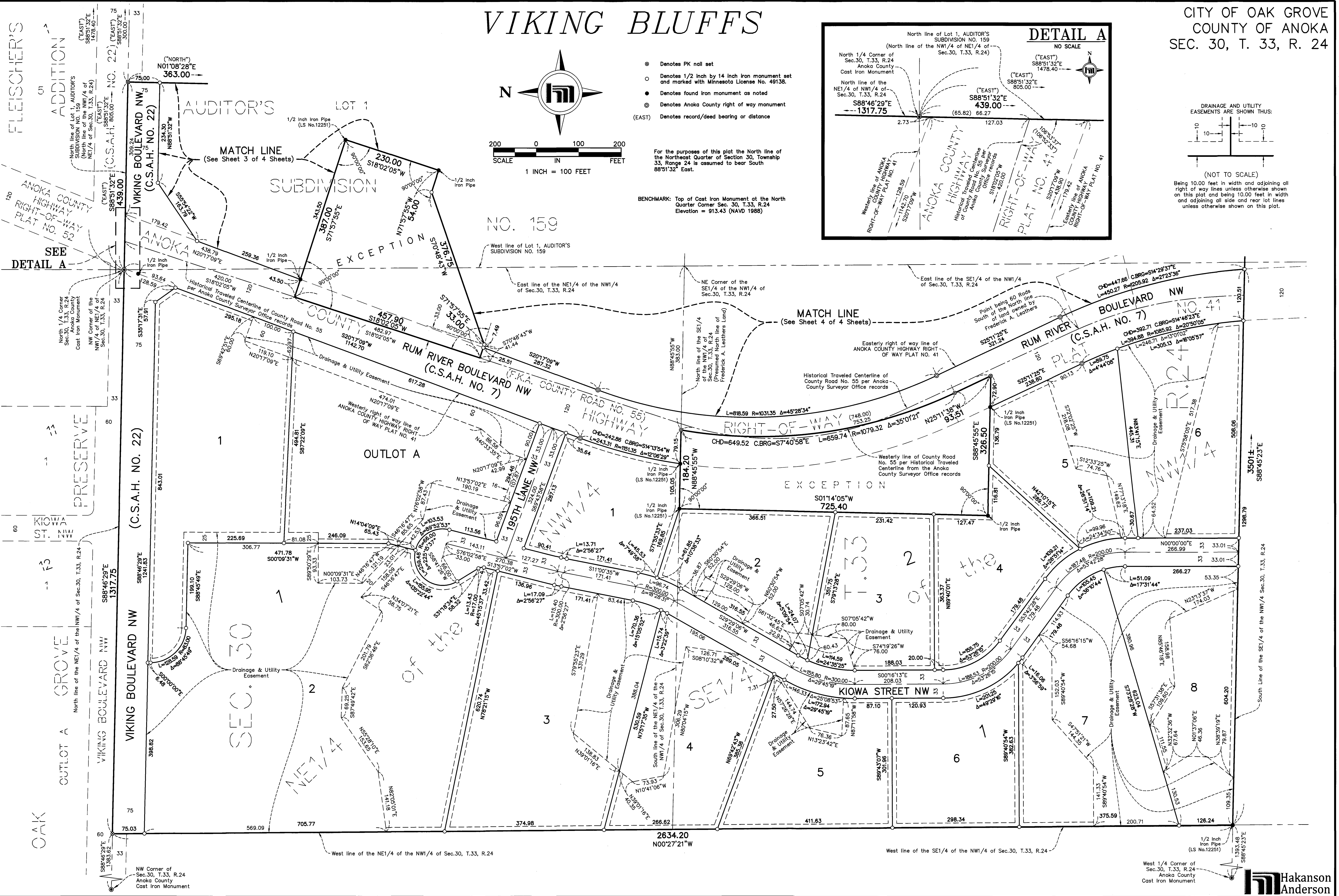
By: Deborah A. Wolf, Deputy

\$56.00



VIKING BLUFFS

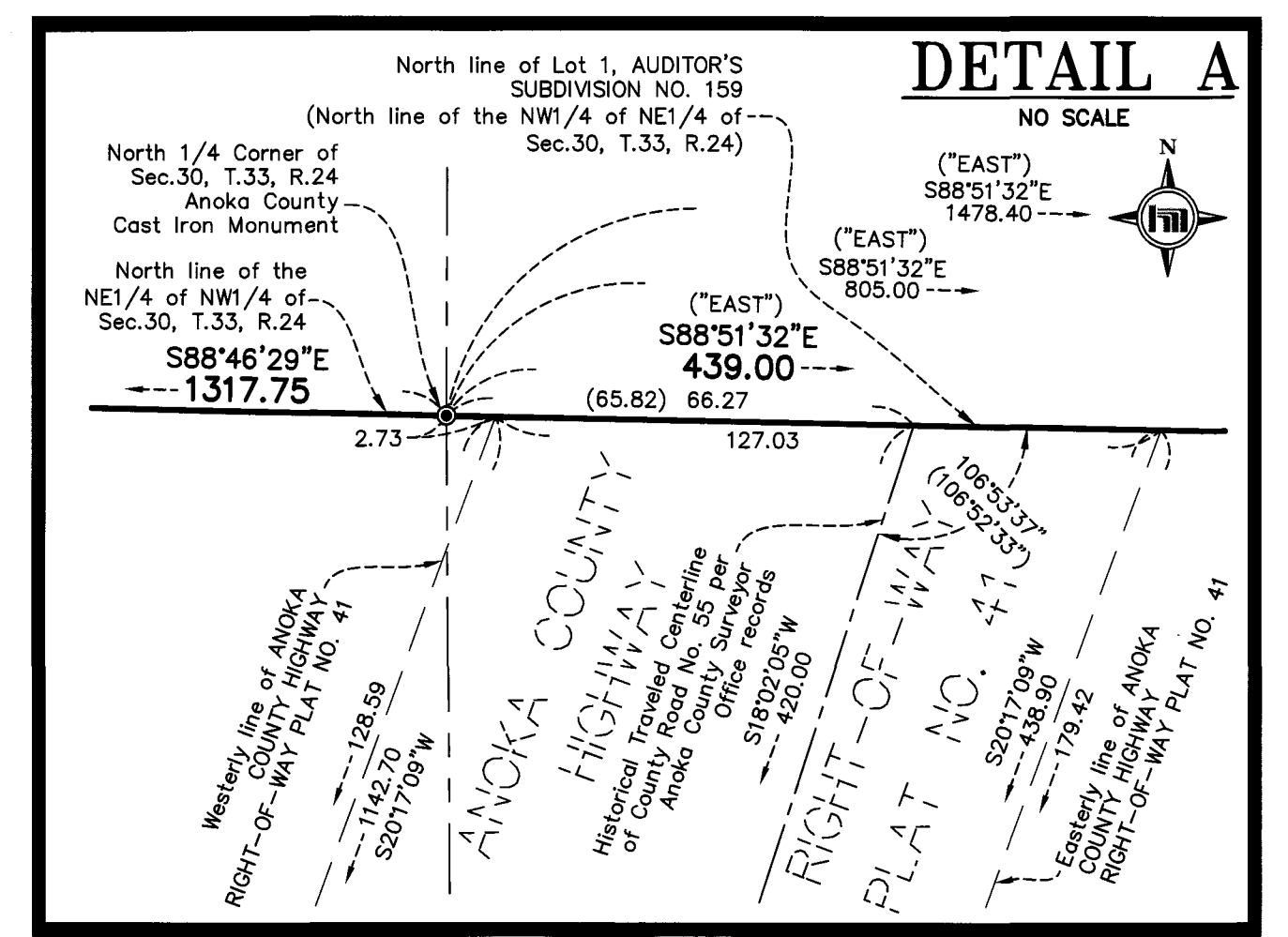
CITY OF OAK GROVE
COUNTY OF ANOKA
SEC. 30, T. 33, R. 24



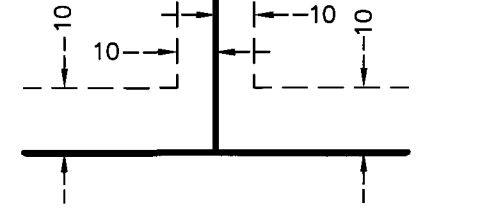
- ⊙ Denotes PK nail set
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 49138.
- Denotes found iron monument as noted
- ⊙ Denotes Anoka County right of way monument (EAST)
- ⊙ Denotes record/deed bearing or distance

For the purposes of this plat the North line of the Northeast Quarter of Section 30, Township 33, Range 24 is assumed to bear South 88°51'32" East.

BENCHMARK: Top of Cast Iron Monument at the North Quarter Corner Sec. 30, T.33, R.24
Elevation = 913.43 (NAVD 1988)



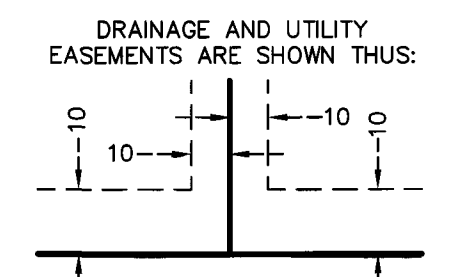
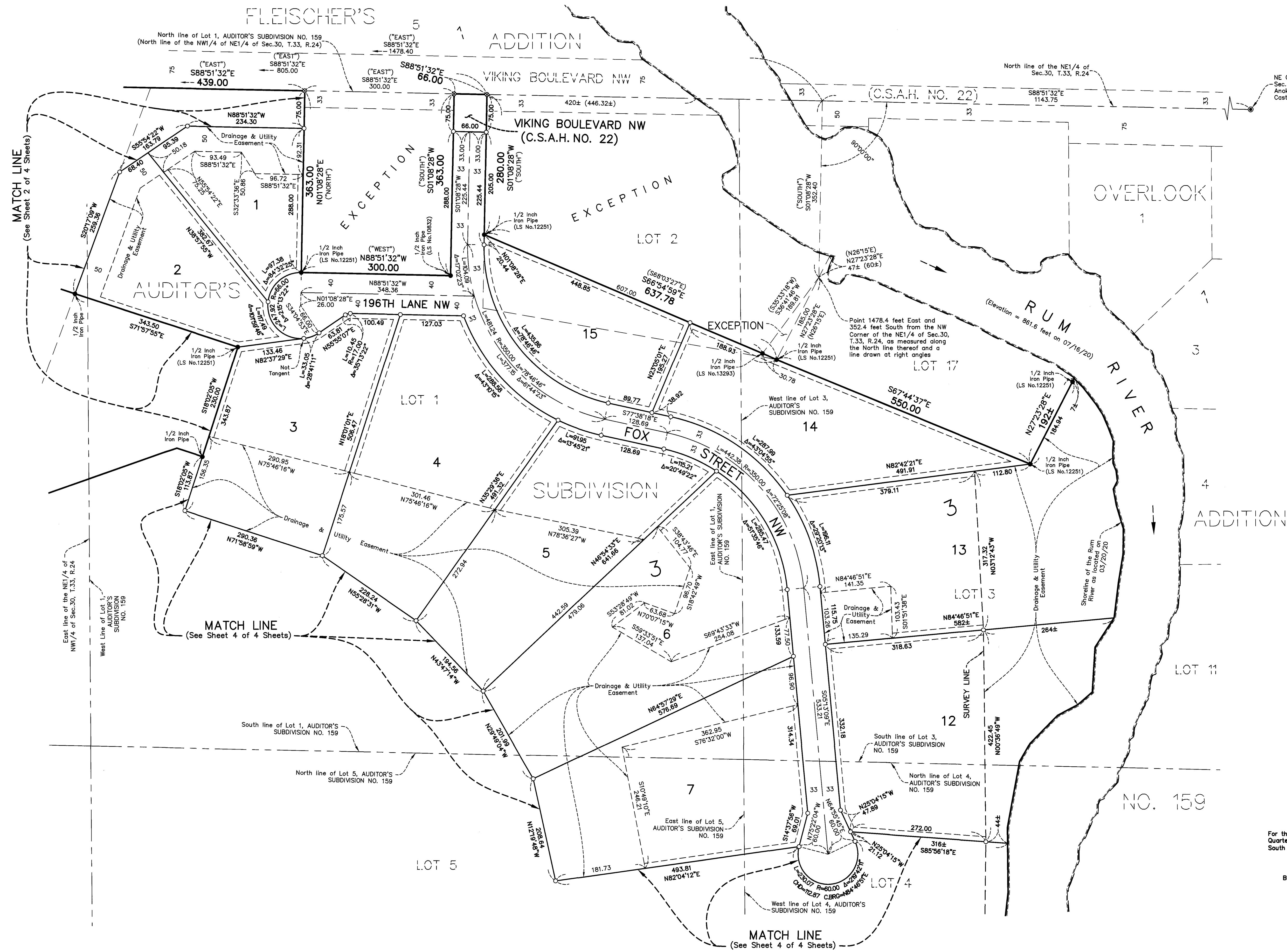
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



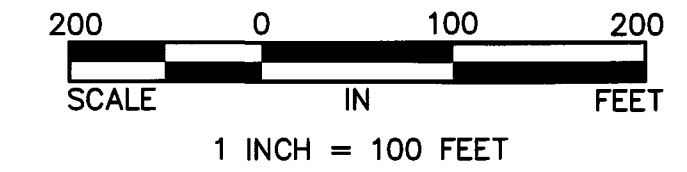
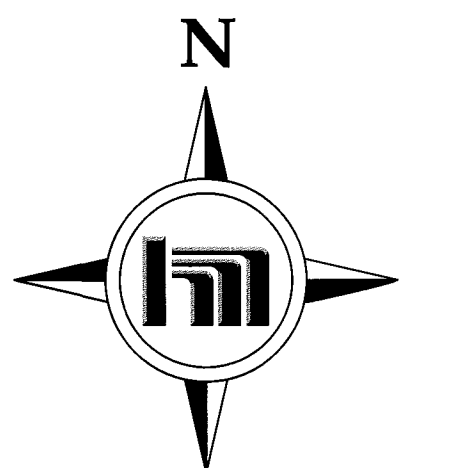
(NOT TO SCALE)
Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 10.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

VIKING BLUFFS

CITY OF OAK GROVE
COUNTY OF ANOKA
SEC. 30, T. 33, R. 24



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



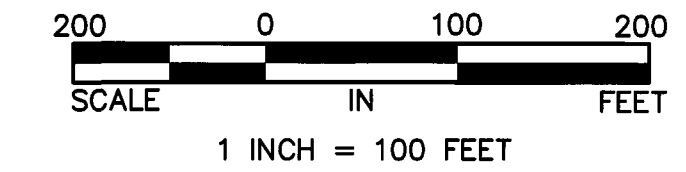
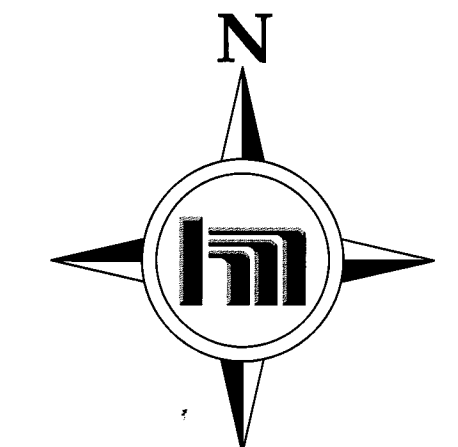
- ⊙ Denotes PK nail set
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 49138.
- Denotes found iron monument as noted
- (EAST) Denotes record/deed bearing or distance

For the purposes of this plat the North line of the Northeast Quarter of Section 30, Township 33, Range 24 is assumed to bear South 88°51'32" East.

BENCHMARK: Top of Cast Iron Monument at the North Quarter Corner Sec. 30, T.33, R.24
 Elevation = 913.43 (NAVD 1988)

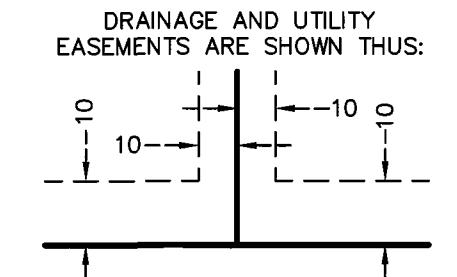
VIKING BLUFFS

CITY OF OAK GROVE
COUNTY OF ANOKA
SEC. 30, T. 33, R. 24

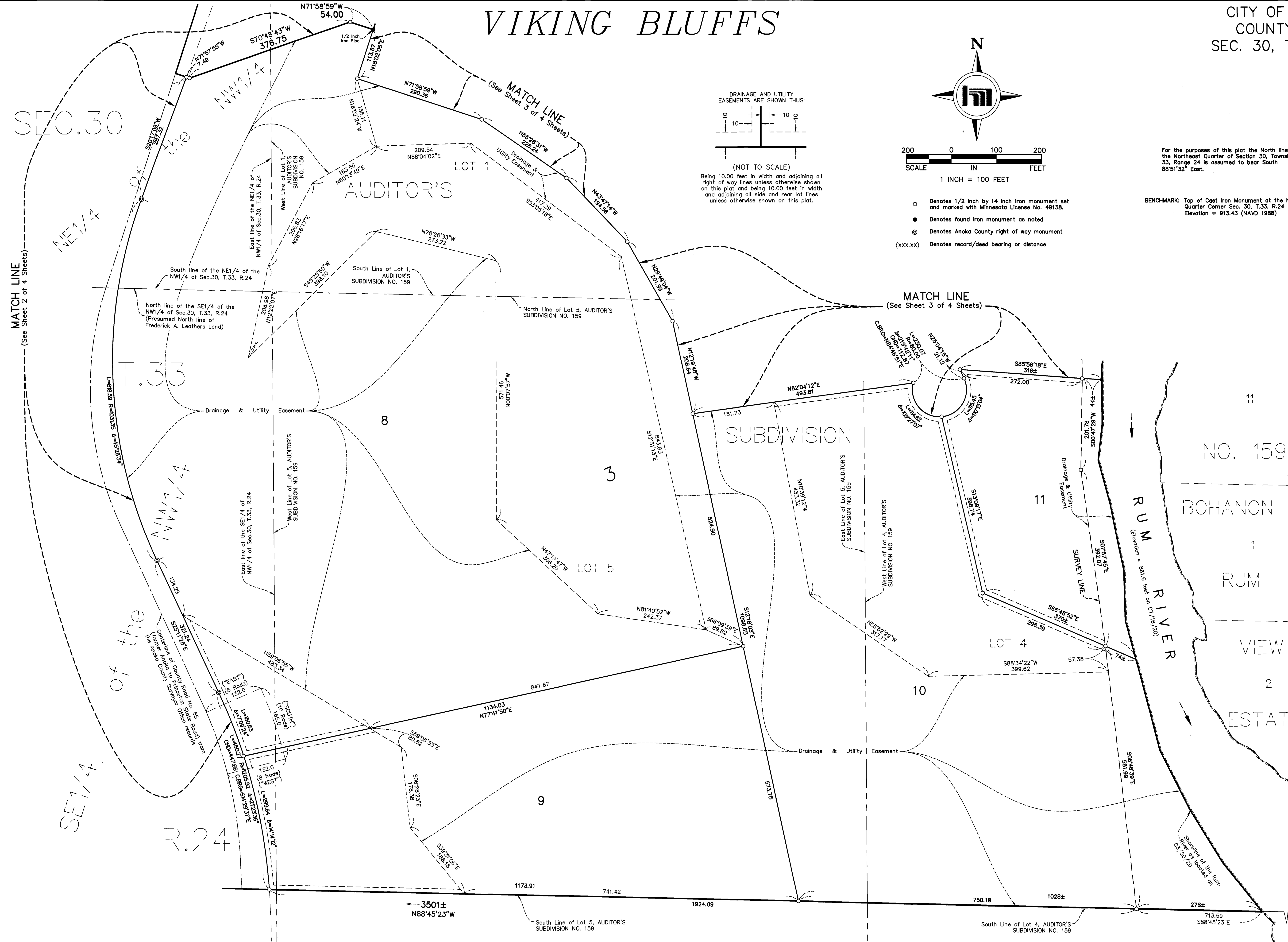


For the purposes of this plat the North line of the Northeast Quarter of Section 30, Township 33, Range 24 is assumed to bear South 88°51'32" East.

BENCHMARK: Top of Cast Iron Monument at the North Quarter Corner Sec. 30, T.33, R.24
Elevation = 913.43 (NAVD 1988)



- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 49138.
- Denotes found iron monument as noted
- ⊙ Denotes Anoka County right of way monument
- (XXX.XX) Denotes record/deed bearing or distance



East 1/4 Corner of Sec.30, T.33, R.24 Anoka County Cast Iron Monument

