

VIKING MEADOWS

CITY OF EAST BETHEL
COUNTY OF ANOKA
SECTIONS 29, 32, & 33,
TWP. 33, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That East Bethel 648-1 Land, LLC, a Minnesota limited liability company, owner of the following described property:

The North Half of the Northwest Quarter of the Northwest Quarter of Section 33, AND the North Half of the Northeast Quarter of the Northeast Quarter of Section 32, AND the East Half of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 29, all of the above being in Township 33 North, Range 23 West, Anoka County, Minnesota.

EXCEPTING THEREFROM, however, that part of the North Half of the Southeast Quarter of Section 29, Township 33, Range 23 described as follows: Commencing at a point on the center line of County Road No. 22, which point is 125 feet West of the Northwest corner of the Northeast Quarter of the Southeast Quarter, thence South parallel with the West line of said Northeast Quarter of Southeast Quarter a distance of 466 feet; thence East at right angles a distance of 466 feet; thence North on a line parallel with the West line of said Northeast Quarter of Southeast Quarter a distance of 176 feet, thence East at right angles a distance of 150 feet, thence North on a line parallel with the West line of said Northeast Quarter of Southeast Quarter a distance of 290 feet, more or less, to the center of County Road 22, thence Westerly along said center line of said Road to point of commencement.

Has caused the same to be surveyed and platted as VIKING MEADOWS 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 East Bethel 648-1 Land, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 13th day of December, 2024.

EAST BETHEL 648-1 LAND, LLC

Stephen A. Bona
Stephen A. Bona, Vice President

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on this 13th day of December, 2024 by Stephen A. Bona, Vice President of East Bethel 648-1 Land, LLC, a Minnesota limited liability company, on behalf of said company.

Matthew G. Barker (Signed)
Matthew G. Barker (Printed)
Notary Public, Anoka County, Minnesota
My commission expires January 31st 2025

I Thomas R. Balluff 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 12th day of DECEMBER, 2024.

Thomas R. Balluff
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on this 12th day of December, 2024 by Thomas R. Balluff.

Cynthia J. Morica (Signed)
Cynthia J. Morica (Printed)
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2025

CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

This plat of VIKING MEADOWS was approved and accepted by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this 14th day of October, 2024, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

By: Kevin B. Lewis Mayor
By: [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 7th day of January, 2025.

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 2025 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 7th day of January 2025, 2025.

Pamela J LeBlanc
Property Tax Administrator
By: [Signature] Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

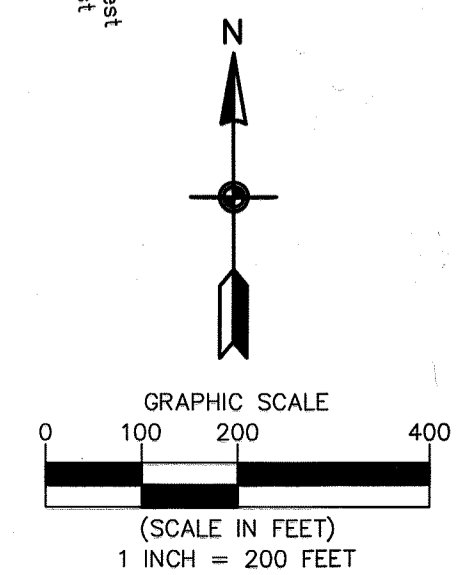
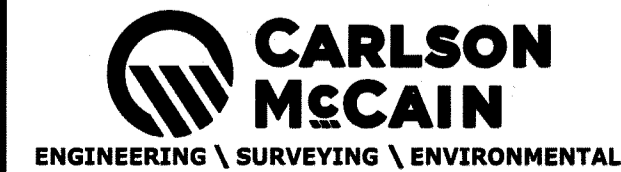
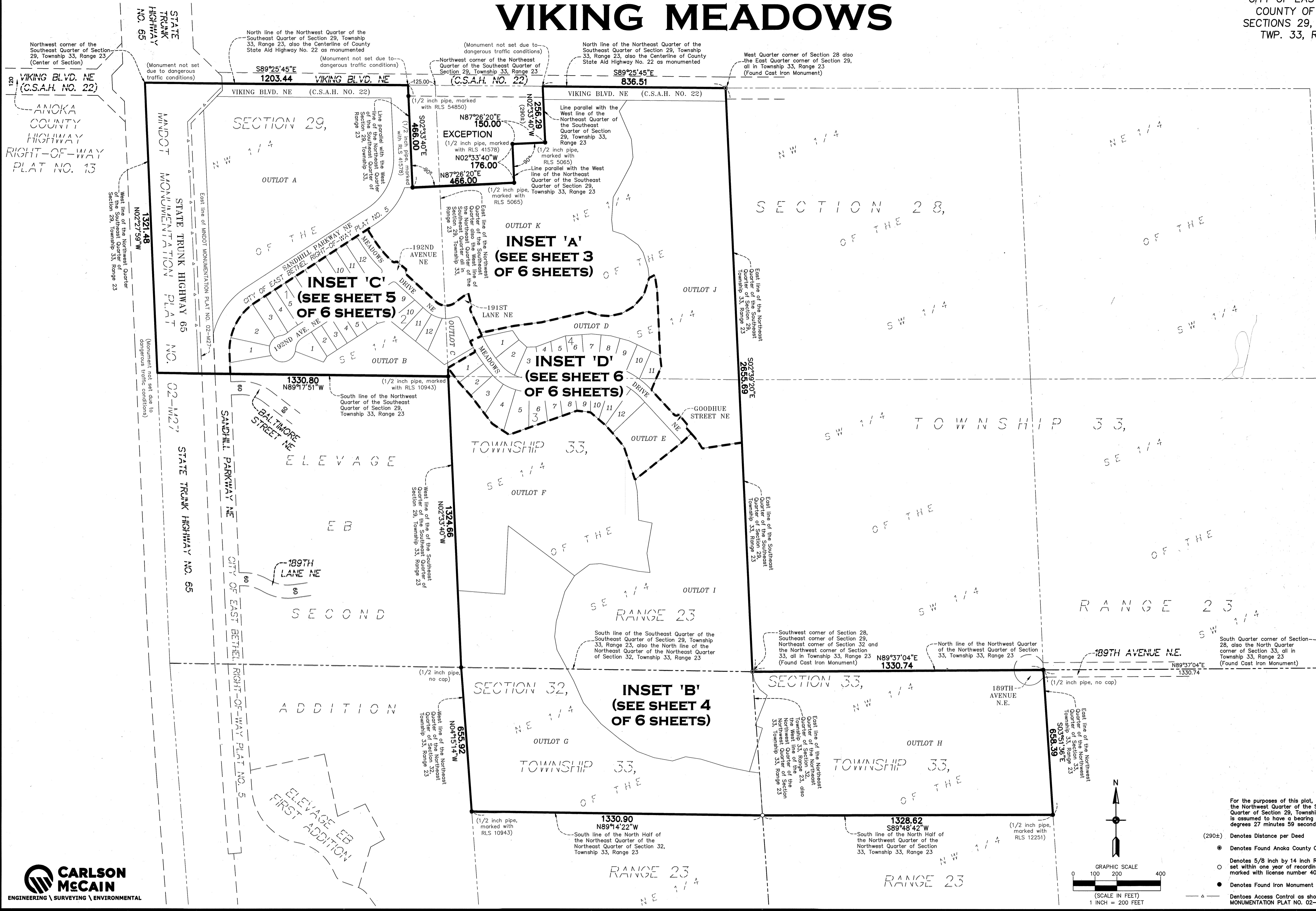
I hereby certify that this plat of VIKING MEADOWS was filed in the office of the County Recorder/Registrar of Titles for public record on this 7th day of January, 2025 at 12:30 o'clock P.M. and was duly recorded as Document Number 2430098.005

Pamela J LeBlanc
County Recorder/Registrar of Title
By: [Signature] Deputy



\$ 56.00

VIKING MEADOWS

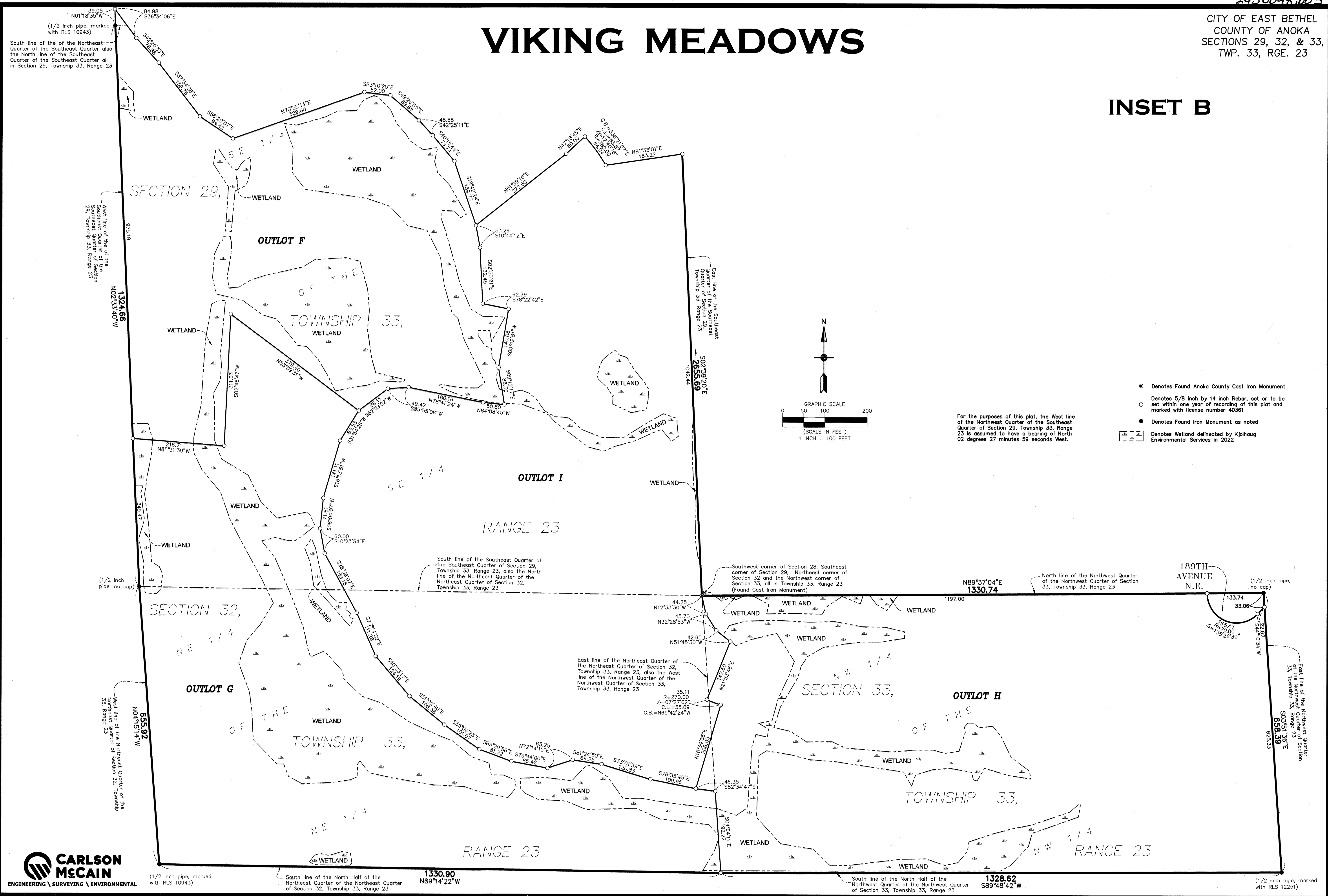


For the purposes of this plat, the West line of the Northwest Quarter of the Southeast Quarter of Section 29, Township 33, Range 23 is assumed to have a bearing of North 02 degrees 27 minutes 59 seconds West.

(290±) Denotes Distance per Deed
 ● Denotes Found Anoka County Cast Iron Monument
 ○ Denotes 5/8 inch by 1/4 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
 ● Denotes Found Iron Monument as noted
 —▲— Denotes Access Control as shown on MNDOT MONUMENTATION PLAT NO. 02-M27

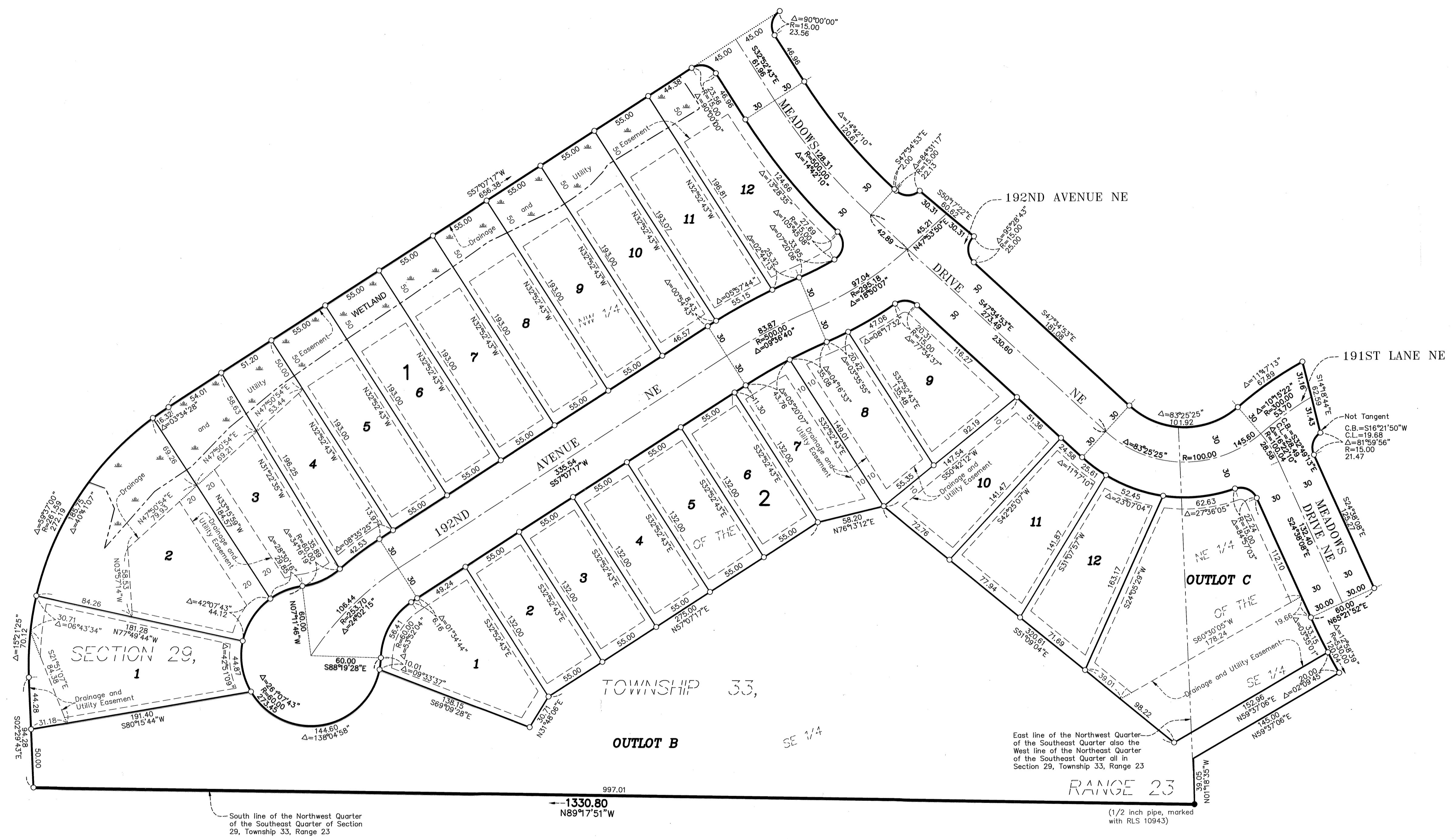
VIKING MEADOWS

INSET B

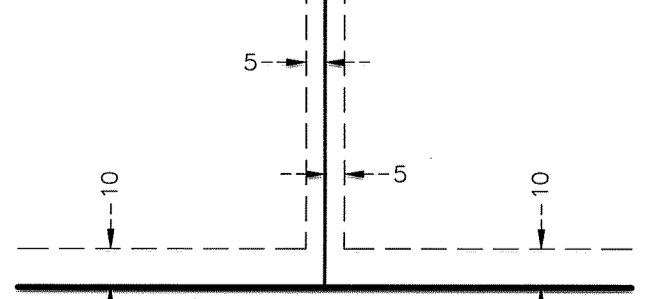


INSET C

VIKING MEADOWS

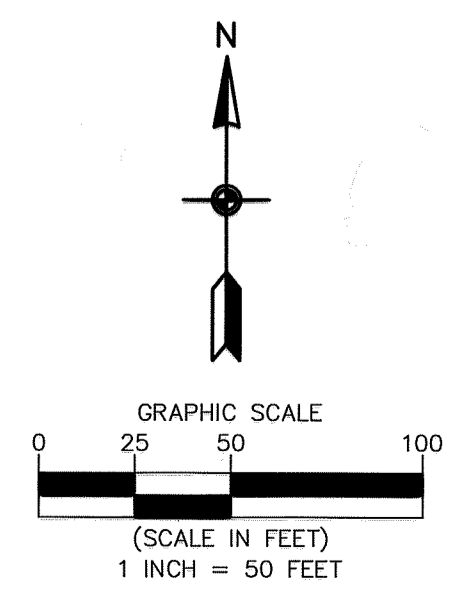


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

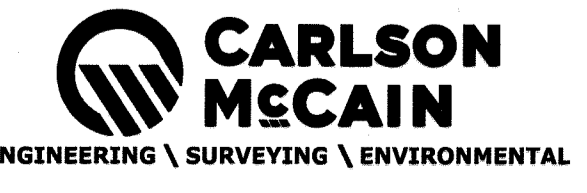


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

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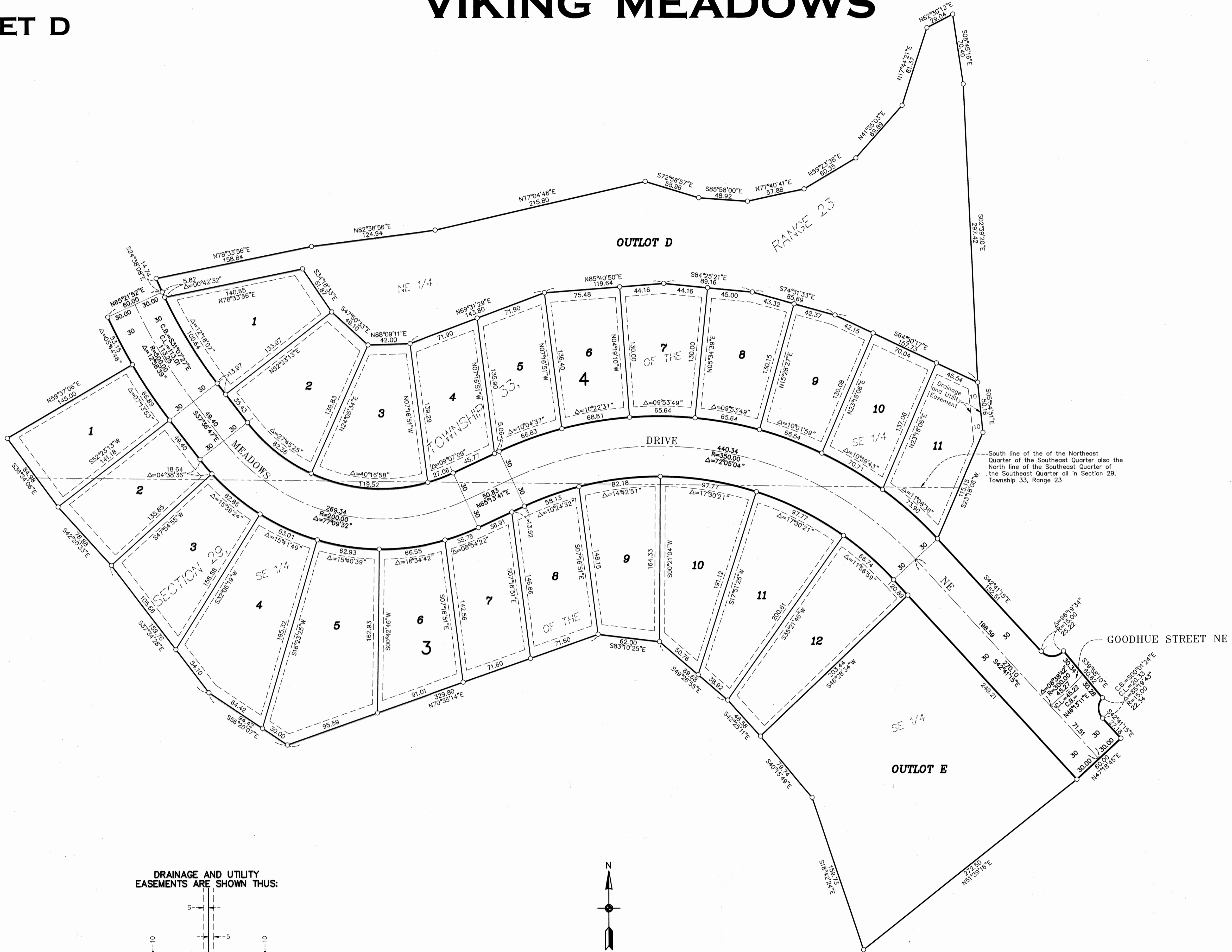


- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument as noted
- ▬ Denotes Wetland delineated by Kjolhaug Environmental Services in 2022



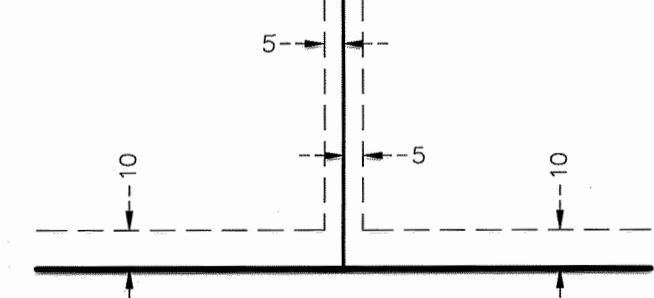
VIKING MEADOWS

INSET D

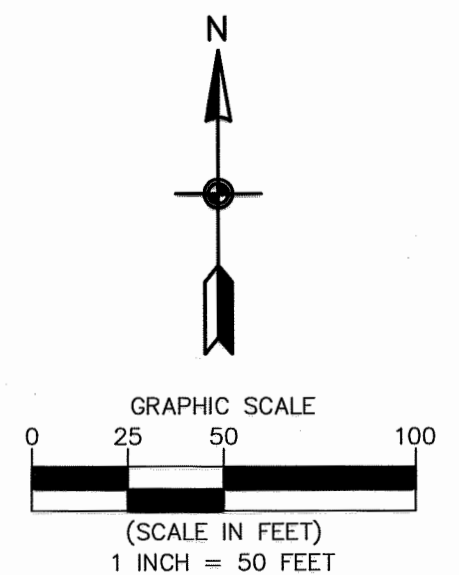


South line of the of the Northeast Quarter of the Southeast Quarter also the North line of the Southeast Quarter of the Southeast Quarter all in Section 29, Township 33, Range 23

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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