

WAGAMON RANCH 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Wagamon Ranch, LLC, a Minnesota limited liability company, owner of the following described property:

Outlots C, D, and E, WAGAMON RANCH, according to the recorded plat thereof, Anoka County, Minnesota.

AND

The North one-half of the West one-half of the Northeast Quarter of the Northeast Quarter of Section Three, Township Thirty-One, Range Twenty-Three, according to the government survey thereof.

Has caused the same to be surveyed and platted as WAGAMON RANCH 2ND ADDITION 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 Wagamon Ranch, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 1st day of February, 2016.

WAGAMON RANCH, LLC

Gary M. Gorham
Gary M. Gorham, as Chief Manager

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on Feb. 1, 2016 by Gary M. Gorham, as Chief Manager of Wagamon Ranch, LLC, a Minnesota limited liability company.

Lisa Derr
Notary Public, Lisa Derr
My commission expires 12/31/2018



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 22nd day of JANUARY, 2016.

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 January 22, 2016 by Thomas R. Balluff.

Cynthia J. Morical
Notary Public, Hennepin County, MN
My commission expires January 31, 2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of WAGAMON RANCH 2ND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 19th day of November, 2015, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: Tom Egan, Mayor

By: Chad Jensen, 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 1st day of February, 2016.

By: Larry D. Hoium by Charles F. Reiter, Deputy
Larry D. Hoium
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2016 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 February, 2016.

Jonell M. Sauger
Property Tax Administrator
By: [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of WAGAMON RANCH 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 16 day of February, 2016, at 1140 o'clock A.M. and was duly recorded in Book 78 Page 48, as Document Number 2130033-001.

Jonell M. Sauger
County Recorder/Registrar of Titles
By: [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

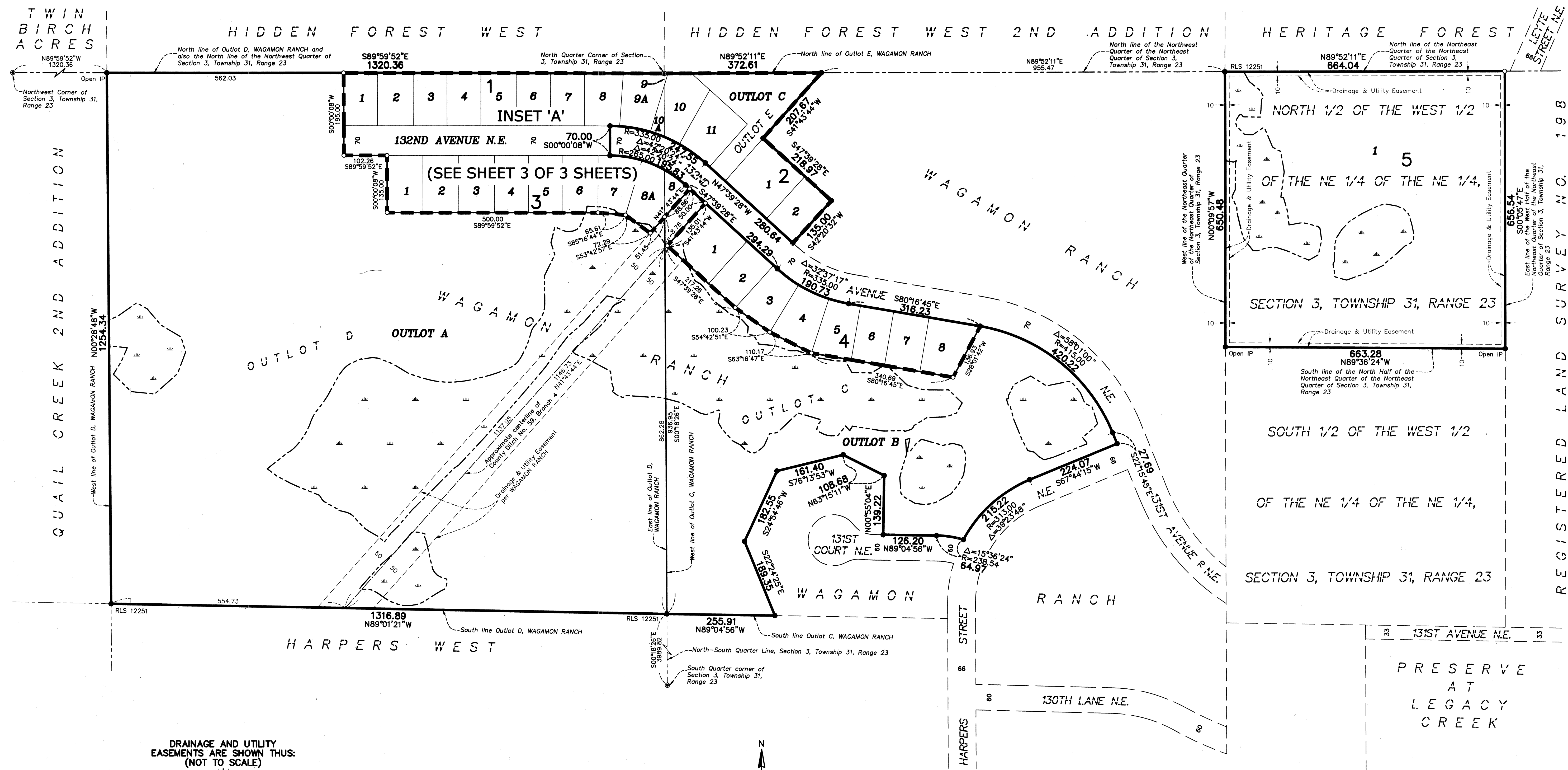
I hereby certify that this plat of WAGAMON RANCH 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 16 day of February, 2016, at 1140 o'clock A.M. and was duly recorded in Book 78 Page 48, as Document Number 536449-003.

Jonell M. Sauger
County Recorder/Registrar of Titles
By: [Signature], Deputy

\$56.00 \$56.00



WAGAMON RANCH 2ND ADDITION



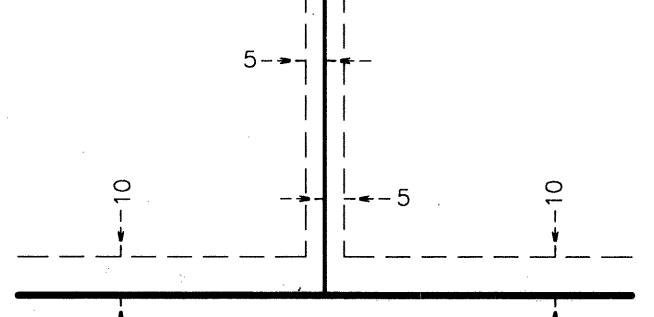
TWIN BIRCH ACRES
N89°59'52"W
1320.36
Northwest Corner of Section 3, Township 31, Range 23

QUAIL CREEK 2ND ADDITION
N00°28'48"W
1254.34
West line of Outlot D, WAGAMON RANCH

LEYTE STREET N.E.
66

REGISTERED LAND SURVEY NO. 1198

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

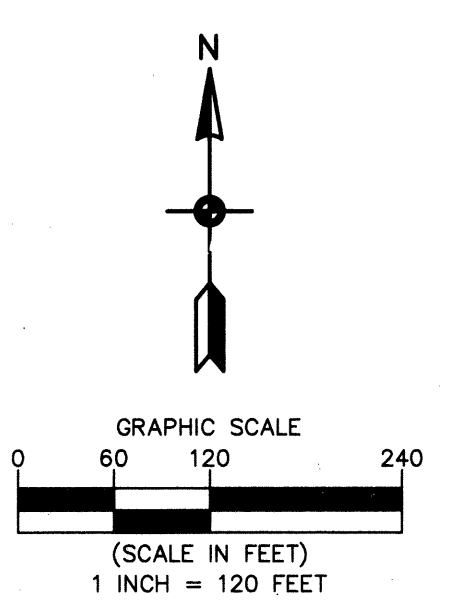


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the North line of Outlot D, WAGAMON RANCH is assumed to have a bearing of South 89 degrees 59 minutes 52 seconds East.

- Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument unless otherwise noted
- ⊙ Denotes Found Anoka County Section Monument

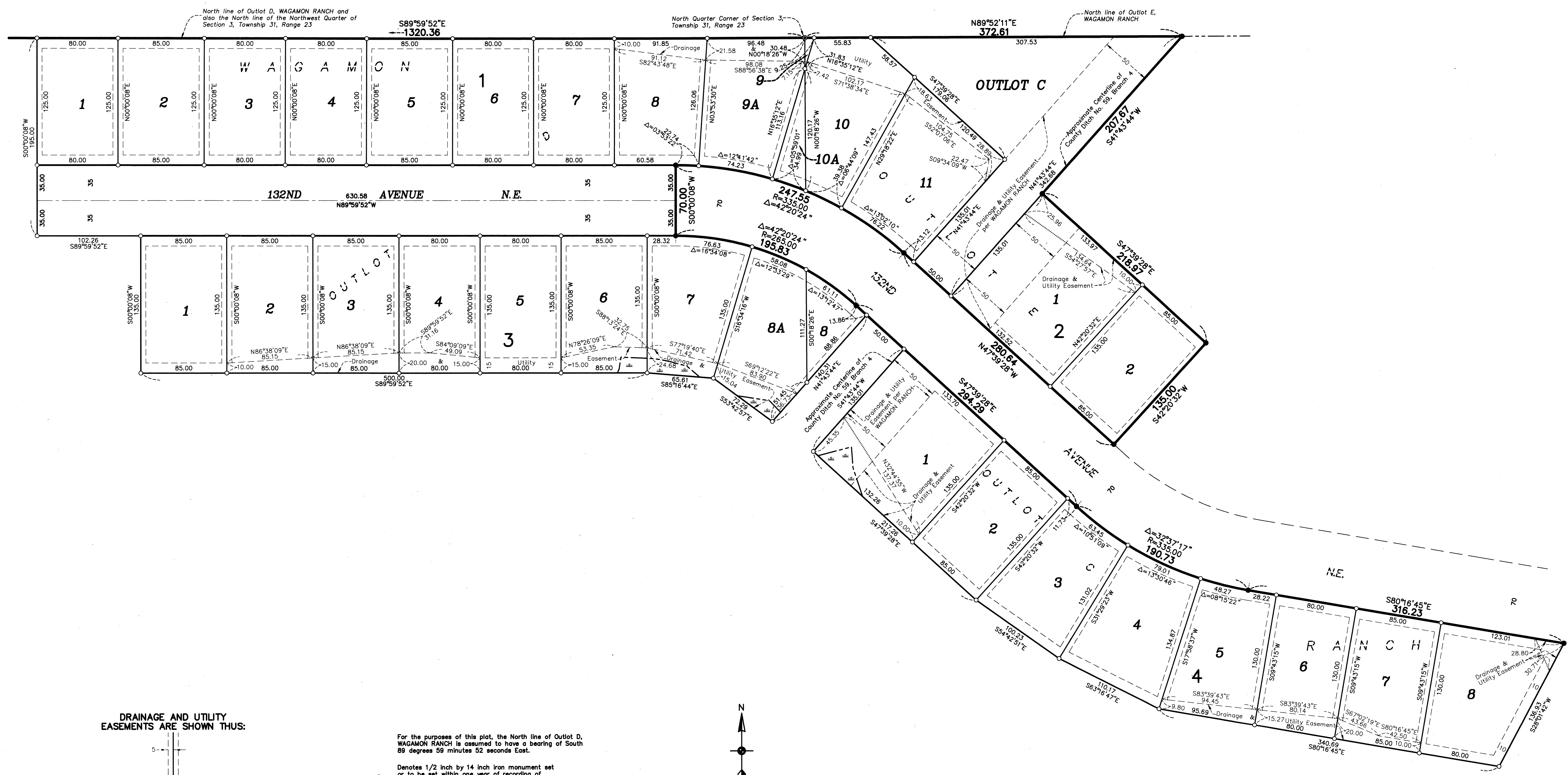
Denotes Wetland as delineated by Kjolhaug Environmental Services, Inc. in 2014.



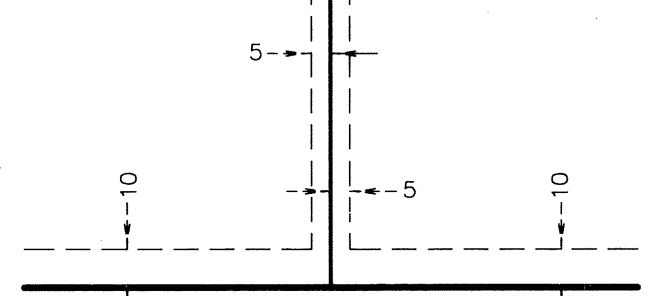
Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING

WAGAMON RANCH 2ND ADDITION

"INSET A"



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.

For the purposes of this plat, the North line of Outlot D, WAGAMON RANCH is assumed to have a bearing of South 89 degrees 59 minutes 52 seconds East.

- Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument unless otherwise noted
- ⊙ Denotes Found Anoka County Section Monument
- ▭ Denotes Wetland as delineated by Kjolhaug Environmental Services, Inc. in 2014.

