

# WAGAMON RANCH 3RD ADDITION

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 3, TWP. 31, RGE. 23

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

Outlot A, WAGAMON RANCH 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WAGAMON RANCH 3RD ADDITION 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 Wagamon Ranch, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 6th day of March, 2019.

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 March 6, 2019 by Gary M. Gorham, as Chief Manager of Wagamon Ranch, LLC, a Minnesota limited liability company.

Patricia Robinson (Signed)  
Patricia Robinson (Printed)  
Notary Public, Anoka County, Minnesota  
My commission expires January 31, 2023

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 26th day of FEBRUARY, 2019.

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 February 26, 2019 by Thomas R. Balluff.

Cynthia J. Morical (Signed)  
Cynthia J. Morical (Printed)  
Notary Public, Hennepin County, Minnesota  
My commission expires January 31, 2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of WAGAMON RANCH 3RD ADDITION, was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 15th day of November, 2018, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: David Piper, 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 6th day of March, 2019.

By: Charles F. Gitzen  
Charles F. Gitzen  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2019 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 6 day of March, 2019.

Jonell M. Sawyer  
Property Tax Administrator

By: Jeanne Wash, Deputy

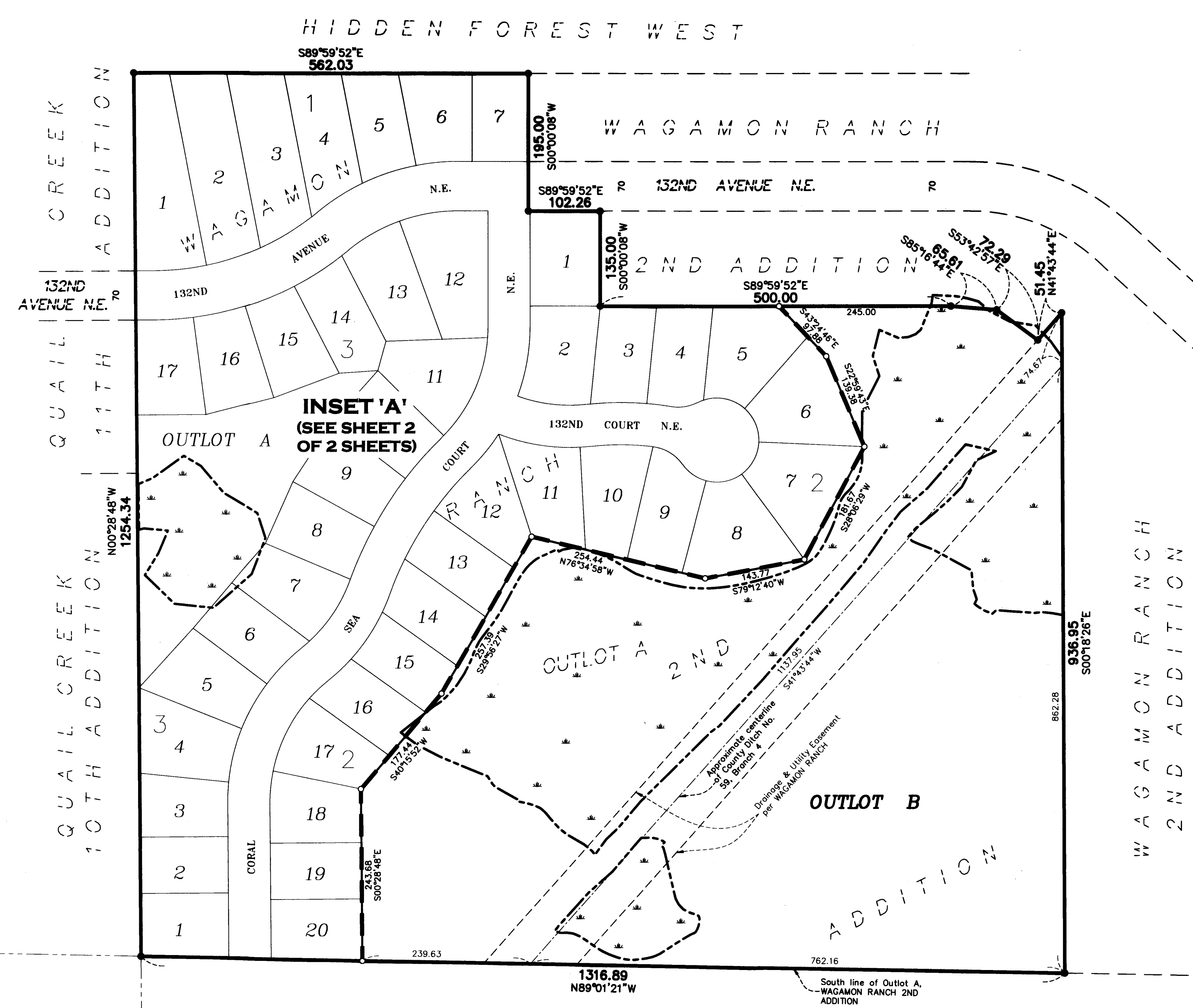
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of WAGAMON RANCH 3RD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 6 day of March, 2019, at 3:07 o'clock P.M. and was duly recorded as Document Number 2221925.003.

Jonell M. Sawyer  
County Recorder/Registrar of Titles

By: Jeanne Wash, Deputy



HIDDEN FOREST WEST

WAGAMON RANCH

2ND ADDITION

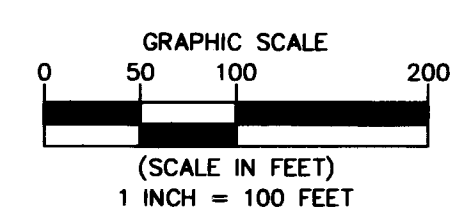
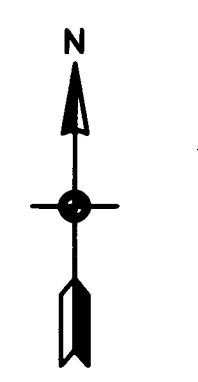
OUTLOT B

ADDITION

SPRINGBROOK 2ND ADDITION

CREEK ADDITION  
QUAIL CREEK ADDITION  
10TH ADDITION

WAGAMON RANCH  
2ND ADDITION



For the purposes of this plat, the South line of Outlot A, WAGAMON RANCH 2ND ADDITION is assumed to have a bearing of North 89 degrees 01 minutes 21 seconds West.

- 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 1/2 inch by 14 inch iron monument marked with license number 40361
- Denotes Existing Wetland, delineated by Kjolhaug Environmental Services Company in 2014

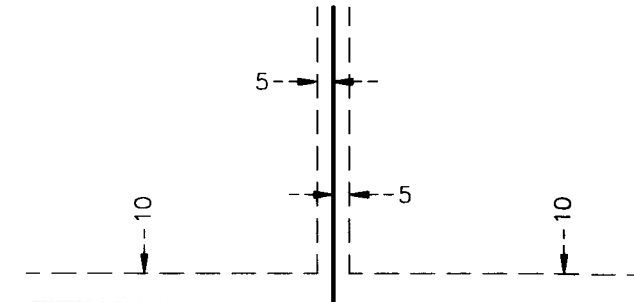


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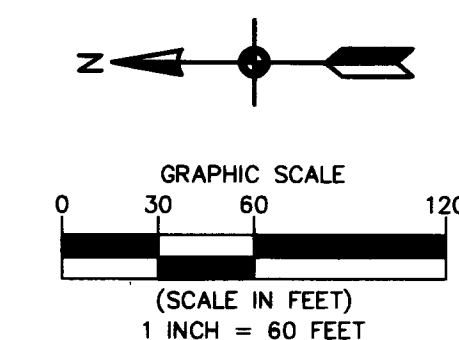
CITY OF BLAINE  
COUNTY OF ANOKA  
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## INSET 'A'

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

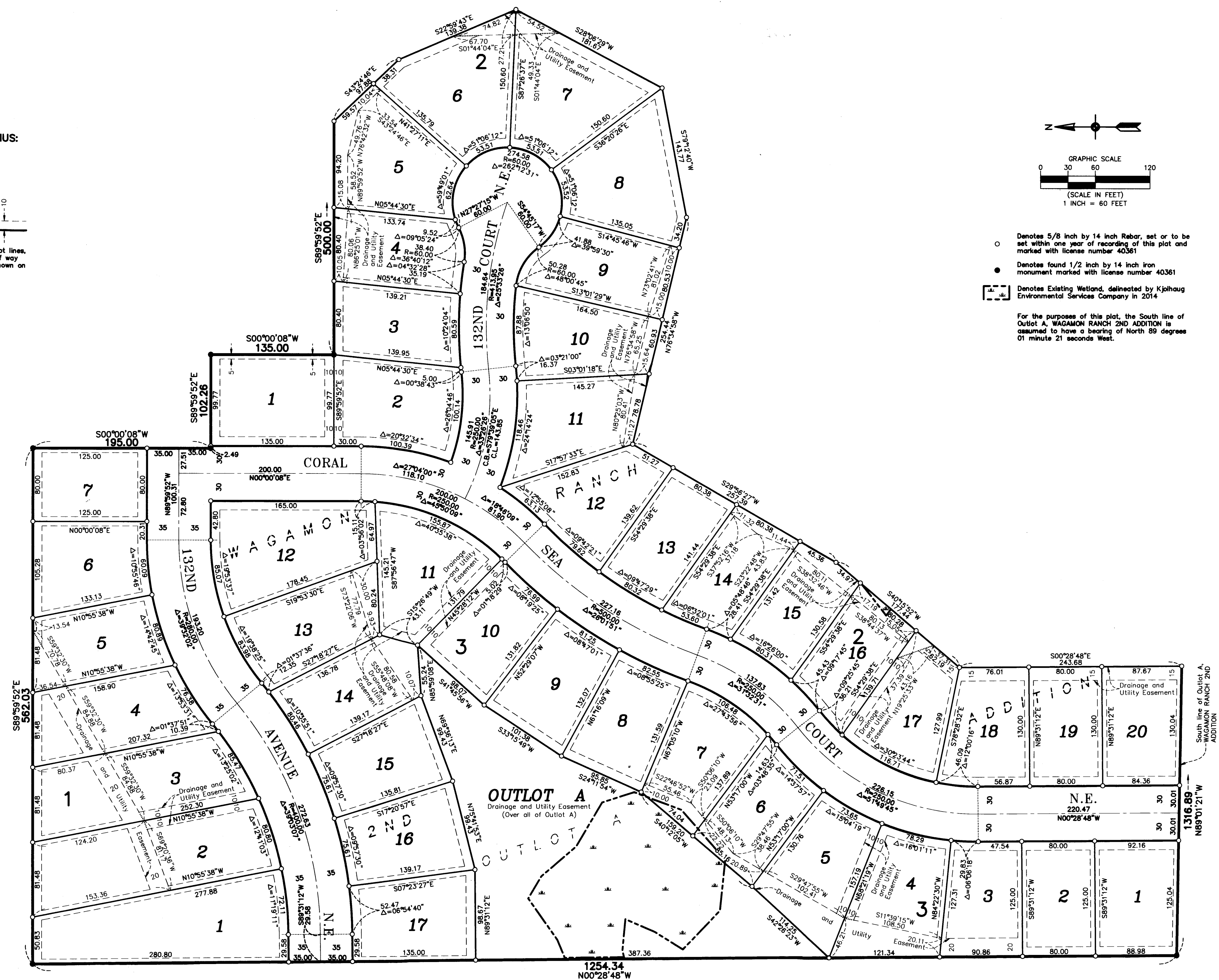


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



- 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 1/2 inch by 14 inch iron monument marked with license number 40361
- ▭ Denotes Existing Wetland, delineated by Kjoihaug Environmental Services Company in 2014

For the purposes of this plat, the South line of Outlot A, WAGAMON RANCH 2ND ADDITION is assumed to have a bearing of North 89 degrees 01 minute 21 seconds West.



South line of Outlot A - WAGAMON RANCH 2ND ADDITION