

WAGAMON RANCH

BK78 of Absr PG13

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:

The Northeast Quarter of the Northwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.

AND

The North 660 feet of the East 660 feet of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Three (3), Township Thirty-one (31), Range Twenty-Three (23), according to the government survey thereof.

AND

The West 330.00 feet of the East 990.0 feet of the North 660.0 feet of the Northwest Quarter of the Northeast Quarter of Section 3, Township 31, Range 23, according to the government survey thereof.

AND

That part of the Northwest Quarter of the Northeast Quarter of Section 3, Township 31, Range 23, lying West of the East 990.00 feet of the North 660.00 feet.

AND

All that part lying South of the North 660.00 feet of the Northwest Quarter of the Northeast Quarter of Section 3, Township 31, Range 23, according to the government survey thereof.

AND

The East 660.00 feet of the Southwest Quarter of the Northeast Quarter of Section 3, Township 31, Range 23, except the South 990.00 feet thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WAGAMON RANCH 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 27th day of April, 2015.

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 April 27, 2015 by Gary M. Gorham, as Chief Manager of Wagamon Ranch, LLC, a Minnesota limited liability company.

Janet R. Thomas
Notary Public, Anoka County
My commission expires 1-31-2020

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 17th day of APRIL, 2015

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 April 17th, 2015 by Thomas R. Balluff.

Cynthia J. Morica
Cynthia J. Morica
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of WAGAMON RANCH was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 16th day of April, 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: Sam Rye, Mayor By: Colleen 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 27th day of April, 2015.

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

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2015 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 27 day of April, 2015.

Jonell M. Sawyer
Property Tax Administrator
By: CGT, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of WAGAMON RANCH was filed in the office of the County Recorder/Registrar of Titles for public record on this 22 day of April, 2015, at 2:38 o'clock P.M. and was duly recorded in Book 530043 Page 13, as Document Number 2106273.005 + 530043.009

Jonell M. Sawyer
County Recorder/Registrar of Titles
By: CGT, Deputy

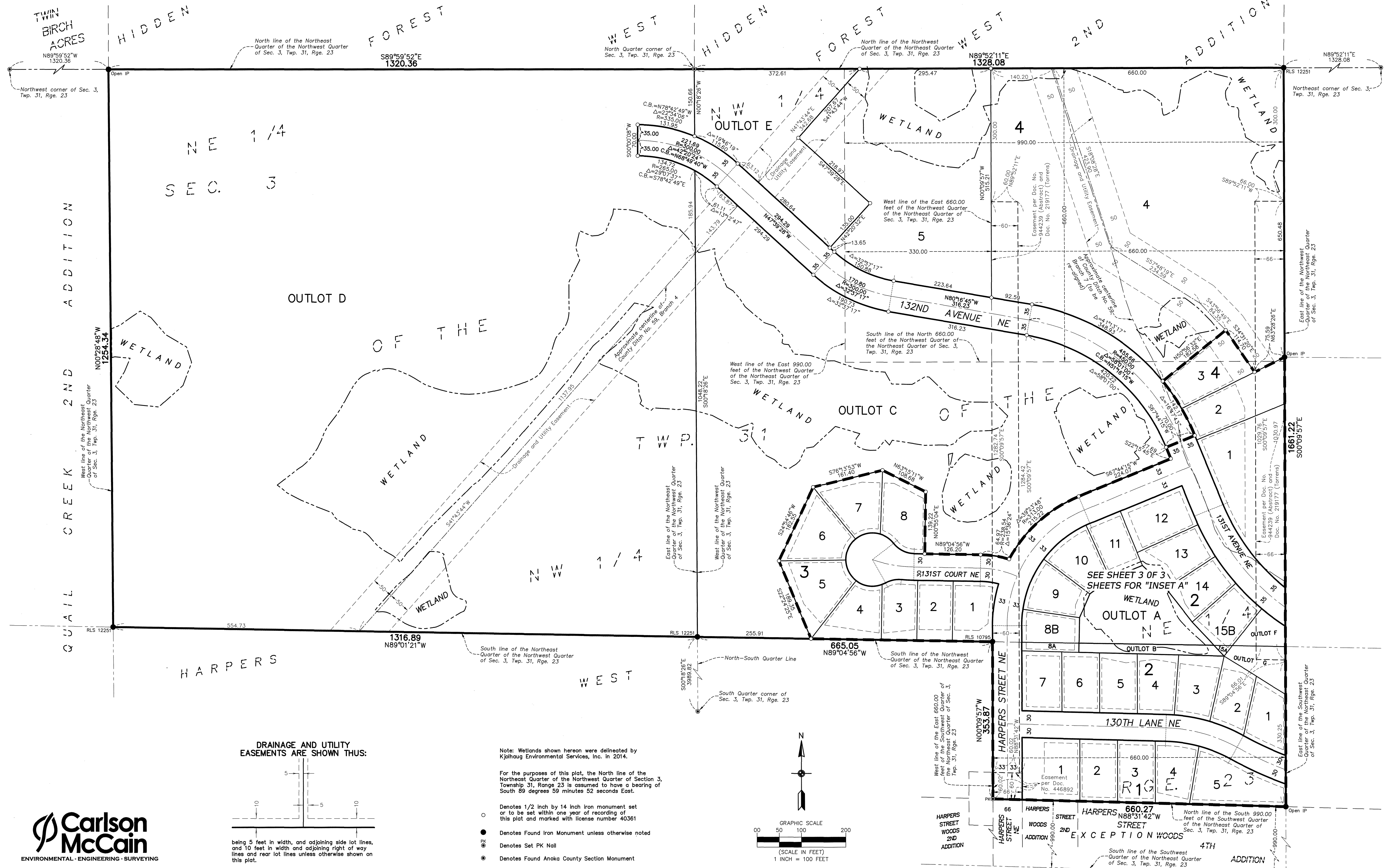


\$56.00, \$56.00

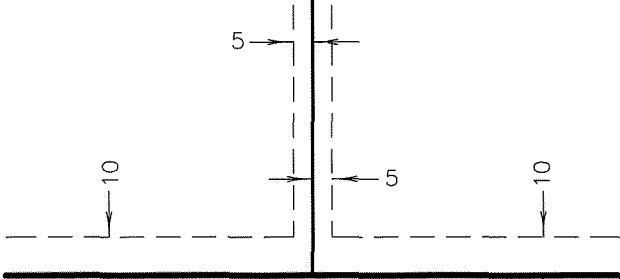
WAGAMON RANCH

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



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

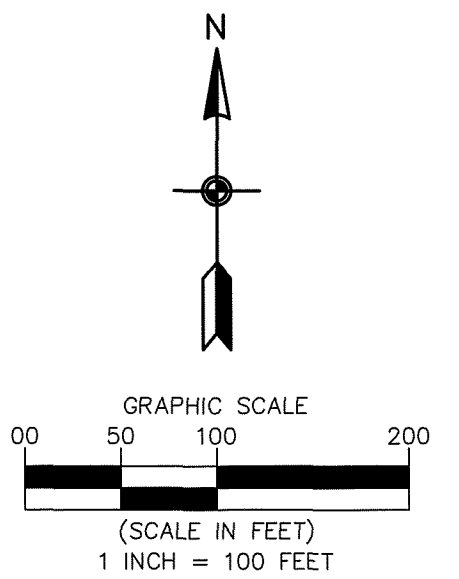


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

Note: Wetlands shown hereon were delineated by Kjolhaug Environmental Services, Inc. in 2014.

For the purposes of this plat, the North line of the Northeast Quarter of the Northwest Quarter of Section 3, Township 31, Range 23 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
- PK Denotes Set PK Nail
- ⊙ Denotes Found Anoka County Section Monument

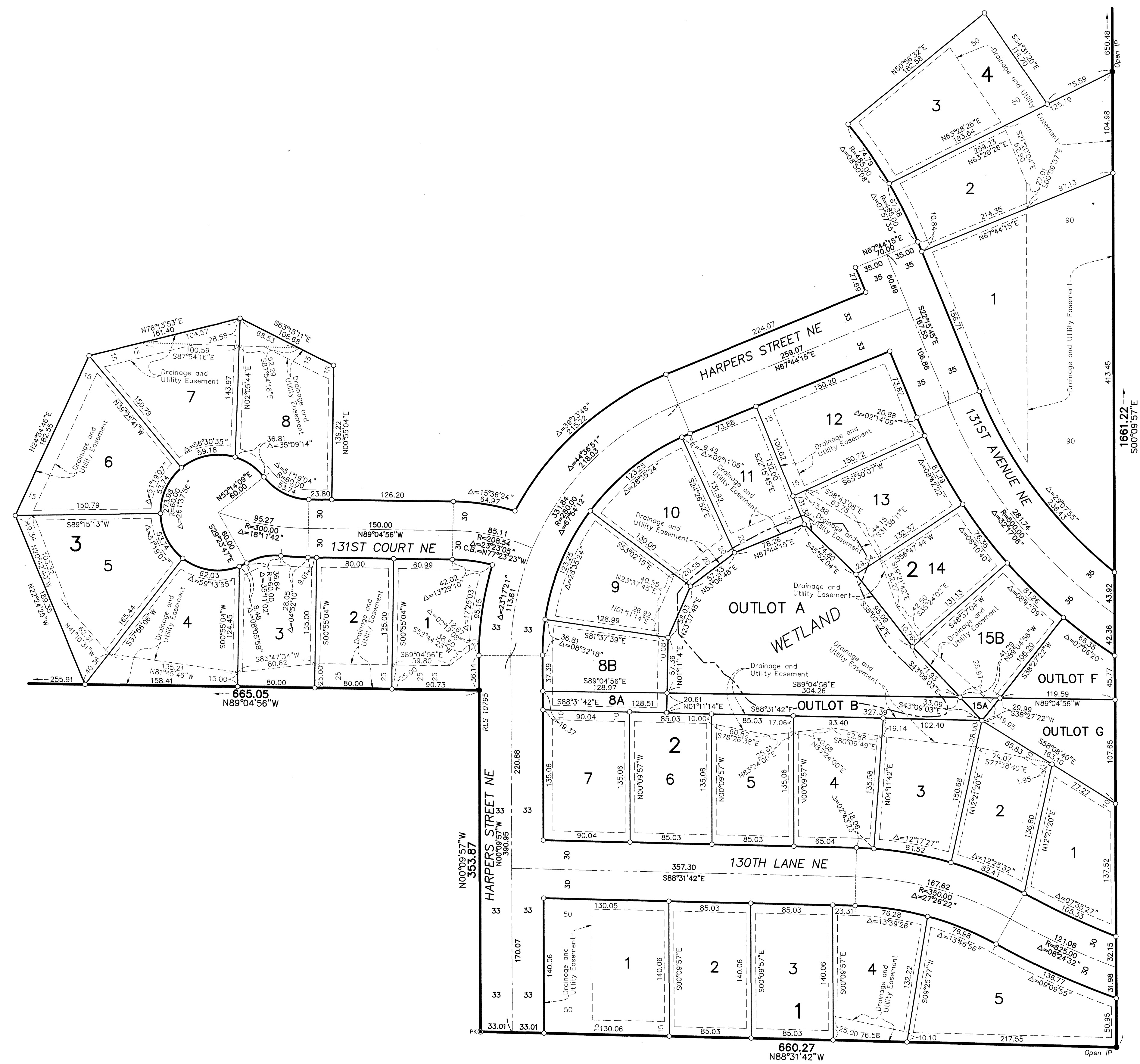


WAGAMON RANCH

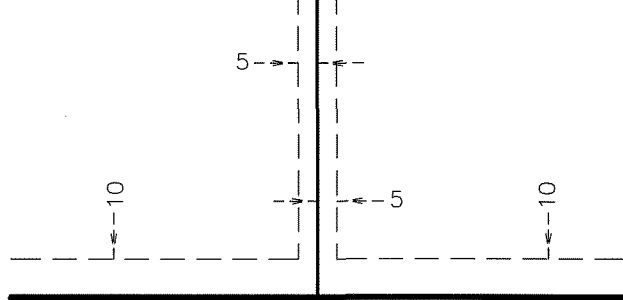
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CITY OF BLAINE
COUNTY OF ANOKA
SEC. 3, TWP. 31, RGE. 23

"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.

Note: Easement per Document No. 944239 (Abstract) and Document No. 219177 (Torrens) crosses Lot 15B, Block 2; Lot 1, Block 3; Outlot C; Outlot F; and Lots 1, 2, and 4, Block 4. Dimensioning details for said easement can be found on Sheet 2 of 3 Sheets.

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