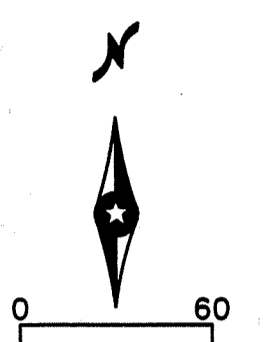
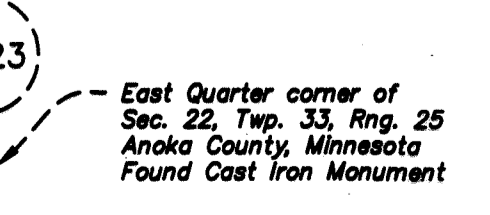
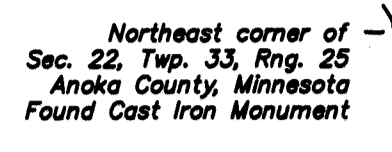
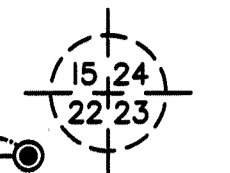
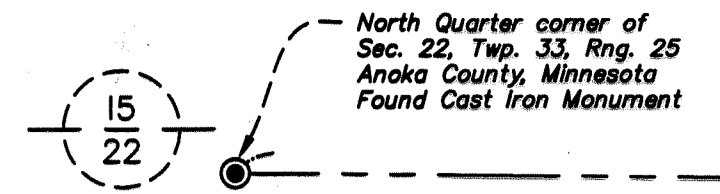


WARD ACRES

CITY OF NOWTHEN
COUNTY OF ANOKA
SEC. 22, TWP. 33, RNG. 25



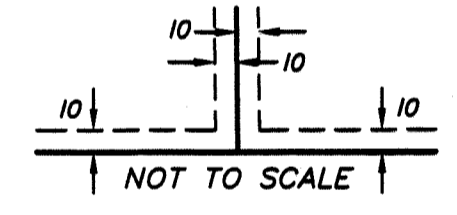
0 60
(SCALE IN FEET)
SCALE: 1 INCH = 60 FEET

For the purpose of this plat the bearings used are based on the East line of Gov't Lot 3, Sec. 22, Twp. 33, Rng. 25 is assumed to bear North 0 degrees 12 minutes 38 seconds West.

LEGEND:

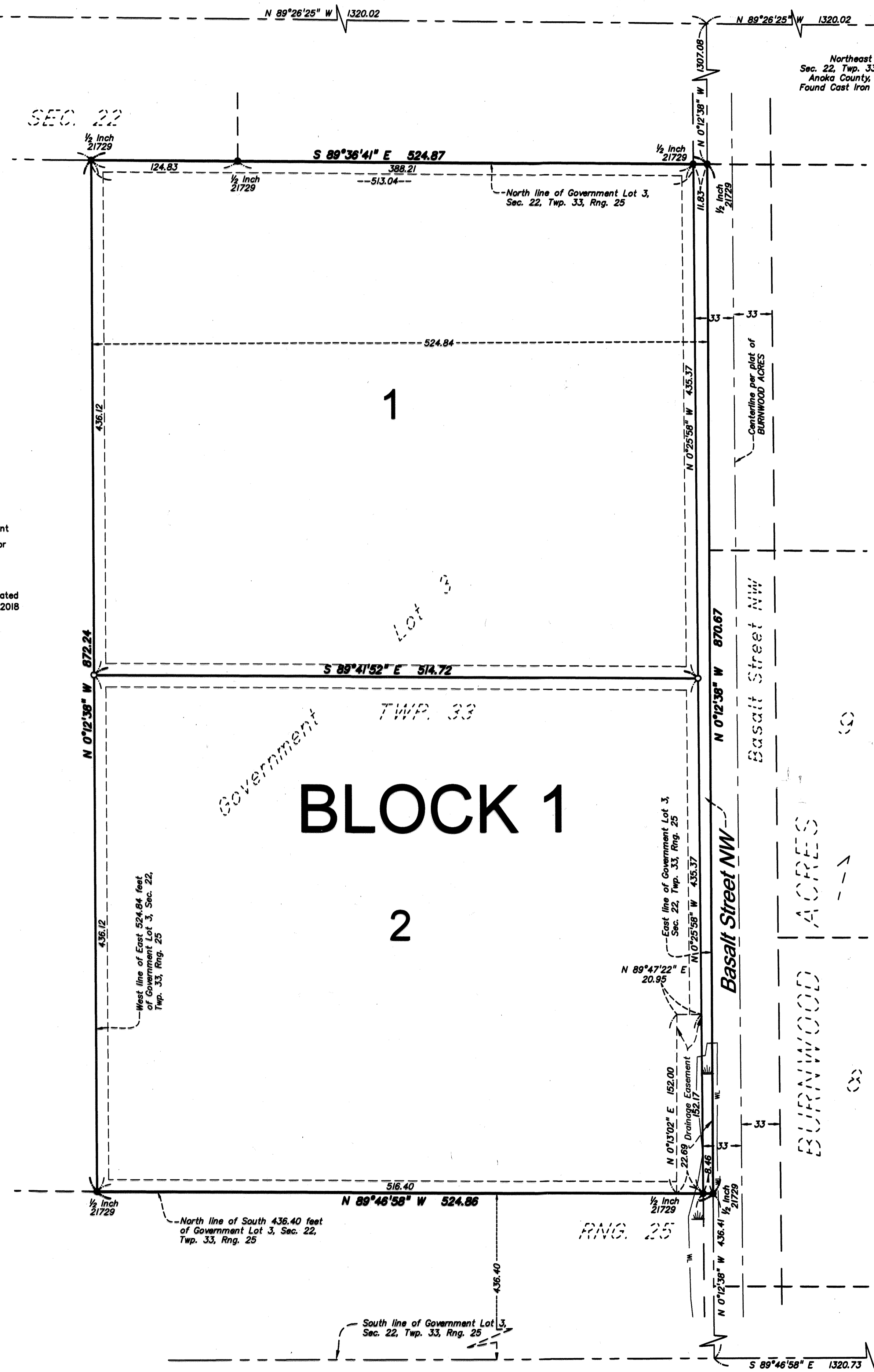
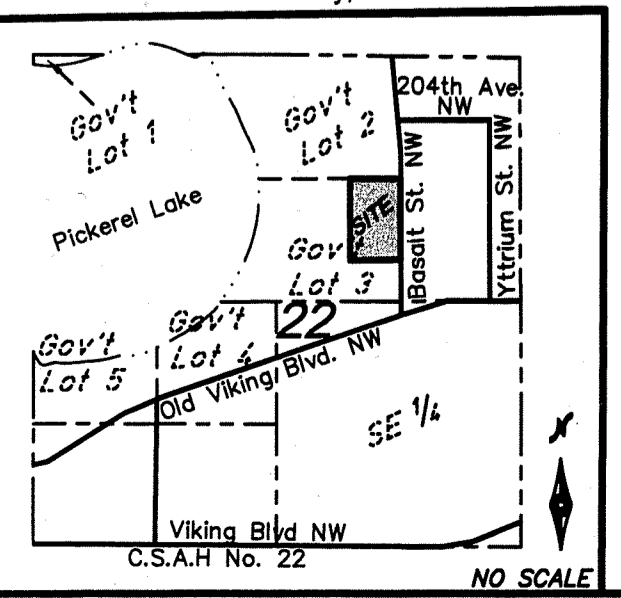
- Denotes found iron pipe
- Denotes 1/2 inch by 14 inch iron pipe with a plastic plug stamped R.L.S. 47466
- ⊙ Denotes found cast iron monument
- ▬ Denotes delineated wetland interior
- LS 21729 Denotes Rick Blom LS
- Denotes easement
- Denotes right of way
- Denotes delineated wetland delineated by Matthew Blesi on Sept. 27th, 2018

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right of way lines and adjoining lot lines and plat boundary lines, unless otherwise indicated, as shown on the plat.

VICINITY MAP
Sec. 22, Twp. 33, Rng. 25
Anoka County, MN



KNOW ALL PERSONS BY THESE PRESENTS: That Matthew J. Ward and Kassl J. Ward, husband and wife, owners of the following described property: The East 524.84 feet of that part of Government Lot 3, Section 22, Township 33, Range 25, Anoka County, Minnesota, lying North of the South 436.40 feet of said Government Lot 3. Subject to road right of way over the easterly part thereof.

Have caused the same to be surveyed and platted as WARD ACRES and do hereby dedicate to the public for the public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Matthew J. Ward and Kassl J. Ward, husband and wife, have hereunto set their hands this 1st day of May, 2023.

Matthew J. Ward Kassl J. Ward
Matthew J. Ward Kassl J. Ward

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 1st day of May, 2023, by Matthew J. Ward and Kassl J. Ward, husband and wife.

Natalie A. Johnson Notary Public, Anoka County, Minnesota
(Signature)

Natalie A. Johnson My Commission Expires 1-31-27
(Printed Name)

I Craig A. Wensmann 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 the plat; that monuments depicted on the 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.

Craig A. Wensmann
Craig A. Wensmann, Licensed Land Surveyor
Minnesota License No. 47468

STATE OF MINNESOTA
COUNTY OF Sherburne

This instrument was acknowledged before me this 28 day of April, 2022, by Craig A. Wensmann.

Missie Torbary Notary Public, Sherburne County, Minnesota
(Signature)

Missie Torbary My Commission Expires Jan 31, 2023
(Printed Name)

CITY COUNCIL, CITY OF NOWTHEN, MINNESOTA
This plat of WARD ACRES was approved and accepted by the City Council of the City of Nowthen, Minnesota at a regular meeting thereof held this 1st day of May, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF NOWTHEN, MINNESOTA

Joeym. Pelor Mayor Natalie Johnson 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 9th day of May, 2023.

David M. Zieglsmeier
David M. Zieglsmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 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 9th day of May, 2023.

Pamela J LeBlanc By Pamela J LeBlanc
Property Tax Administrator Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA
I hereby certify that this plat of WARD ACRES was filed in the office of the County Recorder/Registrar of Titles for public record on this 9th day of May, 2023, at 11:02 o'clock P.M. and was duly recorded as Document No. 2390290.003.

Pamela J LeBlanc By Pamela J LeBlanc
County Recorder/Registrar of Titles Deputy