OFFICIAL PLAT

WARGO POND

Book 64 Abst Page 23

KNOW ALL PERSONS BY THESE PRESENTS: That J. A. Menkveld and Betty J. Menkveld, husband and wife, owners and proprietors, and Andrew P. Kociscak, a single person, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

The Northeast Quarter of the Southwest Quarter, and Government Lot 2, Section 29, Township 34, Range 23, now known as Lots 3 and 4, AUDITOR'S SUBDIVISION No. 130; EXCEPT that part now platted into DeGardner's Addition to Minard Lake, Anoka County, Minnesota, and except that part of Lots 3 and 4, taken for 241st Avenue Northeast and except that part of Lot 3 taken for State Trunk Highway No. 65, Anoka County, Minnesota.

AND Except all that part of Government Lot 2, Section 29, Township 34, Range 23, Anoka County, Minnesota described as follows:

Beginning at the northwest corner of said Government 2; thence easterly along the north line of said Government Lot 2 a distance of 990.00 feet; thence southerly and parallel with the east line of said Government Lot 2 and to the south line thereof; thence westerly along said south line of Government Lot 2 to the shore of Minard lake; thence northerly and northwesterly along the shore of Minard Lake to its intersection with the west line of said Government Lot 2; thence northerly along said west line to the point of beginning, Except part platted as DeGardner's Addition to Minard Lake, filed January 25, 1974.

AND that JST Properties, Inc., a Minnesota Corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

Lot 6, AUDITOR'S SUBDIVISION No. 130, according to the recorded plat thereof, Anoka County, Minnesota, EXCEPT the following described parcels:

A: Commencing at a point on the south line of the Southeast Quarter of the Southwest Quarter of Section 29, Township 34, Range 23, Anoka County, Minnesota distant 811.55 feet west from the southeast corner thereof; thence west along said south line 85 feet; thence north parallel with the east line of said Southeast Quarter of the Southwest Quarter 193 feet; thence east parallel with said south line 85 feet; thence south parallel with said east line 193 feet to the point of beginning.

B: The west 328 feet as measured between the west line of said Lot 6 and a line drawn parallel thereto.

C: Except that part taken by the State of Minnesota for Trunk Highway purposes.

Have caused the same to be surveyed and platted as WARGO POND and do hereby donate and dedicate to the public for public use forever the avenue, highway, street, and drainage and utility easements as shown on the plat. Also dedicating to the City of East Bethel the right of access onto 241ST Avenue N.E. as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 24 as shown on the plat. Also dedicating to the State of Minnesota the right of access onto State Trunk Highway No. 65 as shown on the plat. In witness whereof said J. A. Menkveld and Betty J. Menkveld have hereunto set their hands this 4th day of September 20 02. Also in witness whereof said Andrew P. Kociscak has hereunto set his hand this 4th day of September 20 02. Also in witness whereof said JST Properties, Inc., has caused these presents to be signed by its proper officer this 16th day of September 2002.

SIGNED:

J. A. Menkveld   Betty J. Menkveld

Andrew P. Kociscak

JST PROPERTIES, INC.

James B. McQuay, as president

1746916 OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 31 DEC A.D. 2002 8:25 o'clock A.M., and was duly recorded in book 64 page 23
Maureen J. Devine County Recorder
By BMC

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 4th day of September, 20 02, by J. A. Menkveld and Betty J.
COUNTY OF Anoka) Menkveld, husband and wife.
Teresa Vinje
TERESA VINJE Notary Public-Minnesota, Anoka County, Minnesota
My Commission Expires Jan. 31, 2005
My Commission expires 1-31-05

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 4th day of September, 20 02, by Andrew P. Kociscak, a single
COUNTY OF Anoka) person.
Teresa Vinje
TERESA VINJE Notary Public-Minnesota, Anoka County, Minnesota
My Commission Expires Jan. 31, 2005
My Commission expires 1-31-05

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 16th day of September, 2002, by James B. McQuay, as president
COUNTY OF Anoka) of JST Properties, Inc., a Minnesota corporation, on behalf of the corporation.
Jill M Kent
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-05

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as WARGO POND; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown, or shall be correctly placed in the ground within one year after the recording date of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine, Registered Land Surveyor
Minnesota License No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 16th day of September, 20 02, by Jeffrey N. Caine,
COUNTY OF ANOKA) Land Surveyor.
Jill M Kent
JILL M. KENT Notary Public, Anoka County, Minnesota
MY COMMISSION EXPIRES 1-31-2005
My Commission expires 01-31-05

CITY OF EAST BETHEL

We hereby certify that the City Council of the City of East Bethel, Anoka County, Minnesota, duly accepted and approved the plat of WARGO POND at a regular meeting held this 2nd day of October, 2002. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

By _____ Mayor   By Sharon Anderson Clerk

Checked and approved this 30TH day of December, 2002.

By _____
Anoka County Surveyor

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES UNLESS SHOWN OTHERWISE ON THE PLAT.

SCALE   IN   FEET
0   100   200   300
SCALE: 1 INCH = 100 FEET

N

CAINE & ASSOCIATES LAND SURVEYORS, INC.
A Subsidiary of RLK-Kuusisto, Ltd.
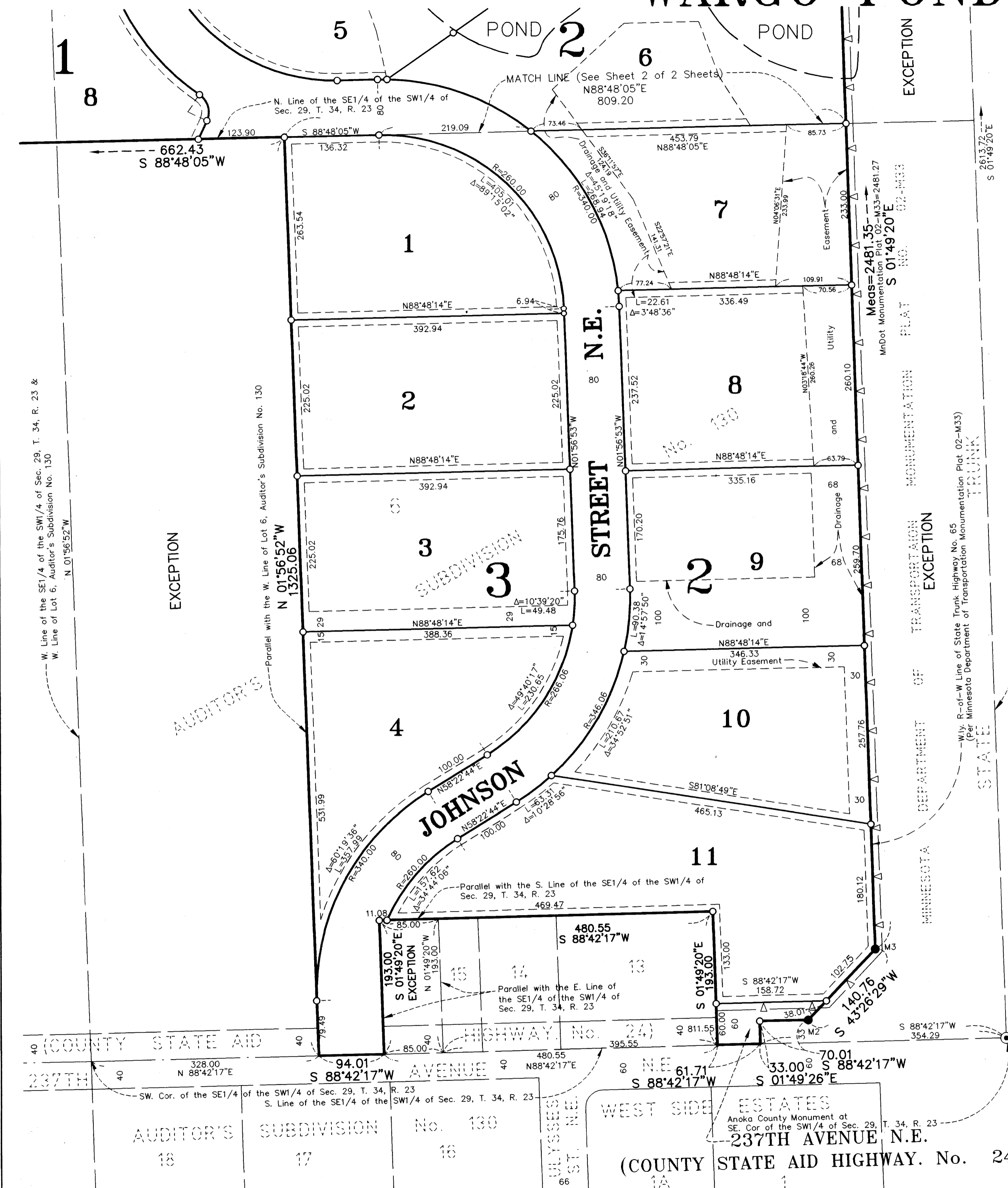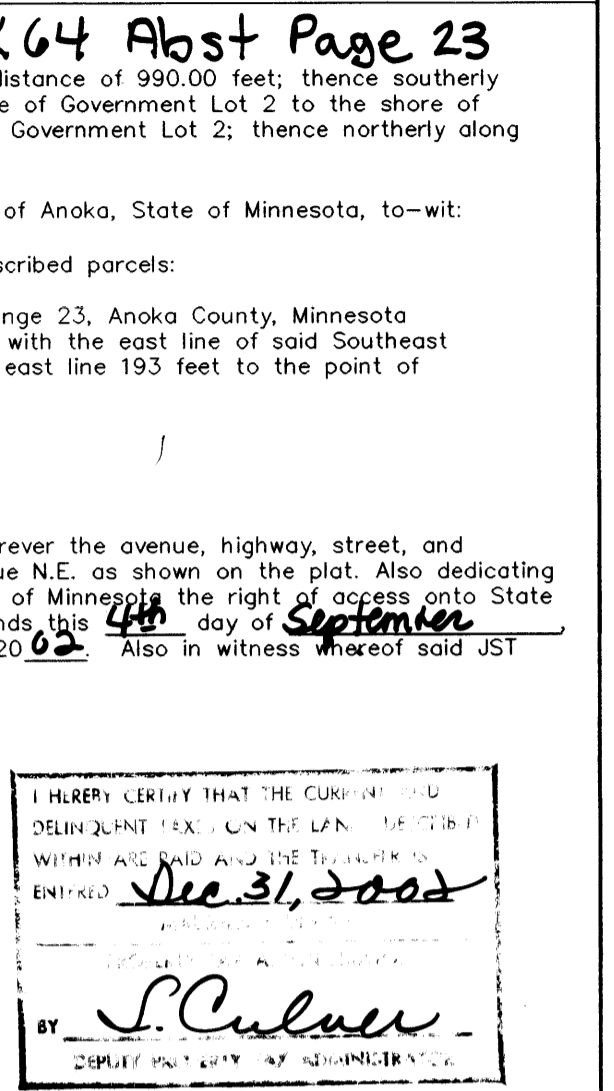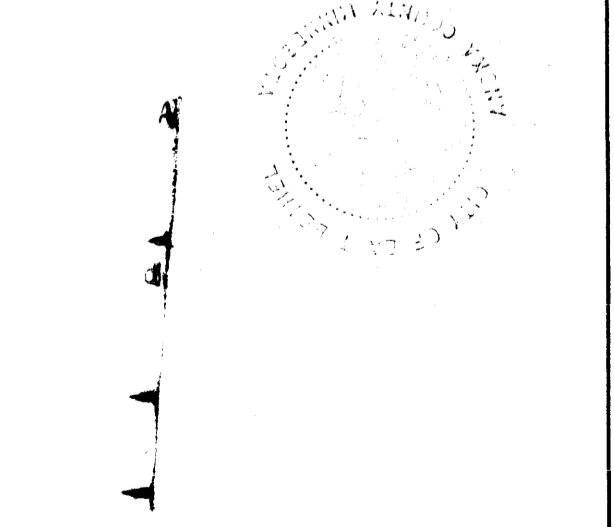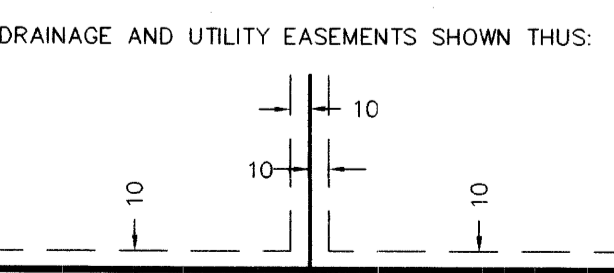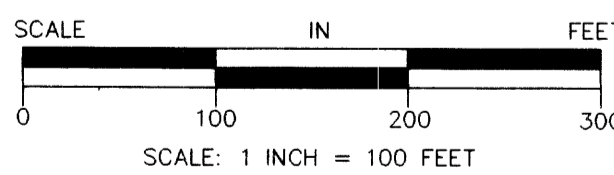
NOTE: FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE SW1/4 OF SEC. 29, T. 34, R. 23 IS ASSUMED TO BEAR S 01°49'20" E.

● DENOTES ANOKA COUNTY MONUMENT.
△ DENOTES "RIGHT OF ACCESS" DEDICATED TO THE CITY OF EAST BETHEL, COUNTY OF ANOKA OR STATE OF MINNESOTA.
○ DENOTES MONUMENTS REQUIRED BY MINNESOTA STATUTE TO BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS 12251.
M3 ● DENOTES MNDOT MONUMENT FOUND

Receipt #2002154279 / $ 785.00

SHEET 1 OF 2 SHEETS

WARGO POND

OFFICIAL PLAT

City of East Bethel
County of Anoka
Sec. 29, T. 34 R. 23

MINARD LAKE ESTATES

N 88°53'51"E   1474.49

N 88°53'51"E   990.00

EXCEPTION

Anoka County Monument at NW. Cor. of Government Lot 2, Sec. 29, T. 34, R. 23
N. Line of Government Lot 2, Sec. 29, T. 34, R. 23
N. Line of the N1/2 of the SW1/4 of Sec. 29, T. 34, R. 23
S. Line of 241ST Avenue N.E.

NE. Cor. of the N1/2 of the SW1/4 of Sec. 29, T. 34, R. 23

241ST   AVENUE   N.E.   EXCEPTION

Shore of Minard Lake

W. Line of Government Lot 2, Sec. 29, T. 34, R. 23

MINARD LAKE

DEGARDNER'S ADDITION TO MINARD LAKE

W. Line of NE. 1/4 of S.W. 1/4 of Sec. 29, T. 34, R. 23

JOHNSON STREET N.E.

AUDITOR'S SUBDIVISION   NO. 130

STREET N.E.

SUBDIVISION

POND

EXCEPTION

TRUNK HIGHWAY PLAT NO. 02-M33

TRANSPORTATION MONUMENTATION PLAT NO. 65

STATE OF MINNESOTA DEPARTMENT OF

Wly. R-of-W Line of State Trunk Highway No. 65
(Per Minnesota Department of Transportation Monumentation Plat 02-M33)

E. Line of the N1/2 of the SW1/4 of Sec. 29, T. 34, R. 23

MATCH LINE (See Sheet 1 of 2 Sheets)
N88°48'05"E   809.20

662.43   S 88°48'05"W
S. Line of the N1/2 of the SW1/4 of Sec. 29, T. 34, R. 23,
S. Line of Lots 3 and 4, Auditor's Subdivision No. 130 and
S. Line of Government Lot 2, Sec. 29, T. 34, R. 23.

N 01°56'53"W   1325.09

EXCEPTION

N

SCALE   IN   FEET
0   100   200   300
SCALE: 1 INCH = 100 FEET

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

10
10   10

BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES UNLESS SHOWN OTHERWISE ON THE PLAT.

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CAINE & ASSOCIATES LAND SURVEYORS, INC.
A Subsidiary of RLK–Kuusisto, Ltd.