

# WATERMARK

KNOW ALL PERSONS BY THESE PRESENTS: That Mattamy Minneapolis, LLC, a Delaware limited liability company, as successor by conversion to Mattamy Minneapolis Partnership, a Minnesota general partnership, owner of the following described property:

The South Three Quarters of the South Half of the Southwest Quarter of Section 12, Township 31, Range 22, Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 31, Range 22, Anoka County, Minnesota, lying westerly of the westerly right of way of Interstate Highway 35E per Document No. 389552 and southerly of the easterly extension of the North line of the South Three Quarters of the South Half of the Southwest Quarter of said Section 12.

AND

The Northwest Quarter of Section 13, Township 31, Range 22, EXCEPT the North 660.00 feet of the West 440.00 thereof, Anoka County, Minnesota.

AND

That part of the Northeast Quarter of Section 13, Township 31, Range 22, lying West of the westerly right of way line of Interstate Highway 35E per Document No. 389552, Anoka County, Minnesota.

And that U.S. Home Corporation, a Delaware corporation, owner of the following described property:

The North Half of the North Half of the Southwest Quarter of Section 13, Township 31, Range 22 West, Anoka County, Minnesota.

AND

The South Half of the North Half of the Southwest Quarter of Section 13, Township 31, Range 22, EXCEPT the West 50.00 feet thereof, Anoka County, Minnesota.

AND

The South Half of the Southwest Quarter of Section 13, Township 31, Range 22, EXCEPT that part thereof which lies southeasterly of a line run parallel with and distant 100 feet northwesterly of the following described line, and said line extended southwesterly; beginning at a point on the South line of said Section 13, distant 2566.7 feet East of the Southwest corner thereof; thence northeasterly at an angle of 79 degrees 05 minutes 55 seconds with said Section line 566 feet; thence deflect to the left on a 1 degree 00 minute curve (delta angle 9 degrees 43 minutes 35 seconds) for 972.6 feet and there terminating; also EXCEPTING the West 50.00 feet thereof, all in Anoka County, Minnesota.

Have caused the same to be surveyed and platted as WATERMARK and do 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 Mattamy Minneapolis, LLC, a Delaware limited liability company, as successor by conversion to Mattamy Minneapolis Partnership, a Minnesota general partnership, has caused these presents to be signed by its proper officer this 6<sup>th</sup> day of March, 2019.

MATTAMY MINNEAPOLIS, LLC

  
Brian J. Theis, Assistant Vice President

STATE OF Minnesota  
COUNTY OF Hennepin

This instrument was acknowledged before me on March 13<sup>th</sup> 2019 by Brian J. Theis, Assistant Vice President of Mattamy Minneapolis, LLC, a Delaware limited liability company, as successor by conversion to Mattamy Minneapolis Partnership, a Minnesota general partnership, on behalf of the limited liability company.

  
Charles F. Gitzen (Signed)  
Charles F. Gitzen (Printed)  
Notary Public, Hennepin county, Minnesota  
My commission expires Jan 31 2022


In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this 6 day of MARCH, 2019.

U.S. HOME CORPORATION

  
Jon Aune, Division Vice President


STATE OF Minnesota  
COUNTY OF Hennepin

This instrument was acknowledged before me on March 6<sup>th</sup>, 2019 by Jon Aune, Division Vice President of U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

  
Karen F. Wold (Signed)  
Karen F. Wold (Printed)  
Notary Public, Scott 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 5<sup>th</sup> day of MARCH, 2019.

  
Thomas R. Balluff, Licensed Land Surveyor  
Minnesota License No. 40361


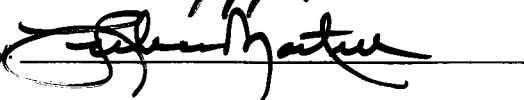
STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me on March 05, 2019 by Thomas R. Balluff.

  
Rebecca Thompson (Signed)  
Rebecca Thompson (Printed)  
Notary Public, Anoka County, Minnesota  
My commission expires January 31, 2022

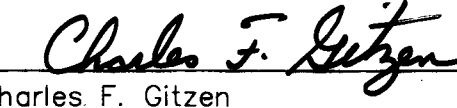
CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of WATERMARK was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this 10<sup>th</sup> day of December, 2018, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA  
By:  Mayor  
By:  Clerk

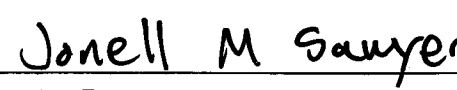

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21<sup>st</sup> day of March, 2019.

By:   
Charles F. Gitzen  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

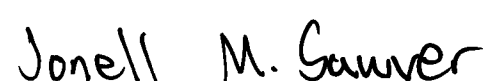

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2019 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 21 day of March, 2019.

  
Jonell M. Sawyer  
Property Tax Administrator  
By:  Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

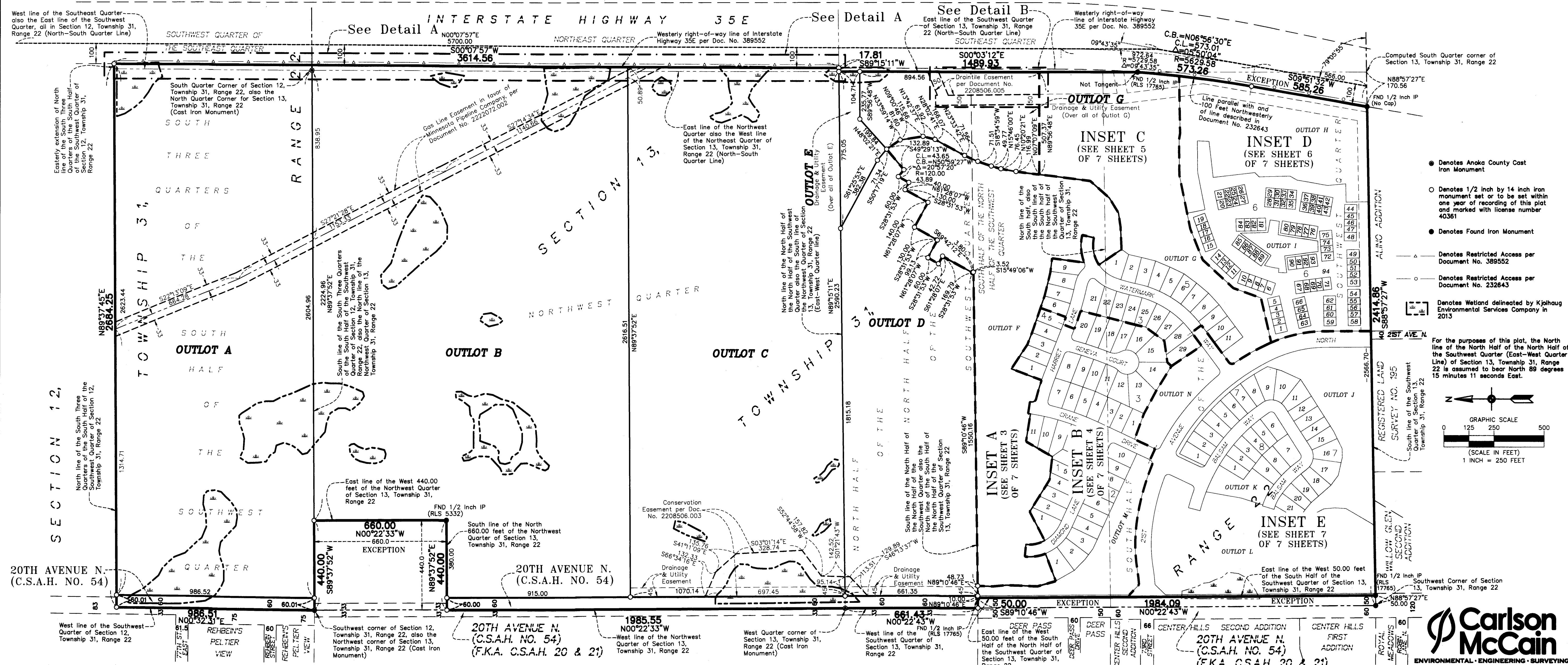
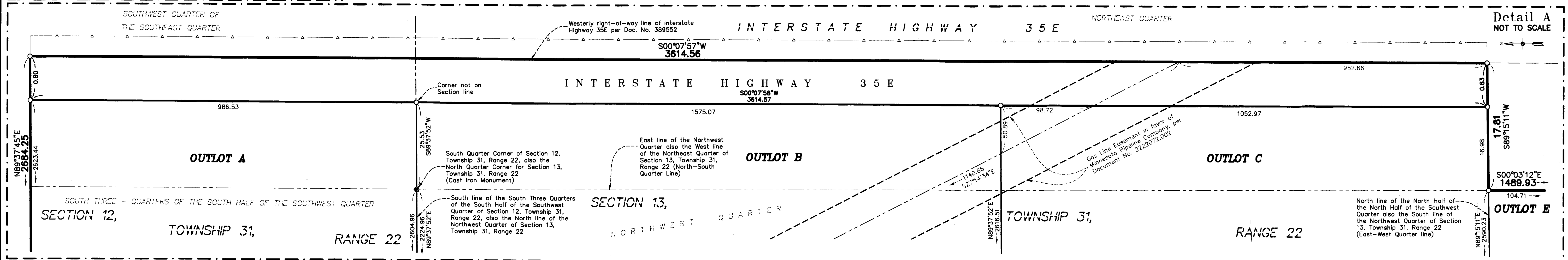
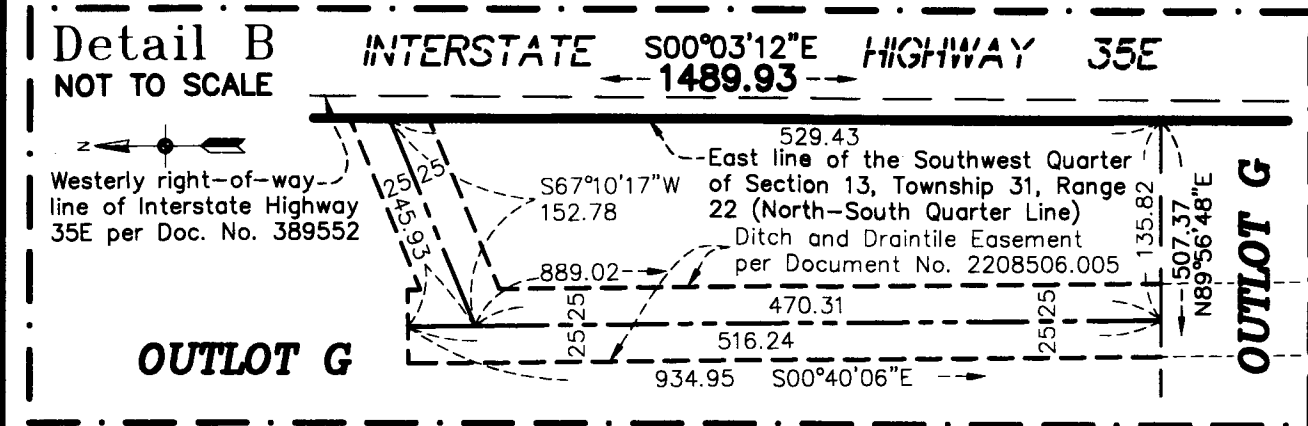
County of Anoka, State of Minnesota

I hereby certify that this plat of WATERMARK was filed in the office of the County Recorder/Registrar of Titles for public record on this 21 day of March, 2019, at 12:33 o'clock P.M. and was duly recorded as Document Number 2222874.003.

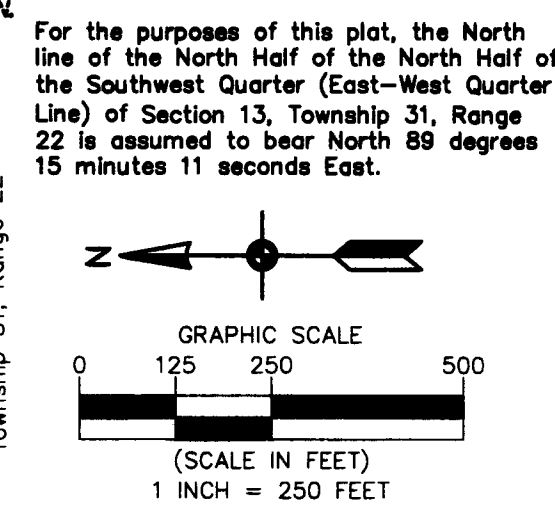
  
Jonell M. Sawyer  
County Recorder/Registrar of Titles  
By:  Deputy

# WATERMARK

CITY OF LINO LAKES  
COUNTY OF ANOKA  
SEC. 12 & 13, TWP. 31, RGE. 22



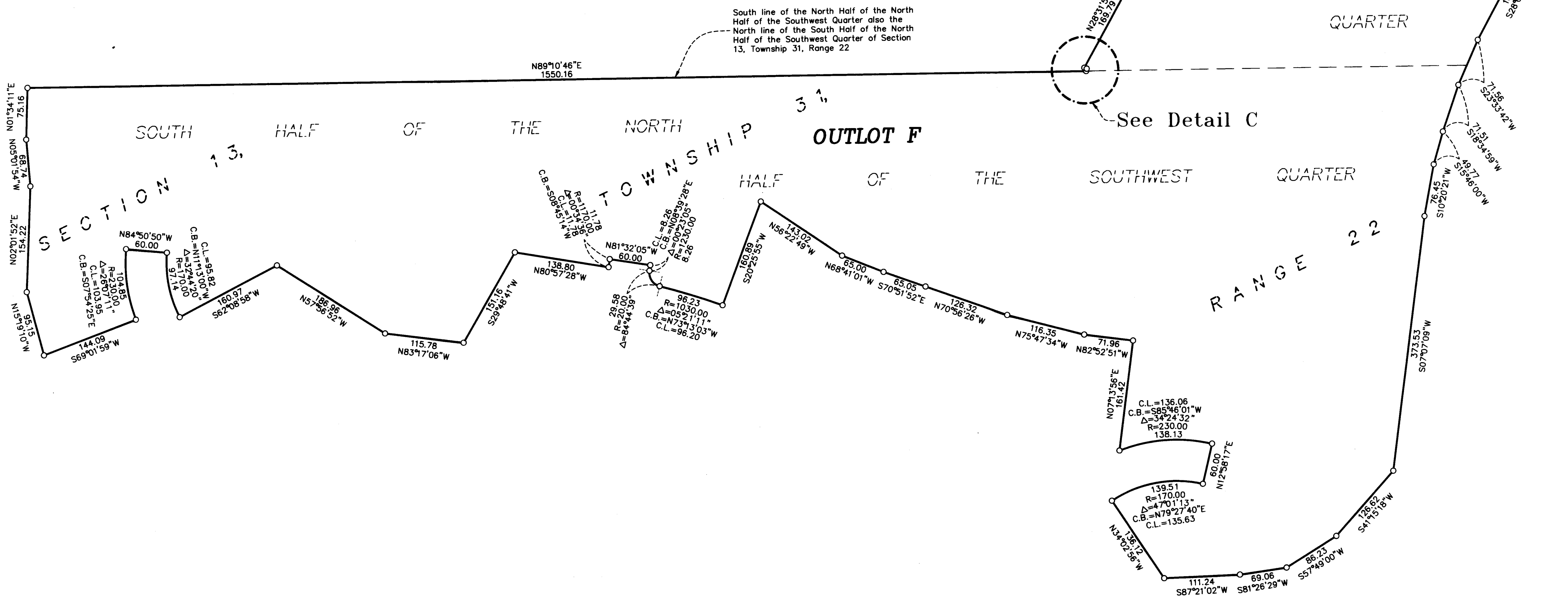
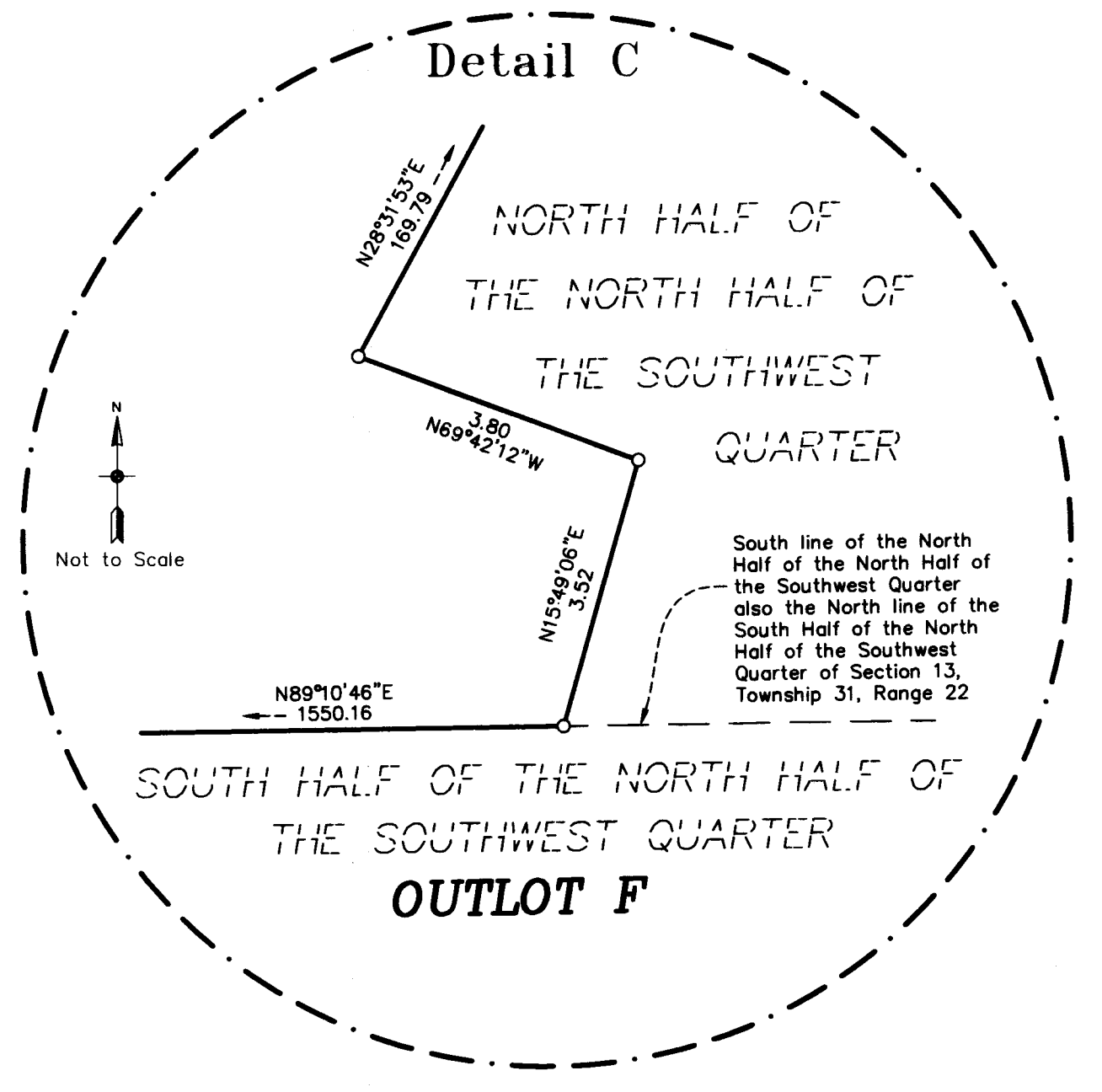
- Denotes Anoka County Cast Iron Monument
- Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument
- △ Denotes Restricted Access per Document No. 389552
- Denotes Restricted Access per Document No. 232643
- Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2013



**Carlson McCain**  
ENVIRONMENTAL · ENGINEERING · SURVEYING

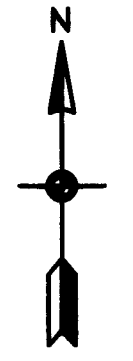
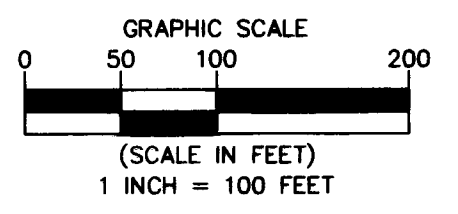
# WATERMARK

INSET 'A'



For the purposes of this plat, the North line of the North Half of the North Half of the Southwest Quarter (East-West Quarter Line) of Section 13, Township 31, Range 22 is assumed to bear North 89 degrees 15 minutes 11 seconds East.

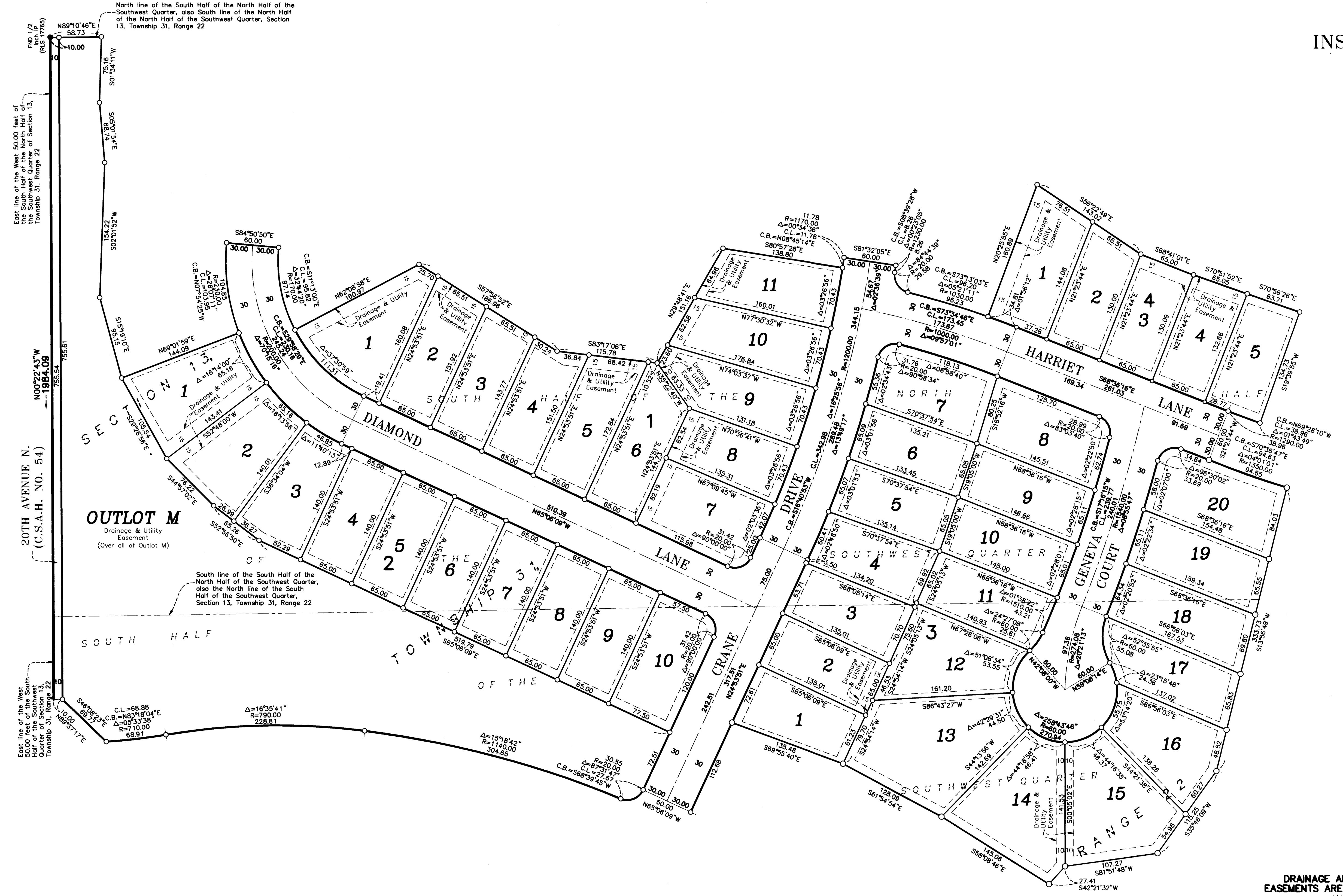
○ Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361



# WATERMARK

CITY OF LINO LAKES  
COUNTY OF ANOKA  
SEC. 12 & 13, TWP. 31, RGE. 22

INSET 'B'



East line of the West 50.00 feet of the South Half of the North Half of the Southwest Quarter of Section 13, Township 31, Range 22

20TH AVENUE N.  
(C.S.A.H. NO. 54)

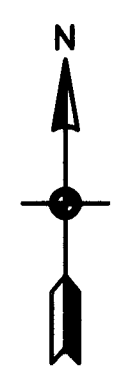
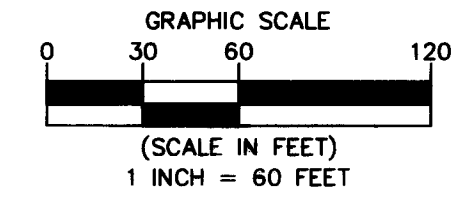
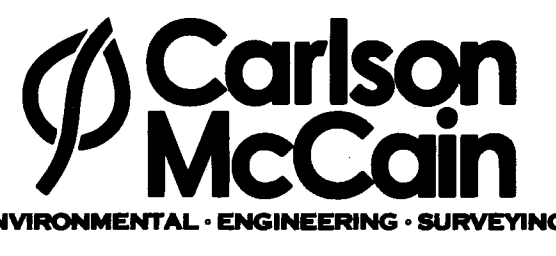
East line of the West 50.00 feet of the South Half of the North Half of the Southwest Quarter of Section 13, Township 31, Range 22

**OUTLOT M**  
Drainage & Utility Easement  
(Over all of Outlot M)

South line of the South Half of the North Half of the Southwest Quarter, also the North line of the South Half of the Southwest Quarter, Section 13, Township 31, Range 22

SOUTH HALF

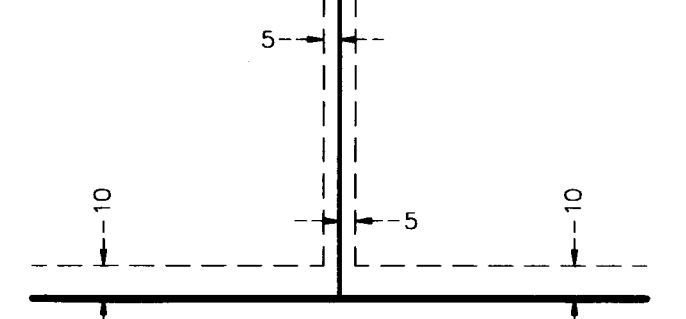
TOWNSHIP



For the purposes of this plat, the North line of the North Half of the North Half of the Southwest Quarter (East-West Quarter Line) of Section 13, Township 31, Range 22 is assumed to bear North 89 degrees 15 minutes 11 seconds East.

- Denotes 1/2 inch by 1/4 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

**DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:**

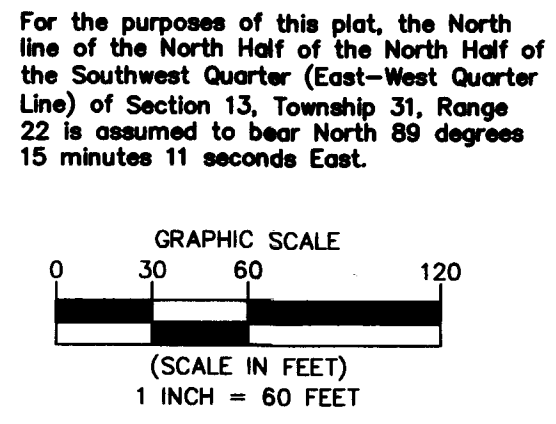
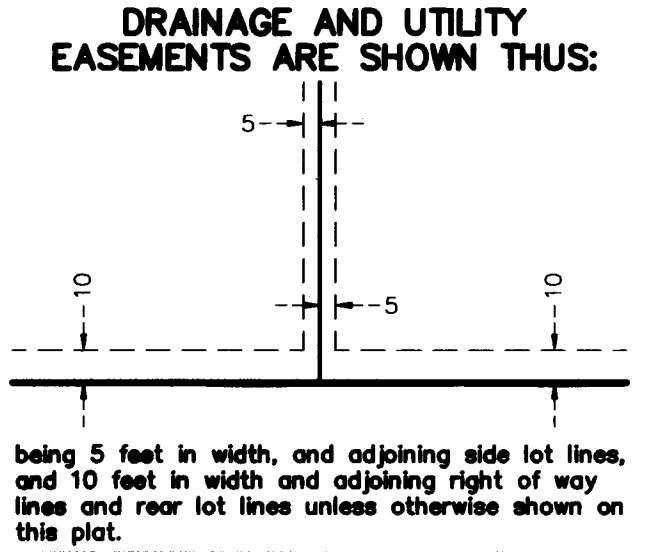
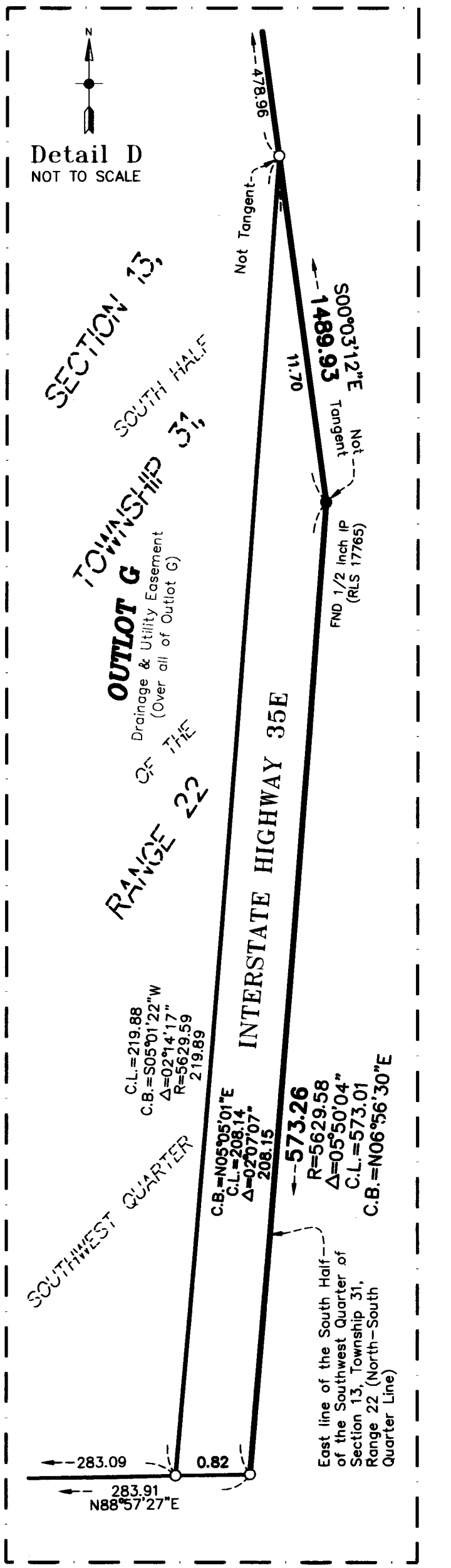
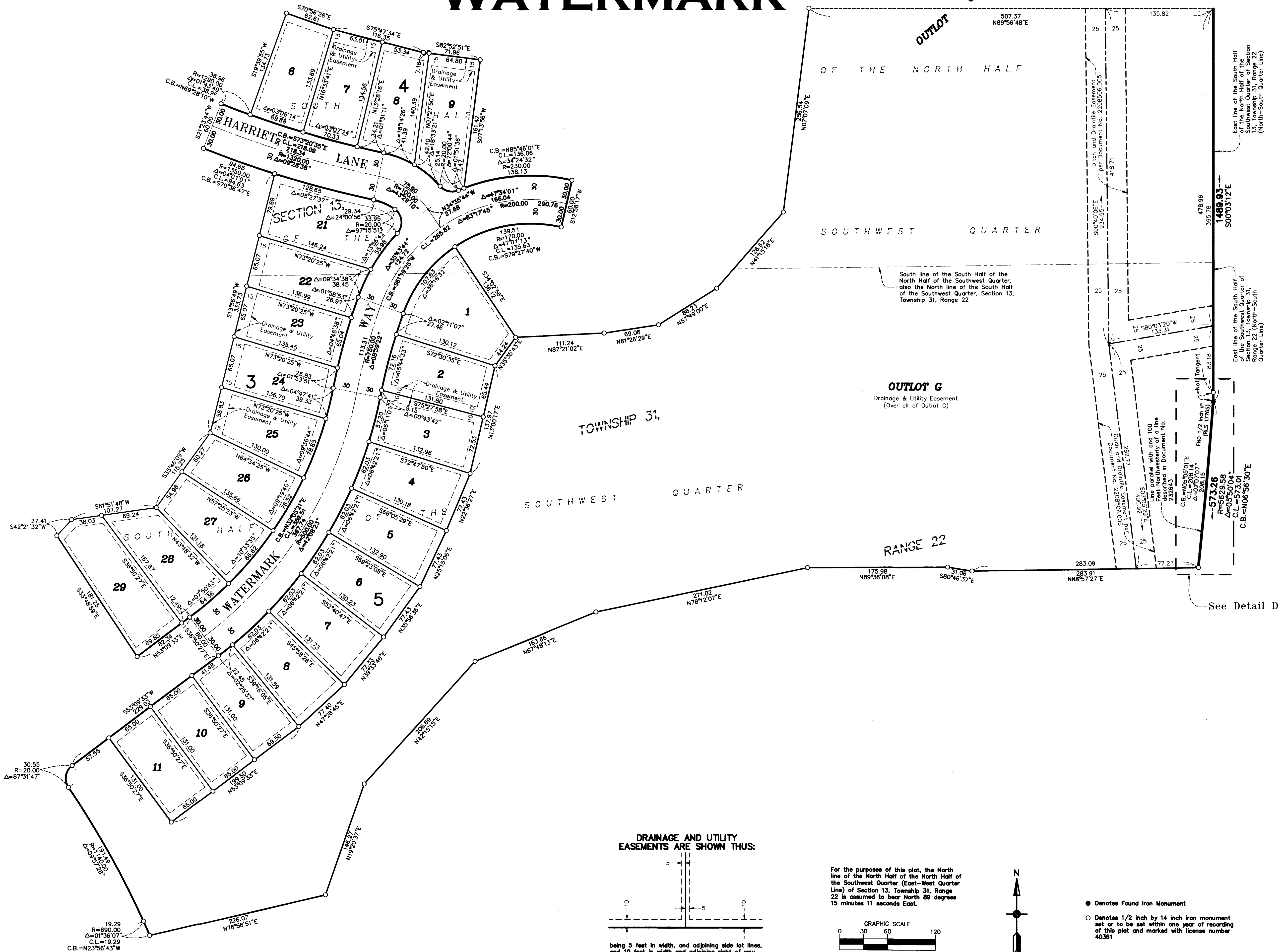


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

# WATERMARK

CITY OF LINO LAKES  
COUNTY OF ANOKA  
SEC. 12 & 13, TWP. 31, RGE. 22

INSET 'C'

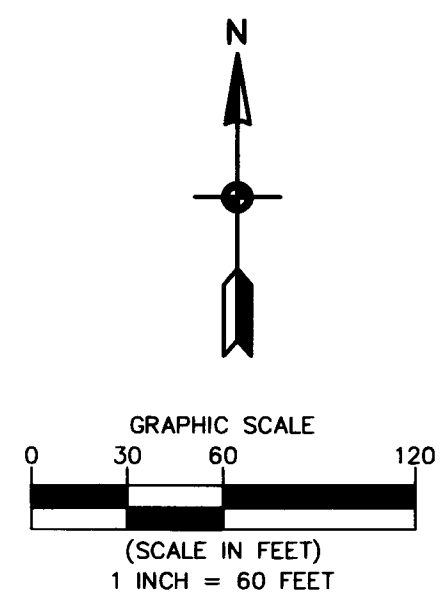


For the purposes of this plat, the North line of the North Half of the North Half of the Southwest Quarter (East-West Quarter Line) of Section 13, Township 31, Range 22 is assumed to bear North 89 degrees 15 minutes 11 seconds East.

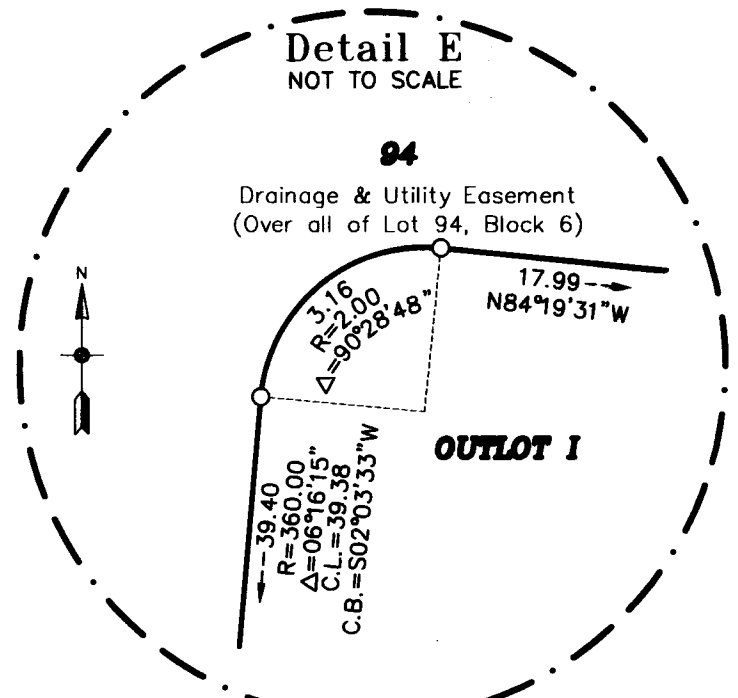
- Denotes Found Iron Monument
- Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361

# WATERMARK

INSET 'D'

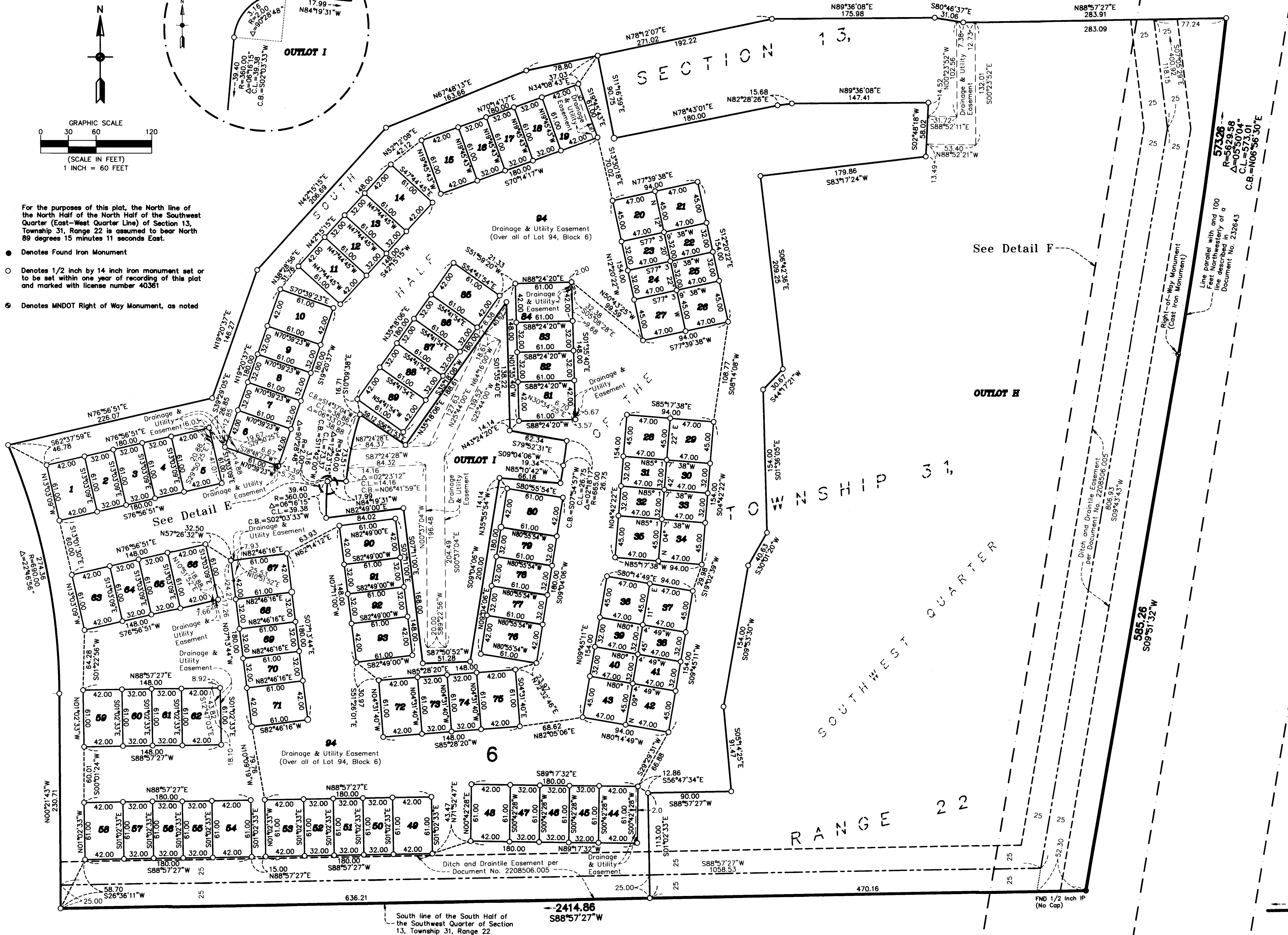


Detail E  
NOT TO SCALE

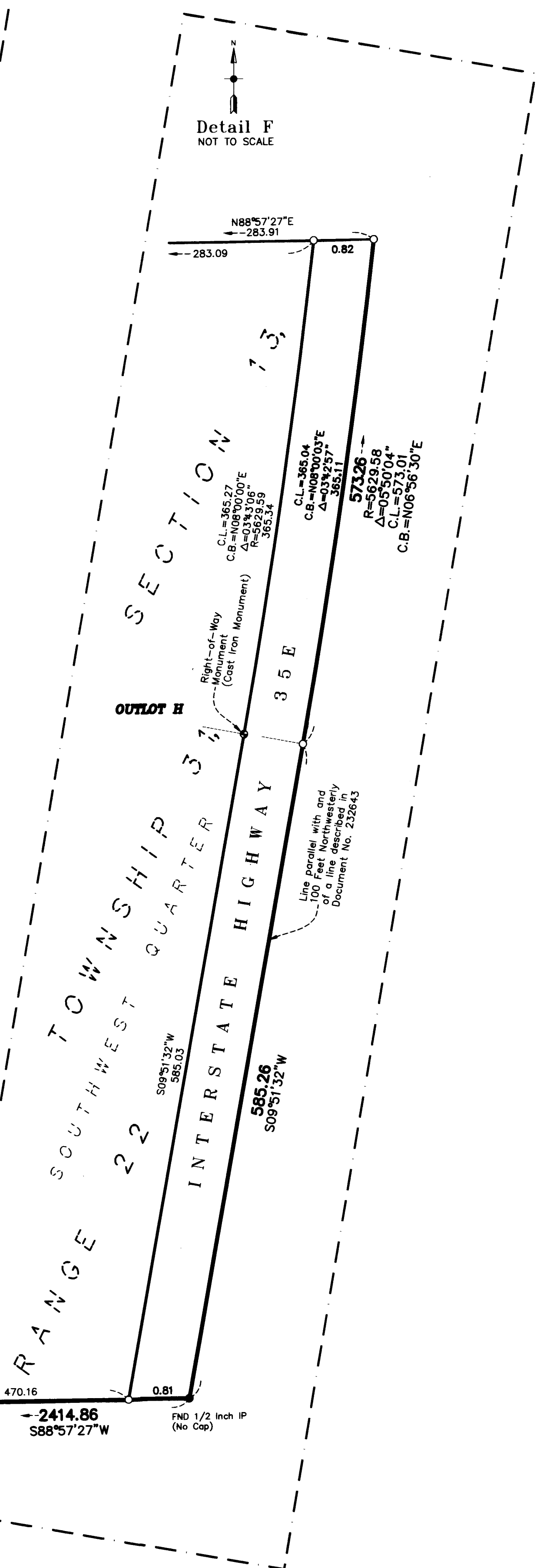


For the purposes of this plat, the North line of the North Half of the North Half of the Southwest Quarter (East-West Quarter Line) of Section 13, Township 31, Range 22 is assumed to bear North 89 degrees 15 minutes 11 seconds East.

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- 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 MNDOT Right of Way Monument, as noted



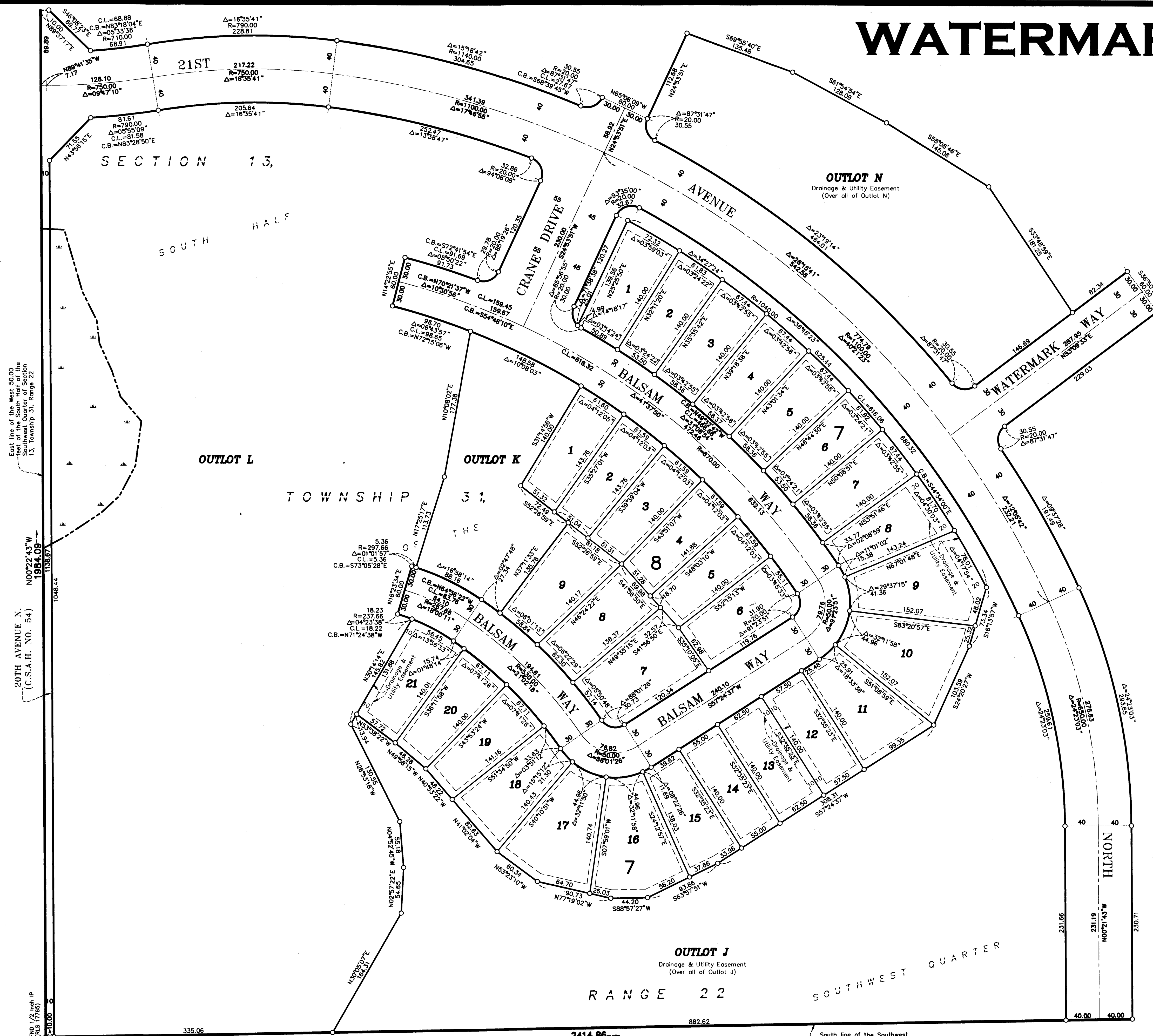
Detail F  
NOT TO SCALE



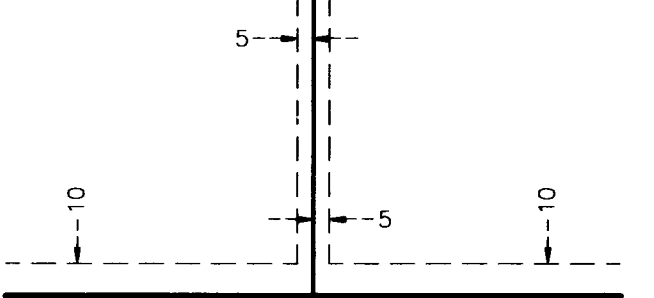
# WATERMARK

CITY OF LINO LAKES  
COUNTY OF ANOKA  
SEC. 12 & 13, TWP. 31, RGE. 22

INSET 'E'



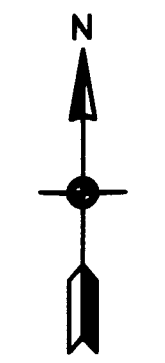
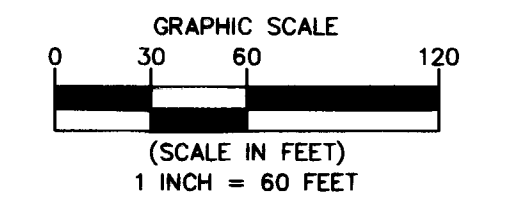
### DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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 Found Iron Monument
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- ▭ Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2013

For the purposes of this plat, the North line of the North Half of the North Half of the Southwest Quarter (East-West Quarter Line) of Section 13, Township 31, Range 22 is assumed to bear North 89 degrees 15 minutes 11 seconds East.



RANGE 22

2414.86  
S88°57'27"W

South line of the Southwest Quarter of Section 13, Township 31, Range 22

