

# WHISPERING ASPEN SECOND ADDITION

City of East Bethel  
County of Anoka  
SEC. 29, TWP. 34, RNG. 23

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

Outlot F, WHISPERING ASPEN, Anoka County, Minnesota.

Together with that part of the Southeast Quarter of Northwest Quarter of Section 29, Township 34, Range 23 lying Westerly of the following described line: Commencing at the most Westerly corner of Outlot G, said WHISPERING ASPEN; thence on assumed bearing of North 67 degrees 23 minutes 05 seconds East along the Northwesterly line of said Outlot G, 239.38 feet; thence North 33 degrees 09 minutes 38 seconds West 32.72 feet to an angle point on the easterly line of said Outlot F; thence North 22 degrees 29 minutes 02 seconds West along said Easterly line of Outlot F 100.00 feet; thence North 00 degrees 53 minutes 59 seconds West along said Easterly line 149.33 feet; thence continuing North 00 degrees 53 minutes 59 seconds West 40.92 feet; thence North 20 degrees 09 minutes 56 seconds East 66.29 feet; thence North 09 degrees 29 minutes 37 seconds West 90.87 feet to said Easterly line of said Outlot F and the point of beginning of the line to be described; thence continuing North 09 degrees 29 minutes 37 seconds West 106.54 feet to intersect with said Easterly line of Outlot F and said line there terminating.

Less and Except the following:

That part of Outlot F, WHISPERING ASPEN, Anoka County, Minnesota described as follows:  
Beginning at the Southeast Corner of Lot 7, Block 8, said WHISPERING ASPEN; thence on an assumed bearing of South 88 degrees 05 minutes 51 seconds West, along the south line of said Lot 7, a distance of 21.48 feet; thence South 07 degrees 50 minutes 42 seconds West, 5.14 feet; thence South 72 degrees 49 minutes 08 seconds East, 114.62 feet; thence South 11 degrees 52 minutes 50 seconds East, 87.26 feet; thence South 51 degrees 53 minutes 52 seconds East, 77.43 feet; thence South 02 degrees 52 minutes 35 seconds East, 71.43 feet to the intersection with the easterly line of said Outlot F; thence North 01 degrees 24 minutes 55 seconds West, along said easterly line, 71.68 feet; thence northwesterly, along said easterly line on a tangential curve concave to the southwest, said curve having a radius of 55.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, and a length of 86.39 feet; thence North 01 degrees 24 minutes 55 seconds West, along said easterly line and not tangent to last described curve, 70.00 feet; thence North 67 degrees 23 minutes 05 seconds West, along said easterly line, 118.69 feet; thence North 01 degrees 24 minutes 55 seconds West, along said easterly line, 4.02 feet to the point of beginning.

Also Less and except the following:

That part of Outlot F, WHISPERING ASPEN, Anoka County, Minnesota lying easterly of the following described line:  
Commencing at the most westerly corner of Outlot G, said WHISPERING ASPEN; thence on an assumed bearing of North 67 degrees 23 minutes 05 seconds East, along the northwesterly line of said Outlot G, 247.97 feet to the easterly line of said Outlot F; thence North 48 degrees 46 minutes 11 seconds West, along said easterly line, 35.58 feet; thence North 22 degrees 29 minutes 02 seconds West, along said easterly line, 100.00 feet; thence North 00 degrees 53 minutes 59 seconds West, along said easterly line, 149.33 feet to the point of beginning of the line to be described; thence continue North 00 degrees 53 minutes 59 seconds West, 40.92 feet; thence North 20 degrees 09 minutes 56 seconds East, 66.29 feet; thence North 09 degrees 29 minutes 37 seconds West, 90.87 feet to the easterly line of said Outlot F and said described line there terminating.

Also Less and Except the following:

That part of Outlot F, WHISPERING ASPEN, Anoka County, Minnesota lying easterly of the following described line:  
Commencing at the most westerly corner of Outlot G, said WHISPERING ASPEN; thence on an assumed bearing of North 67 degrees 23 minutes 05 seconds East, along the northwesterly line of said Outlot G, 247.97 feet to the easterly line of said Outlot F; thence North 48 degrees 46 minutes 11 seconds West, along said easterly line, 35.58 feet to the point of beginning of the line to be described; thence South 35 degrees 09 minutes 38 seconds East, 32.72 feet to the said northwesterly line of Outlot G and said described line there terminating.

Has caused the same to be surveyed and platted as WHISPERING ASPEN SECOND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Firebird Land, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 13<sup>th</sup> day of July, 2021.

Firebird Land, LLC  
*Brian D. Mundie*  
Brian D. Mundie, Chief Manager

STATE OF MINNESOTA  
COUNTY OF Isanti

This instrument was acknowledged before me this 13<sup>th</sup> day of July, 2021 by Brian D. Mundie, Chief Manager of Firebird Land, LLC, a Minnesota limited liability company, on behalf of the company.

*Lisa A. Johnson*  
Lisa A. Johnson (signature)  
Notary Public, Isanti County, Minnesota  
My Commission Expires 1-31-2026 (print name)

I Jason E. Rud 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 20<sup>th</sup> day of April, 2021.

*Jason E. Rud*  
Jason E. Rud, Licensed Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF Anoka

This instrument was acknowledged before me this 20<sup>th</sup> day of April, 2021 by Jason E. Rud.

*LaLae Mack*  
LaLae Mack (signature)  
LaLae Mack (print name)  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2022

CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

This plat of WHISPERING ASPEN SECOND ADDITION was approved and accepted by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this 20<sup>th</sup> day of APRIL, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of East Bethel, Minnesota  
By *[Signature]* Mayor By *John Davis* 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 15<sup>th</sup> day of July, 2021.

*David M. Ziegler*  
David M. Ziegler  
Charles F. Gilson  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 15<sup>th</sup> day of July, 2021.

*Pamela J. LeBlanc*  
Pamela J. LeBlanc  
Property Tax Administrator  
By *Angie McSmith* Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of WHISPERING ASPEN SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 15<sup>th</sup> day of July, 2021, at 1:27 o'clock P.M. and was duly recorded as Document Number 232.7633.001.

*Pamela J. LeBlanc*  
Pamela J. LeBlanc  
County Recorder/Registrar of Titles  
By *Angie McSmith* Deputy



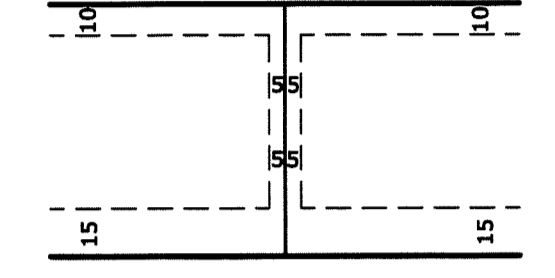
\$56.00

# WHISPERING ASPEN SECOND ADDITION

City of East Bethel  
County of Anoka  
SEC. 29, TWP. 34, RNG. 23

### EASEMENT DETAIL:

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

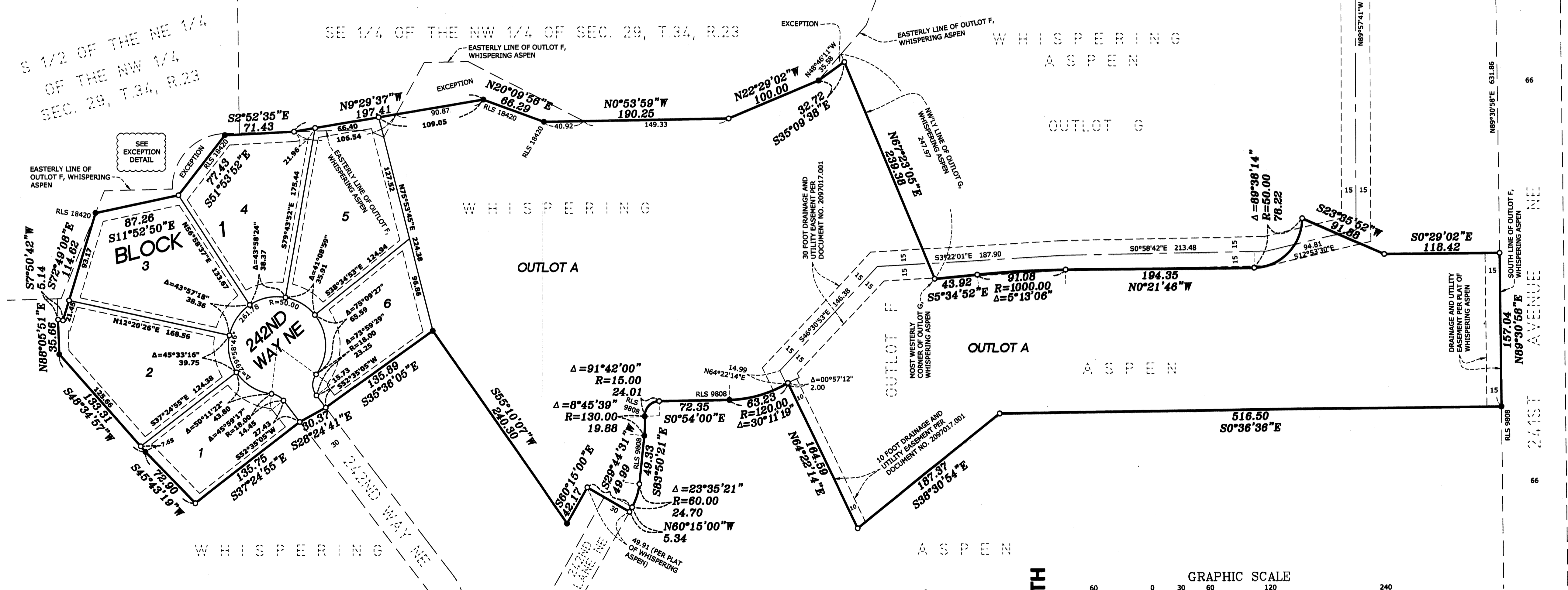
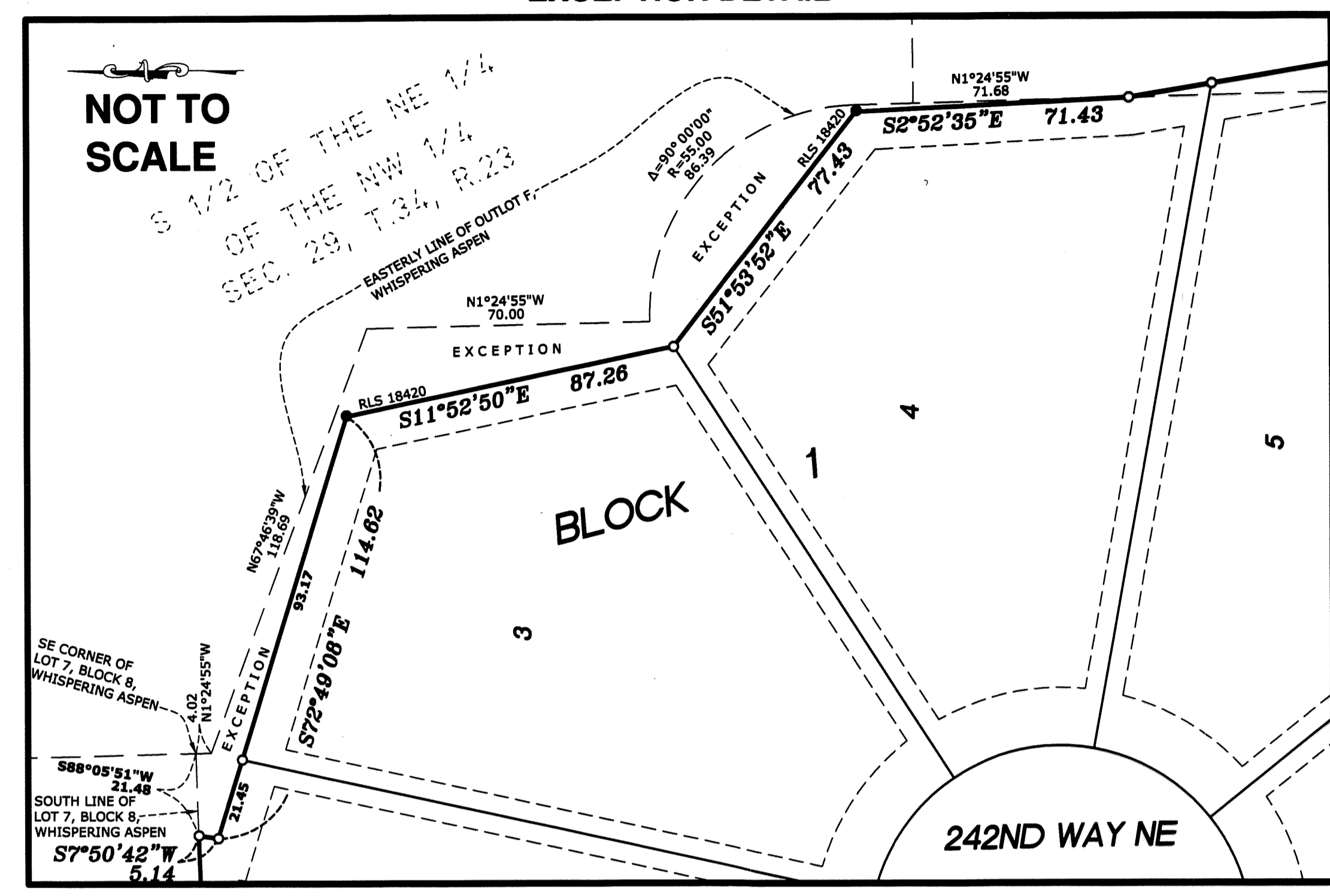


BEING 15 FEET IN WIDTH ADJOINING ALL RIGHT OF WAY LINES, AND BEING 5 FEET IN WIDTH ADJOINING ALL SIDE LOT LINES AND BEING 10 FEET IN WIDTH ADJOINING ALL REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- DENOTES FOUND 1/2 INCH IRON PIPE AS LABELED.

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF OUTLOT F, WHISPERING ASPEN IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 30 MINUTES 58 SECONDS EAST.

### EXCEPTION DETAIL



**E. G. RUD & SONS, INC.**  
EST. 1877 Professional Land Surveyors

