

8464633.004

KNOW ALL PERSONS BY THESE PRESENTS: That Gerald G. Bauer, as Trustee of the Gerald G. Bauer Trust dated 11/18/2024, owner of the following described property situated in the City of Oak Grove, County of Anoka, State of Minnesota:

WICKSTROM ESTATES SOUTH

CITY OF OAK GROVE
COUNTY OF ANOKA
SEC. 6, TWP. 33, RGE. 24

That part of Government Lot 1, Section 6, Township 33, Range 24, Anoka County, Minnesota lying Easterly and Southeasterly of the center line of State Highway No. 47 (St Francis Blvd. NW) AND
The Northeast Quarter of the Southwest Quarter, that part of the Northwest Quarter of the Southeast Quarter lying Westerly of Seelye Brook, and that part of Government Lot 2 lying Easterly of the center line of State Aid Highway No. 47 (St Francis Blvd. NW) all in Section 6, Township 33, Range 24, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WICKSTROM ESTATES SOUTH and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Gerald G. Bauer, as Trustee of the Gerald G. Bauer Trust dated 11/18/2024, has hereunto set his hand this 14 day of January 2026

GERALD G. BAUER TRUST DATED 11/18/2024
By: [Signature]
Gerald G. Bauer, Trustee of the
Gerald G. Bauer Trust Dated 11/18/2024

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on this 14th day of January, 2026 by Gerald G. Bauer, Trustee of the Gerald G. Bauer Trust dated 11/18/2024, on behalf of said trust.

[Signature] (Signed)
Kelly Frette (Printed)
Notary Public, Anoka County, MN
My commission expires January 31st, 2030

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 14th day of JANUARY, 2026

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

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on this 14th day of January, 2026 by Thomas R. Balluff.

[Signature] (Signed)
Kelly Frette (Printed)
Notary Public, Anoka County, MN
My commission expires January 31st, 2030

CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA
This plat of WICKSTROM ESTATES SOUTH was approved and accepted by the City Council of the City of Oak Grove, Minnesota at a regular meeting thereof held this 21st day of April, 2026 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA
By: [Signature] Mayor
By: [Signature] 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 21st day of April, 2026

[Signature]
David M. Ziegmeier
Anoka County Surveyor

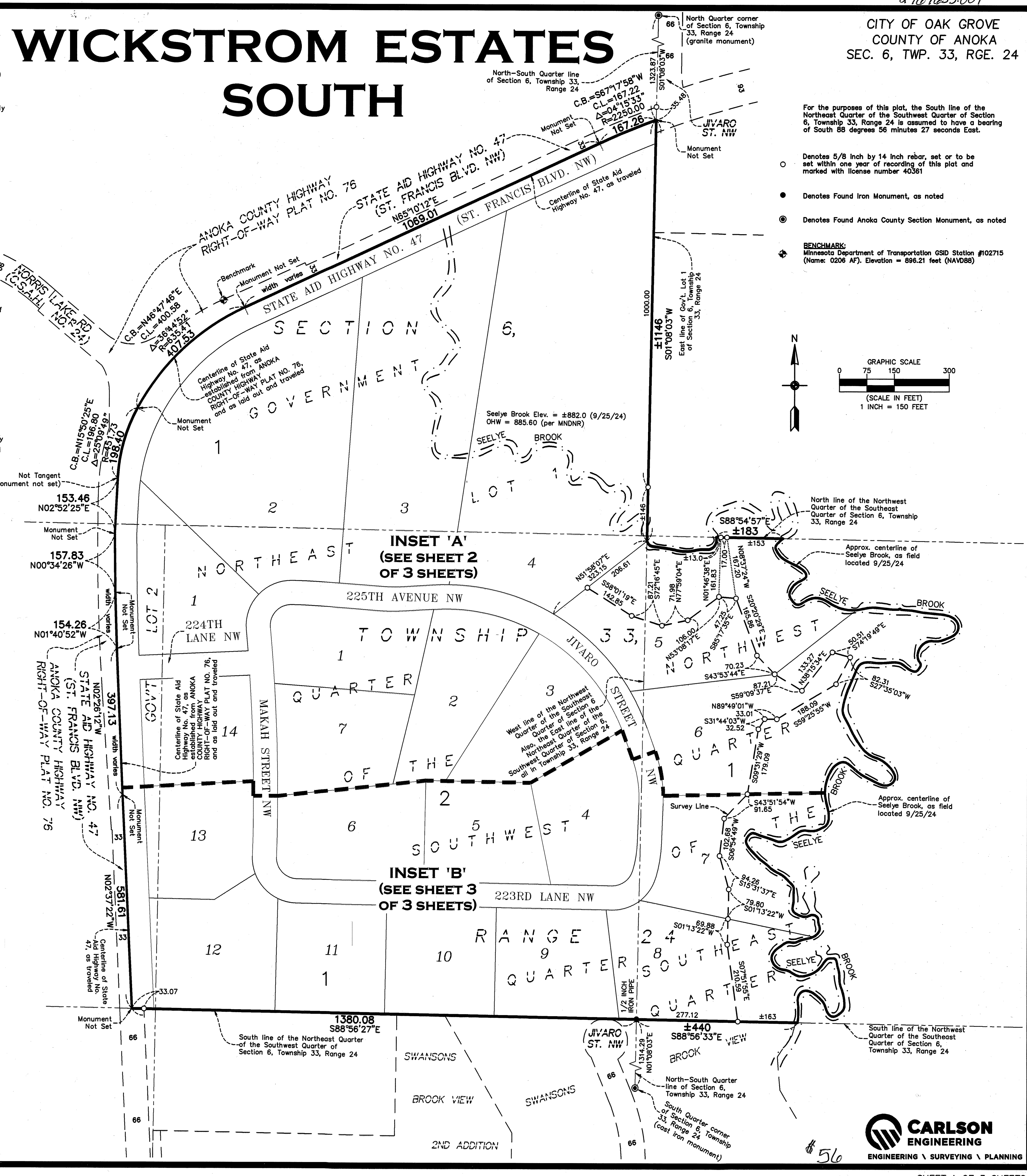
COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 21 day of April, 2026

[Signature]
Property Tax Administrator
By: [Signature] Deputy

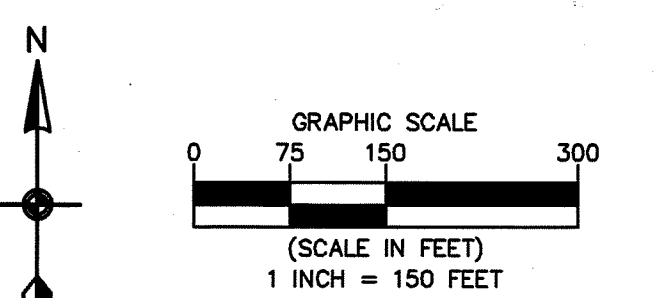
COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of WICKSTROM ESTATES SOUTH was filed in the office of the County Recorder/Registrar of Titles for public record on this 21 day of April, 2026 at 9:36 o'clock A.M. and was duly recorded as Document Number 8464633.004

[Signature]
County Recorder/Registrar of Title
By: [Signature] Deputy



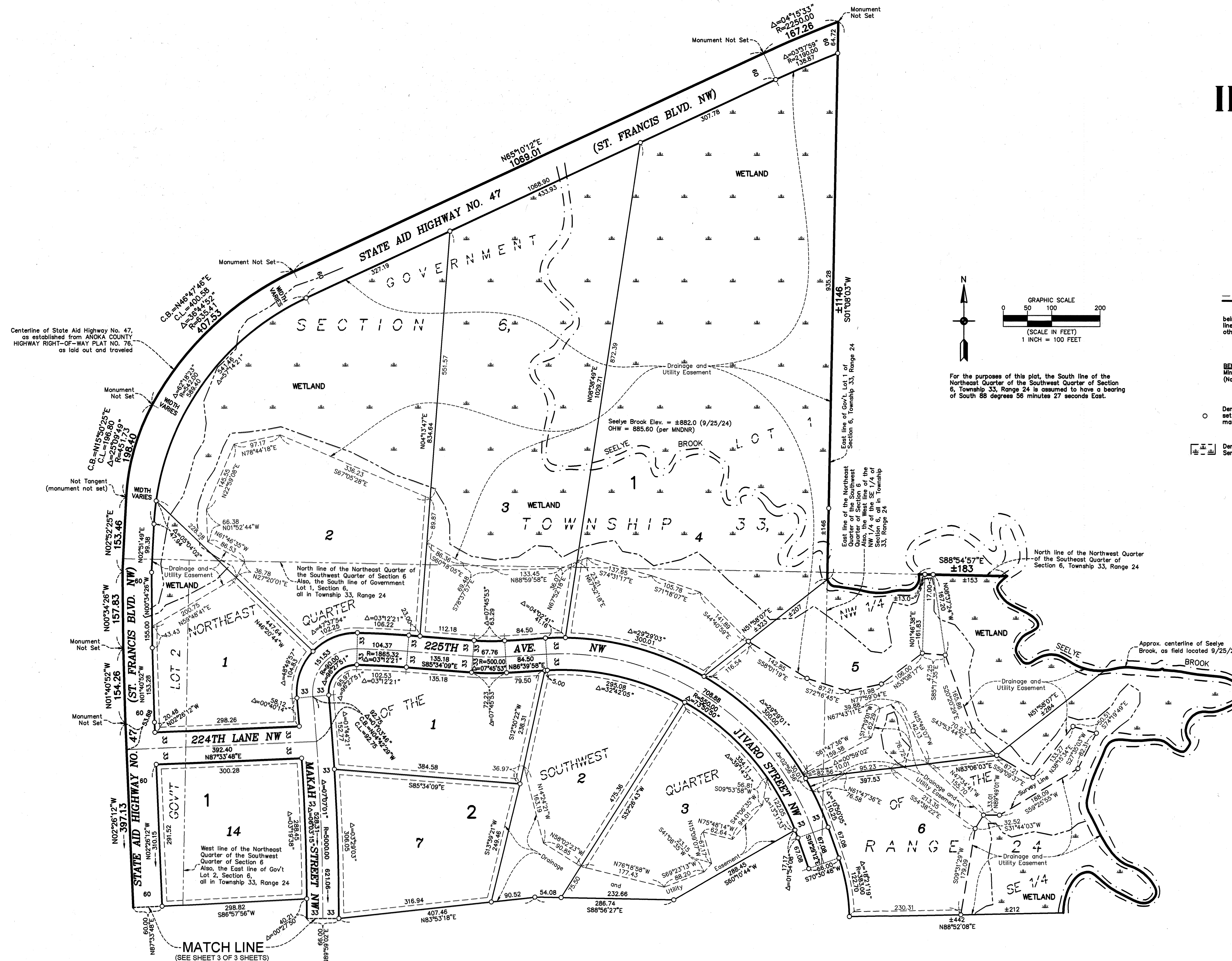
- Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument, as noted
- ⊙ Denotes Found Anoka County Section Monument, as noted
- ⚡ BENCHMARK: Minnesota Department of Transportation GSD Station #102715 (Name: 0206 AF). Elevation = 896.21 feet (NAVD88)



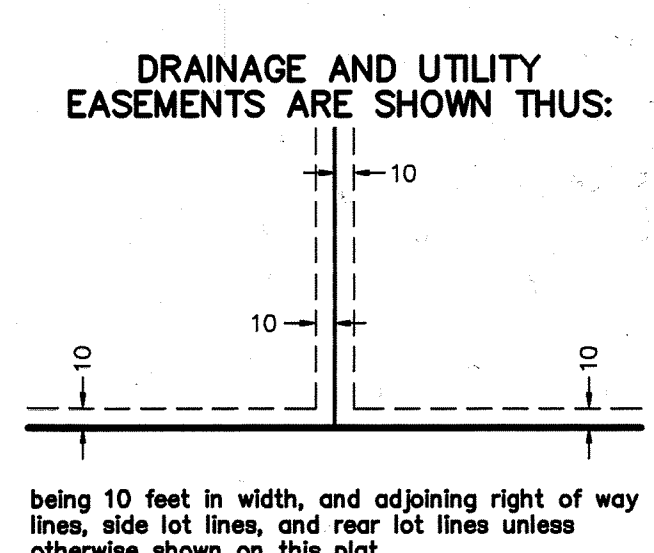
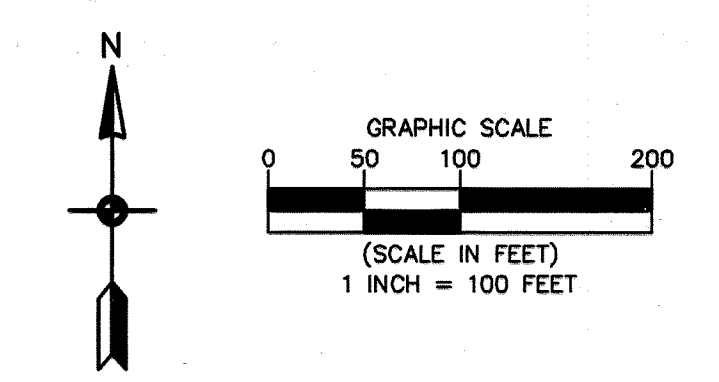
WICKSTROM ESTATES SOUTH

CITY OF OAK GROVE
COUNTY OF ANOKA
SEC. 6, TWP. 33, RGE. 24

INSET A



Centerline of State Aid Highway No. 47, as established from ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 76, as laid out and traveled



BENCHMARK:
Minnesota Department of Transportation GSID Station #102715 (Name: 0206 AF). Elevation = 896.21 feet (NAVD88)

For the purposes of this plat, the South line of the Northeast Quarter of the Southwest Quarter of Section 6, Township 33, Range 24 is assumed to have a bearing of South 88 degrees 56 minutes 27 seconds East.

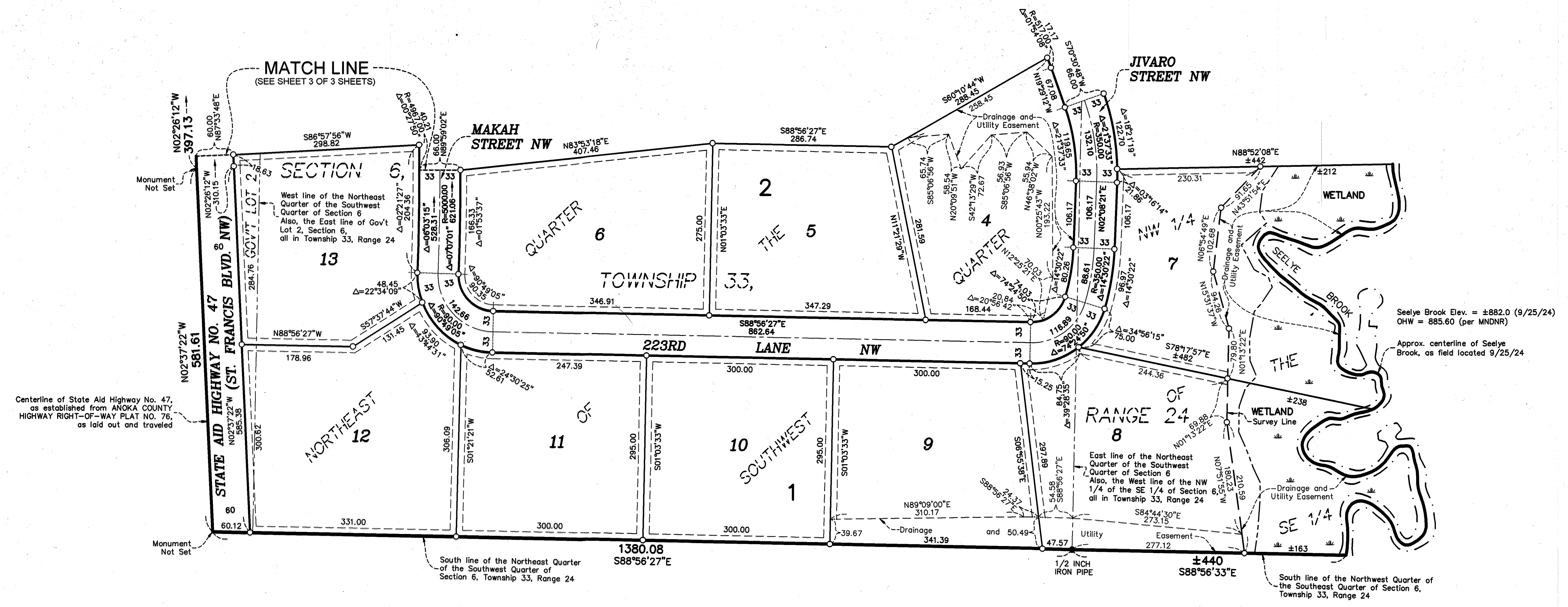
- Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- ▭ Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2020

MATCH LINE
(SEE SHEET 3 OF 3 SHEETS)

WICKSTROM ESTATES SOUTH

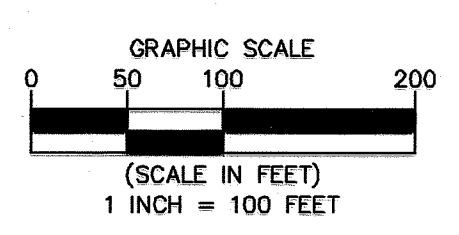
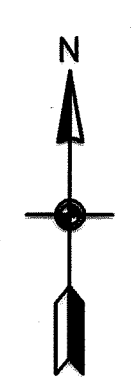
CITY OF OAK GROVE
COUNTY OF ANOKA
SEC. 6, TWP. 33, RGE. 24

INSET B



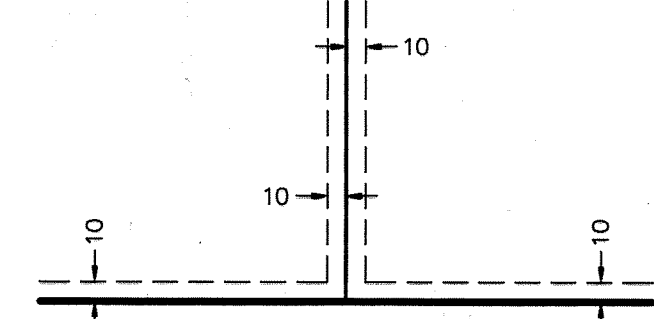
Centerline of State Aid Highway No. 47, as established from ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 76, as laid out and traveled

Seelye Brook Elev. = ±882.0 (9/25/24)
OHW = 885.60 (per MNDNR)
Approx. centerline of Seelye Brook, as field located 9/25/24



For the purposes of this plat, the South line of the Northeast Quarter of the Southwest Quarter of Section 6, Township 33, Range 24 is assumed to have a bearing of South 88 degrees 56 minutes 27 seconds East.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

BENCHMARK:
Minnesota Department of Transportation GSD Station #102715
(Name: 0206 AF). Elevation = 886.21 feet (NAVD88)

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- Denotes Found Iron Monument, as noted
- ▬▬▬ Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2020