

WOOD DUCK HAVEN SECOND ADDITION

CITY OF NOWTHEN
COUNTY OF ANOKA
SEC. 2, TWP. 33, RNG. 25

KNOW ALL PERSONS BY THESE PRESENTS:

That Robert Byron Knox and Margaret Ann Starr-Knox as Trustees of the B & M Living Trust, dated June 1 2017, owners of the following described property situated in the City of Nowthen, County of Anoka, State of Minnesota:

Outlot A, WOOD DUCK HAVEN, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as WOOD DUCK HAVEN SECOND ADDITION and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Robert Byron Knox and Margaret Ann Starr-Knox, Trustees of the B & M Living Trust, dated June 1 2017, have hereunto set their hands this 8 day of January, 2026.

Robert Byron Knox
Robert Byron Knox, Trustee of the B & M Living Trust, dated JUNE 1 2017

Margaret Ann Starr-Knox
Margaret Ann Starr-Knox, Trustee of the B & M Living Trust, dated JUNE 1 2017

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me on 1-8-26 by Robert Byron Knox and Margaret Ann Starr-Knox, Trustees of the B & M Living Trust, dated JUNE 1 2017.

Cordelia Jane Stoeckel
Notary Public Signature

Cordelia Jane Stoeckel
Notary Printed Name

Notary Public, Anoka County, Minnesota
My Commission Expires Jan 21, 2030

I Kaleb J. Kadelbach 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 7th day of JANUARY, 2026.

Kaleb J. Kadelbach
Kaleb J. Kadelbach, Licensed Land Surveyor
Minnesota License No. 57070

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me on 1-7-2026 by Kaleb J. Kadelbach

Shannon M. Kimball
Notary Public Signature
Notary Printed Name

Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2031

City Council, City of Nowthen, Minnesota

This plat of WOOD DUCK HAVEN SECOND ADDITION was approved and accepted by the City Council of the City of Nowthen, Minnesota at a regular meeting thereof held this 12th day of August, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Nowthen, Minnesota

by Scott D. Johnson, Mayor
by Natalie A. 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 13th day of January, 2026.

by David M. Ziegmeier
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 13 day of JANUARY, 2026.

Pamela J. LeBlanc
Property Tax Administrator

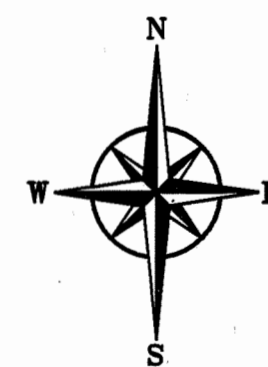
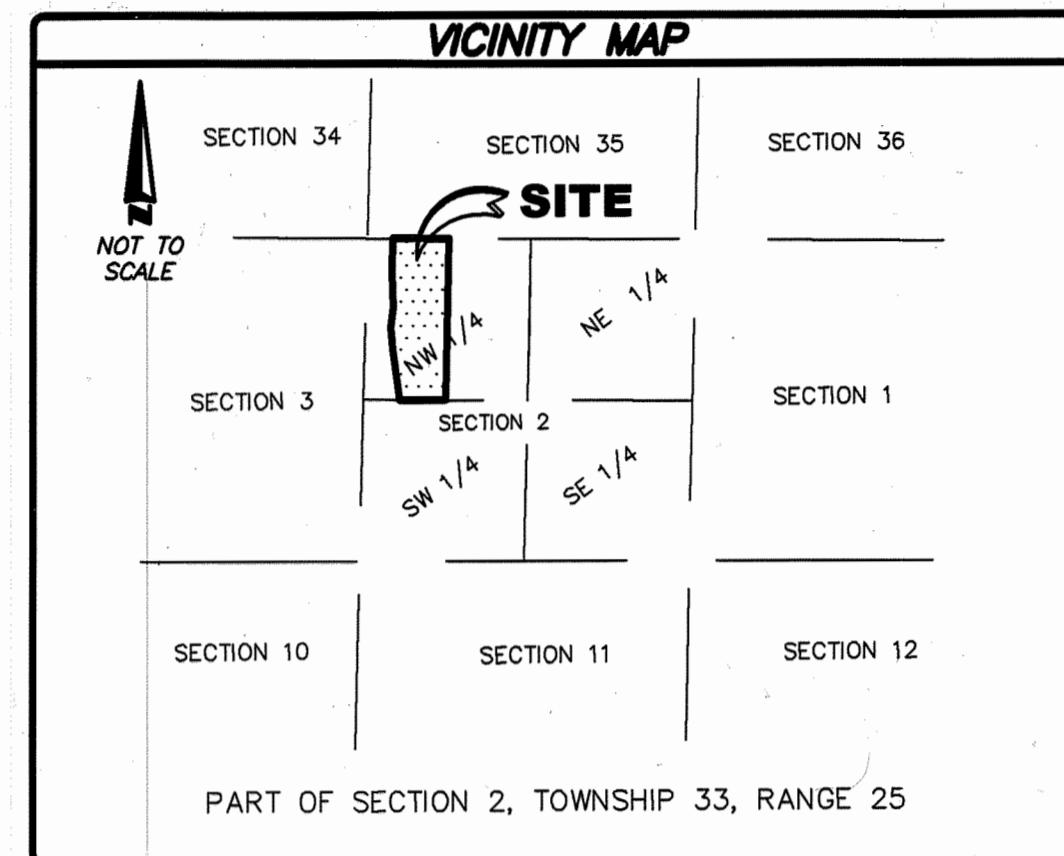
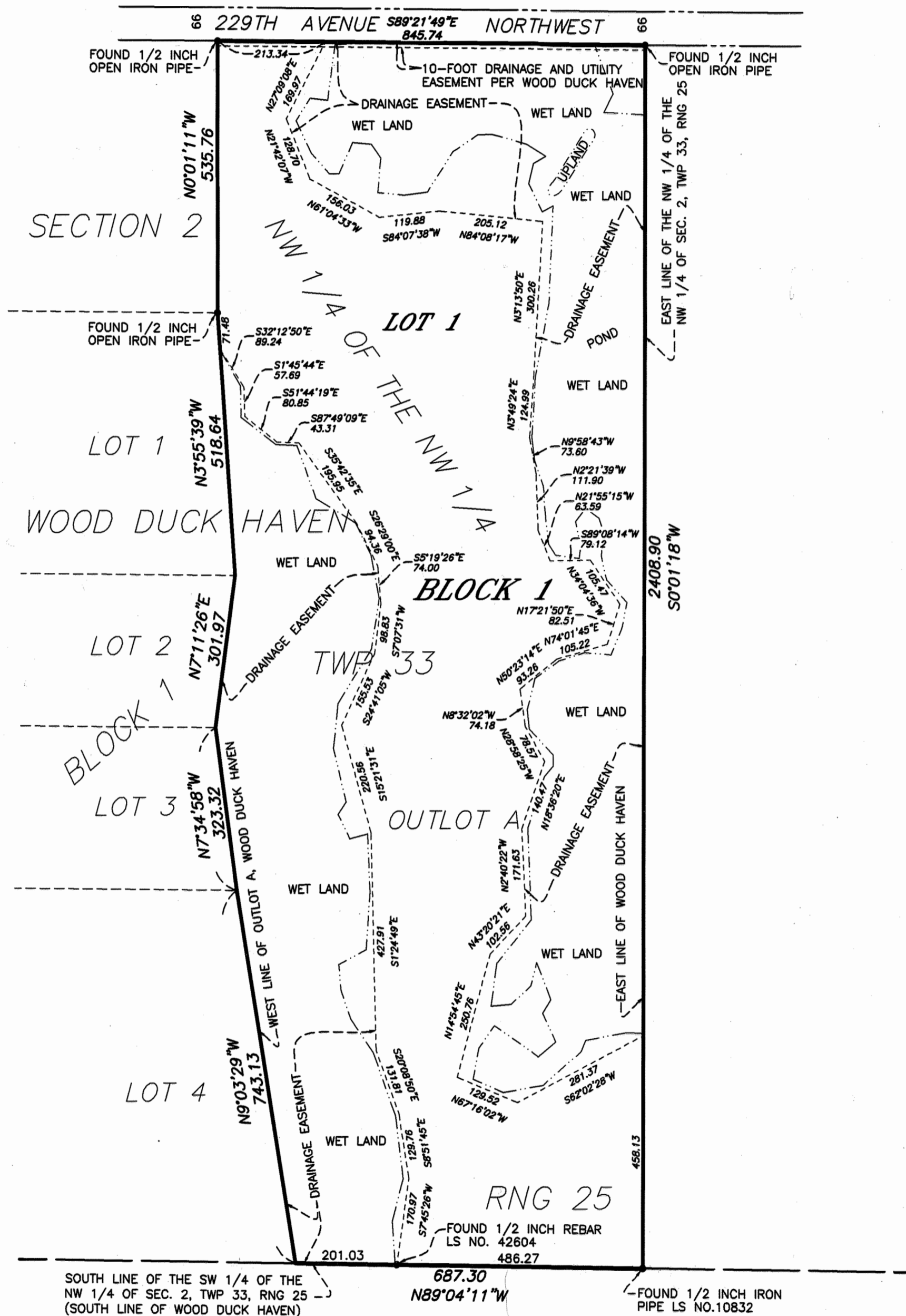
By David M. Ziegmeier, Deputy

County Recorder/Registrar of Titles

County of Anoka, State of Minnesota
I hereby certify that this plat of WOOD DUCK HAVEN SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 13 day of JANUARY, 2026, at 09:46 clock A.M. and was duly recorded as Document Number 2457521.002.

Pamela J. LeBlanc
County Recorder/Registrar of Titles

By David M. Ziegmeier, Deputy



SCALE IN FEET



BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 SECTION 2, TOWNSHIP 33, RANGE 25, ANOKA COUNTY, MINNESOTA IS ASSUMED TO BEAR SOUTH 0°01'18" WEST.

● IRON MONUMENT FOUND AS NOTED

--- WET LAND PER WOOD DUCK HAVEN
--- PROPERTY BOUNDARY

\$156.00

APEX
LAND SURVEYING