

WOODHAVEN

CITY OF NOWTHEN COUNTY OF ANOKA SEC. 23, TWP. 33, RNG. 25

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

The Southeast Quarter of the Northwest Quarter of Section 23, Township 33, Range 25, Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 33, Range 25, Anoka County, Minnesota lying westerly of the centerline of County Road No. 66 (also known as Cleary Road).

Has caused the same to be surveyed and platted as WOODHAVEN and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the City of Nowthen the right of access onto Old Viking Boulevard NW as shown on this plat and also dedicating to the County of Anoka the right of access onto County Road No. 66 as shown on this plat.

In witness whereof said L & B Land Company, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21 day of June 2022.

L & B LAND COMPANY, LLC
Larry Skogquist
Larry Skogquist, President

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 21 day of June 2022 by Larry Skogquist, President of L & B Land Company, LLC, a Minnesota limited liability company.

Natalie A. Johnson
Natalie A. Johnson
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-27

I, Craig A. Wenzmann 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.

Craig A. Wenzmann
Craig A. Wenzmann, Licensed Land Surveyor
Minnesota License No. 47466

STATE OF MINNESOTA
COUNTY OF Shoreburn

This instrument was acknowledged before me this 6 day of June 2022 by Craig A. Wenzmann.

Missie Torberg
Missie Torberg
Notary Public, Shoreburn County, Minnesota
My Commission Expires Jan 31 2023

CITY COUNCIL, CITY OF NOWTHEN, MINNESOTA
This plat of WOODHAVEN was approved and accepted by the City Council of the City of Nowthen, Minnesota at a regular meeting thereof held this 16th day of April 2022 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF NOWTHEN, MINNESOTA
Jeffrey M. Selon Mayor
Paul Gray 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 23rd day of June 2022.

David M. Ziegler
David M. Ziegler
Anoka County Surveyor

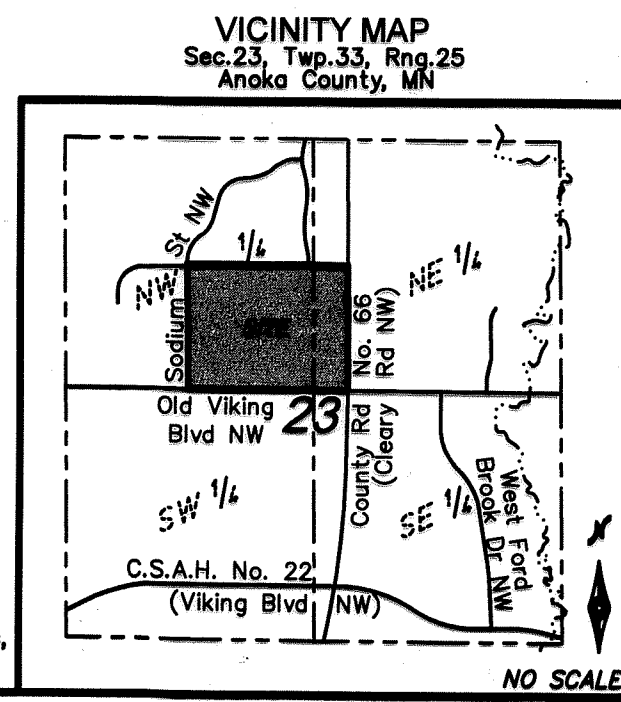
COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 23 day of June 2022.

Pamela DeBlanc By *Becky Hanson*
Property Tax Administrator Deputy

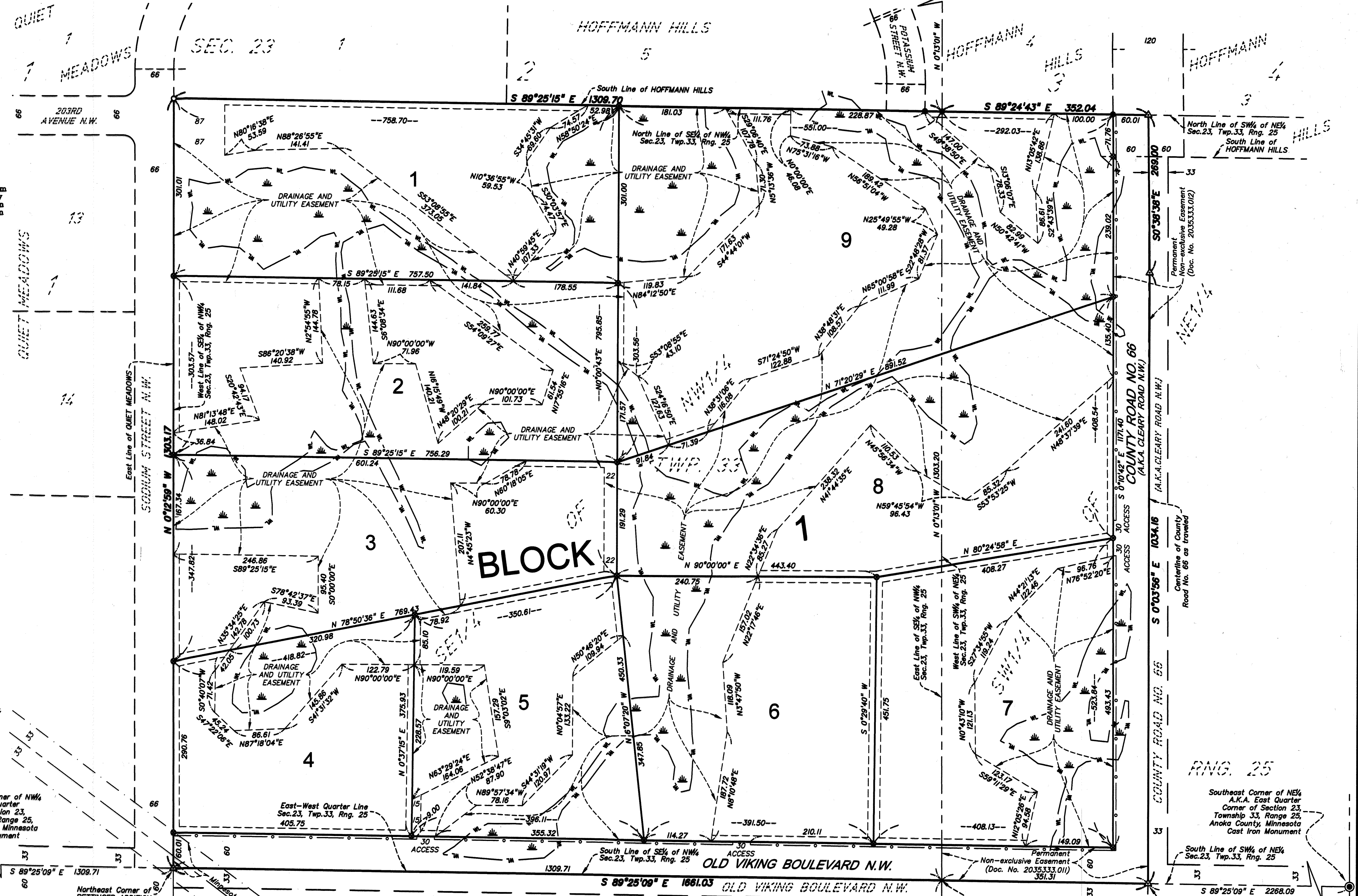
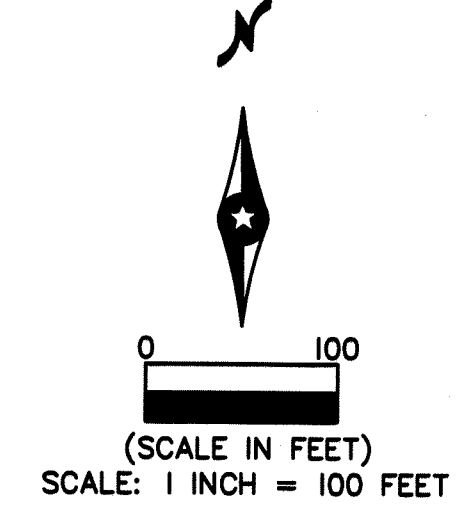
COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA
I hereby certify that this plat of WOODHAVEN was filed in the office of the County Recorder/Registrar of Titles for public record on this 23 day of June 2022 at 9:34 o'clock A.M. and was duly recorded as Document No. 2368658.002.

Pamela DeBlanc
County Recorder/Registrar of Titles

By *Becky Hanson*
Deputy



Drainage and Utility Easements are shown thus:
10' 10'
10' 10'
NOT TO SCALE
Being 10 feet in width and adjoining right of way lines and adjoining lot lines and plot boundary lines, unless otherwise indicated, as shown on the plat.



- LEGEND:**
- Denotes 1/2 inch by 1/4 inch iron pipe set with a plastic plug stamped R.L.S. 47466, unless otherwise noted.
 - Denotes 1/2 inch by 1/4 inch iron pipe with a plastic plug stamped R.L.S. 47466 to be set within one year of plotting date.
 - Denotes 1/2 inch 12251 iron pipe found (unless otherwise shown).
 - ▲ Denotes set PK mag nail.
 - ◆ Denotes found stone monument.
 - ⊙ Denotes found cast iron monument.
 - LS 12251 Denotes Jeffrey N. Coine, LS.
 - Denotes delineated wetland interior.
 - Denotes existing adjoiners.
 - Denotes easement.
 - Denotes right of way.
 - Denotes delineated wetland edge by Jacobson Environmental, PLLC (Notice of Decision - 11/15/2021).
 - Denotes limited access.

\$56.00
BOGART, PEDERSON & ASSOCIATES, INC.