

**Case File No. 15-0009**  
**Ellie's Cove**

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



**PRELIMINARY COPY  
UNRECORDED AS OF 03-16-17**

# ELLIES COVE

**City of Blaine  
County of Anoka  
Sec. 24, T31, R23**

KNOW ALL PERSONS BY THESE PRESENTS: That Ellie's Cove, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at a point on the South line of said Southeast Quarter of the Southwest Quarter a distance of 346.00 feet West from the Southeast corner thereof; thence Northernly parallel with the East line of said Southeast Quarter of the Southwest Quarter, a distance of 430.50 feet; thence Westerly parallel with the South line of said Southeast Quarter of the Southwest Quarter, a distance of 363.00 feet; thence Southerly parallel with said East line a distance of 430.50 feet to said South line; thence Easterly along said South line a distance of 363.00 feet to the point of beginning.

Excepting therefrom the following described tract:

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at a point on the South line of said Southeast Quarter of the Southwest Quarter a distance of 346.00 feet West from the Southeast corner thereof; thence continues along said South line of the Southeast Quarter of the Southwest Quarter, on an assumed bearing of North 89 degrees 49 minutes 10 seconds West, a distance of 119.00 feet; thence North 00 degrees 10 minutes 30 seconds East, a distance of 50.00 feet; thence on a tangential curve concave westerly, said curve's radius being 527.00 feet and having a central angle of 09 degrees 21 minutes 00 seconds, a distance of 86.00 feet; thence North 80 degrees 49 minutes 10 seconds East, a distance of 125.10 feet to a point on a line from the point of beginning, said line being parallel with the East line of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 45 minutes 40 seconds East along said parallel line 155.96 feet to the actual point of beginning.

Has caused the same to be surveyed and plotted as ELLIES COVE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown by this plat.

In witness whereof said Ellie's Cove, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Markum J. Olson, President

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Markum J. Olson, President of Ellie's Cove, LLC, a Minnesota limited liability company.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Jason E. Rud.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

City Council, City of Blaine, Minnesota

This plat of ELLIES COVE was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Larry D. Holm  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Property Tax Administrator

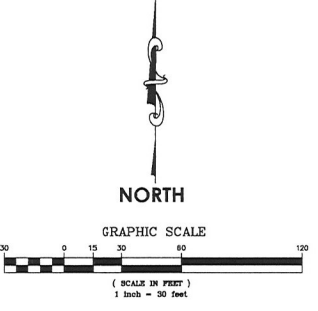
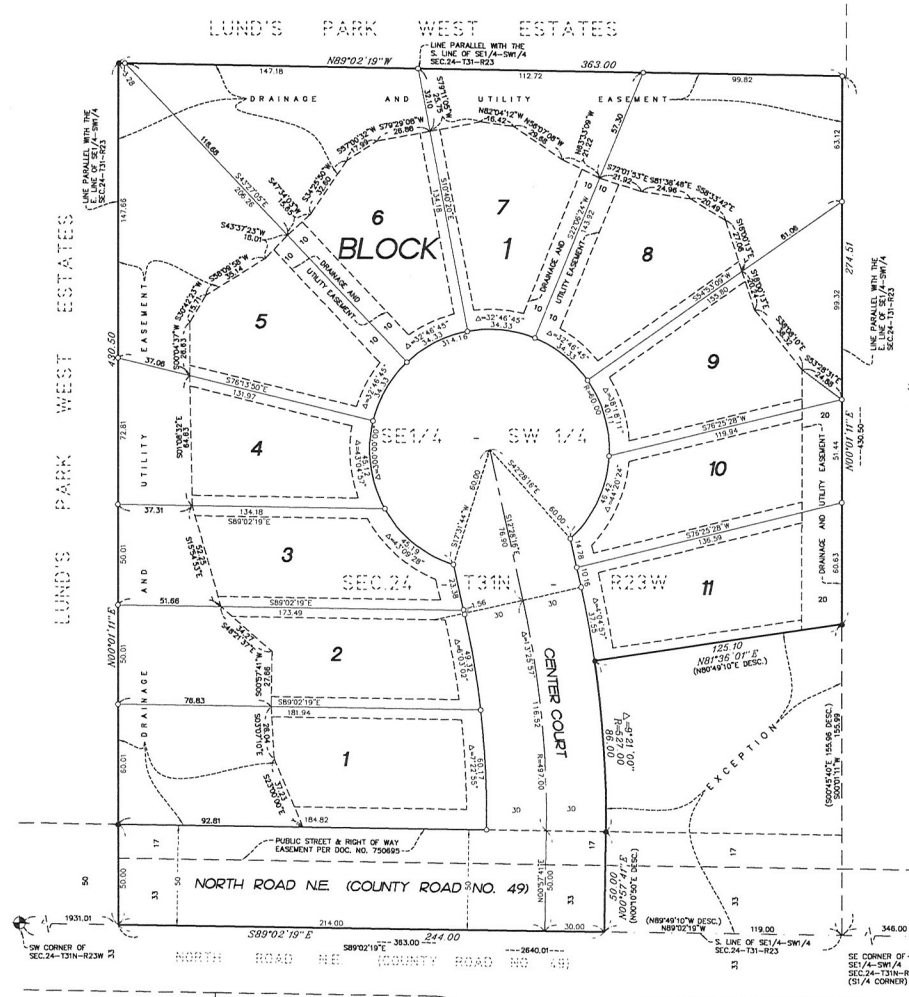
By \_\_\_\_\_ Deputy

County Recorder/Registrar of Titles  
County of Anoka, State of Minnesota

I hereby certify that this plat of ELLIES COVE was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M and was duly recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of Document Number \_\_\_\_\_.

County Recorder/Registrar of Titles

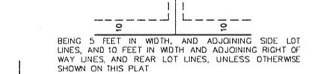
By \_\_\_\_\_ Deputy



- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578
- DENOTES FOUND IRON MONUMENT
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31, RANGE 23 IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 02 MINUTES 19 SECONDS EAST.

(NOT TO SCALE)  
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



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.

**BOUNDARY NOTE**  
Section 24, Township 31, Range 23, has historically used a monumented center of section position for previous surveying work. The plat of LUND'S PARK WEST ESTATES, which adjoins this parcel, uses the monumented center position for the plotted boundary. This plat uses the monumented center position for establishing the boundary of this parcel.

