

**Case File No. 18-0018**  
**Cottagewood Cove**

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



# COTTAGEWOOD COVE

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 2, TWP. 31, RGE. 23

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

The West 330.00 feet of the East 660.00 feet of the Southwest Quarter of the Northwest Quarter of Section 2, Township 23, Range 23, Anoka County, Minnesota

Has caused the same to be surveyed and platted as COTTAGEWOOD COVE and do hereby dedicate to the public for public use the public ways and drainage and utility easements as shown on this plat.

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

COTTAGEWOOD COVE, LLC

\_\_\_\_\_  
Kelly Olsen, Chief Manager

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

This instrument was acknowledged before me on \_\_\_\_\_ by Kelly Olsen, Chief Manager of Cottagewood Cove, LLC, on behalf of the Minnesota limited liability company.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_  
My commission expires \_\_\_\_\_

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

\_\_\_\_\_  
Thomas R. Balluff, Licensed Land Surveyor  
Minnesota License No. 40361

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

This instrument was acknowledged before me on \_\_\_\_\_ by Thomas R. Balluff.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_  
My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of COTTAGEWOOD 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\_\_\_\_.

By: \_\_\_\_\_  
Charles F. Gitzen  
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

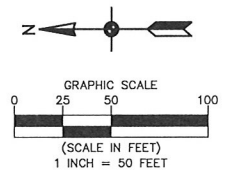
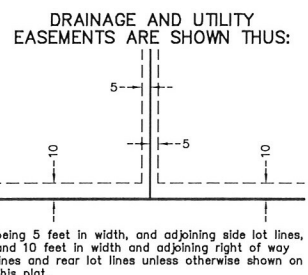
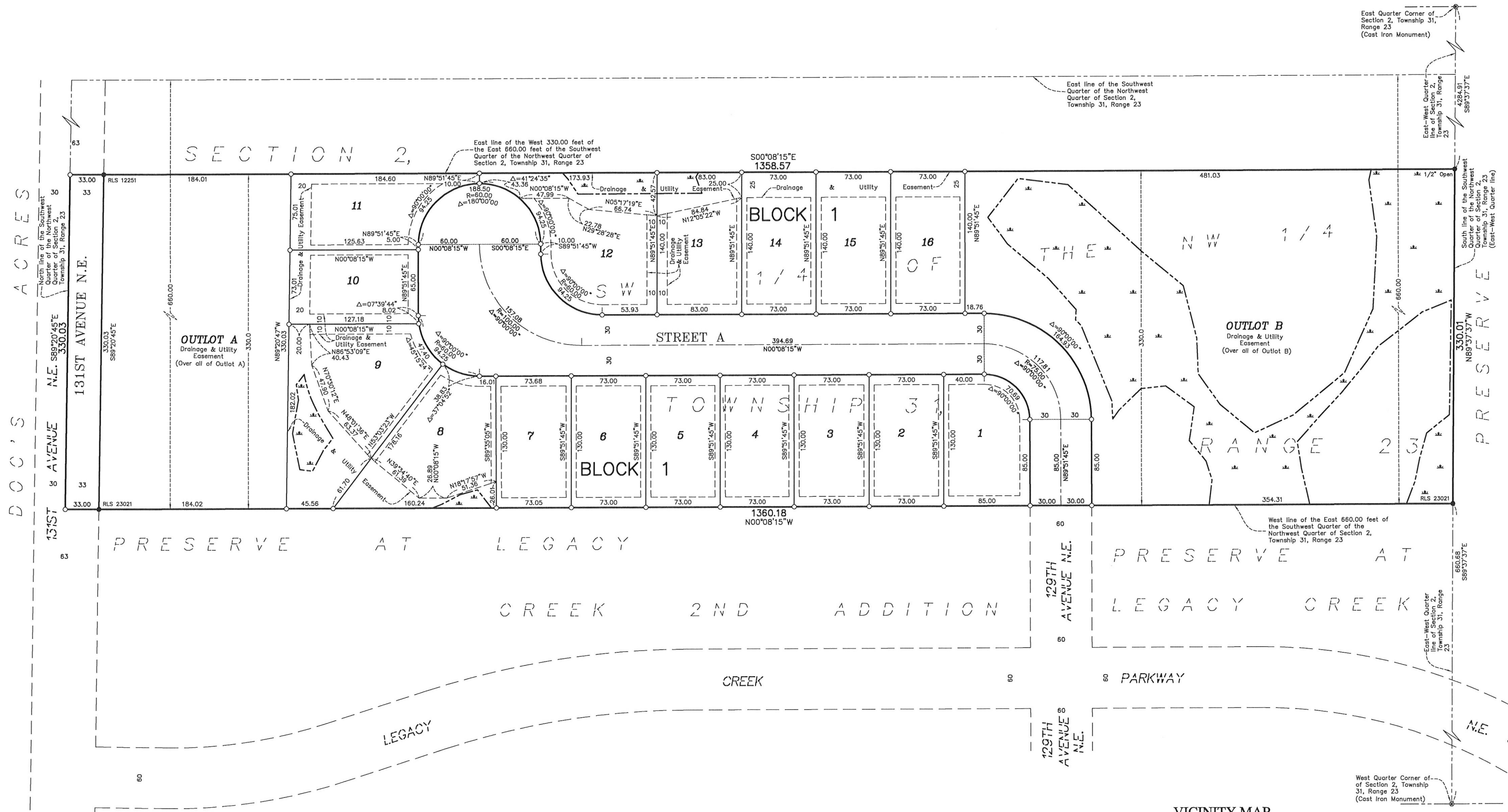
County of Anoka, State of Minnesota

I hereby certify that this plat of COTTAGEWOOD 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 \_\_\_\_\_, as Document Number \_\_\_\_\_.

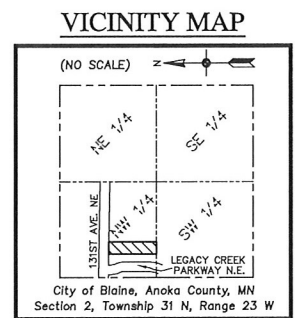
\_\_\_\_\_  
County Recorder/Registrar of Titles  
By \_\_\_\_\_, Deputy

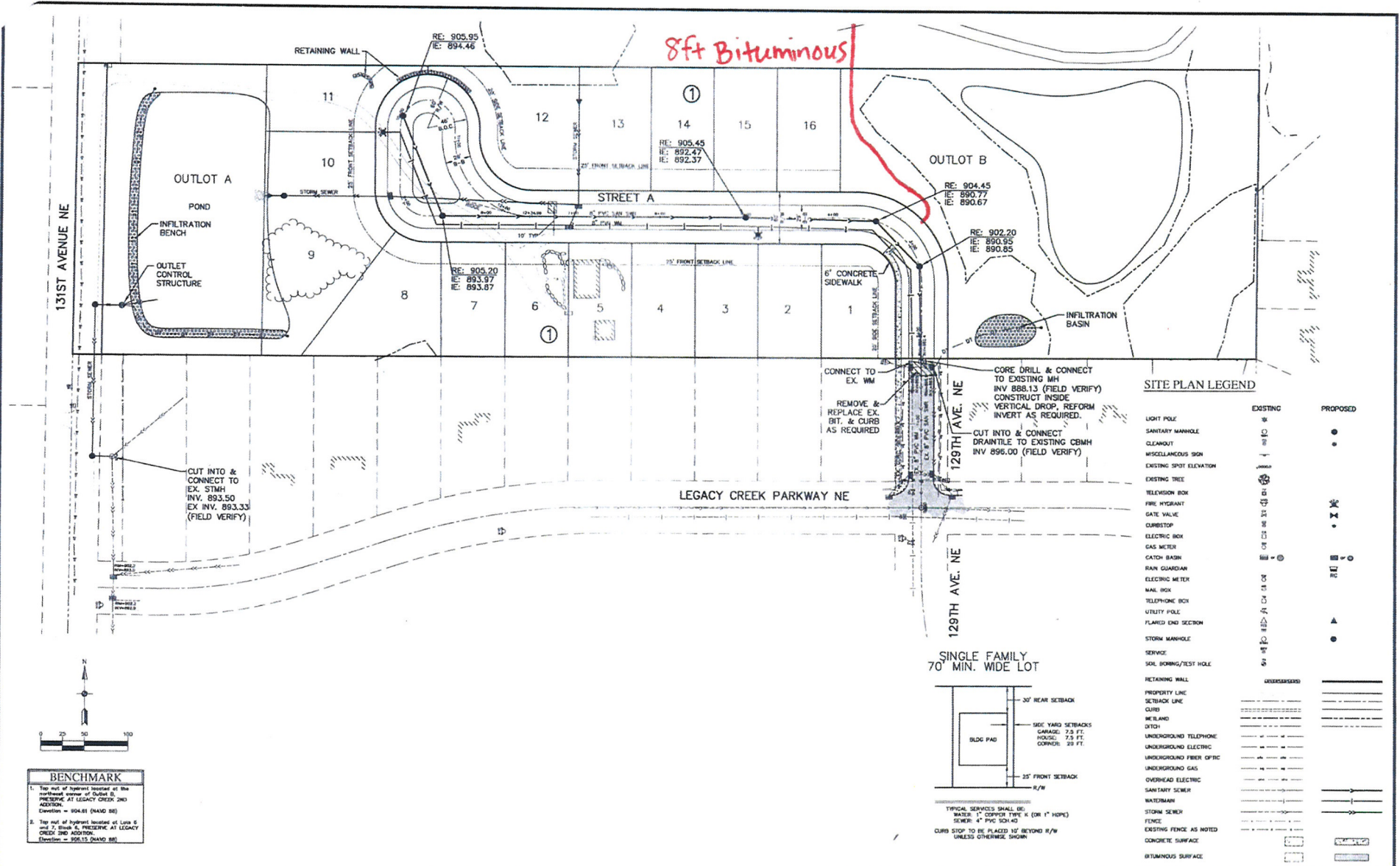
# COTTAGEWOOD COVE

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 2, TWP. 31, RGE. 23



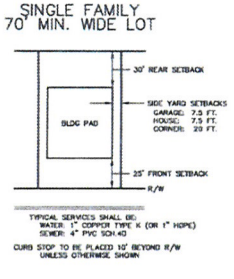
- Denotes 5/8 Inch by 14 Inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument unless otherwise noted
- ⊙ Denotes Found Anoka County Cast Iron Monument
- ⊞ Denotes Wetland, delineated by Kjolhaug Environmental Services Company in 2017





### SITE PLAN LEGEND

EXISTING	PROPOSED
Light Pole	Light Pole
Sanitary Manhole	Sanitary Manhole
Clearcut	Clearcut
Miscellaneous Sign	Miscellaneous Sign
Existing Spot Elevation	Existing Spot Elevation
Existing Tree	Existing Tree
Television Box	Television Box
Fire Hydrant	Fire Hydrant
Gate Valve	Gate Valve
Curbstop	Curbstop
Electric Box	Electric Box
Gas Meter	Gas Meter
Catch Basin	Catch Basin
Rain Guardian	Rain Guardian
Electric Meter	Electric Meter
Mail Box	Mail Box
Telephone Box	Telephone Box
Utility Pole	Utility Pole
Flanged End Section	Flanged End Section
Storm Manhole	Storm Manhole
Service	Service
Soil Boring/Test Hole	Soil Boring/Test Hole
Retaining Wall	Retaining Wall
Property Line	Property Line
Setback Line	Setback Line
Curb	Curb
Midland	Midland
DTG	DTG
Underground Telephone	Underground Telephone
Underground Electric	Underground Electric
Underground Fiber Optic	Underground Fiber Optic
Underground Gas	Underground Gas
Overhead Electric	Overhead Electric
Sanitary Sewer	Sanitary Sewer
Watermain	Watermain
Storm Sewer	Storm Sewer
Fence	Fence
Existing Fence as Noted	Existing Fence as Noted
Concrete Surface	Concrete Surface
Bituminous Surface	Bituminous Surface



**Carlson McCain**  
 • environmental  
 • engineering  
 • surveying

2890 Pleasant Ridge Drive NE, Suite 100  
 Blaine, MN 55449  
 Phone: (763) 489-7900  
 Fax: (763) 489-7929  
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 10/25/17 License #: 75083

Print Name: Brian J. Krystofek, P.E.  
 Signature: *Brian J. Krystofek*  
 Drawn: MRO  
 Designed: BJK  
 Date: 10/25/17

Revised: 11/28/17 Per Cassi Creek W.D. Comments

**COTTAGEWOOD COVE, LLC.**  
 4071 211th Lane  
 Oak Grove, MN 55303

**COTTAGEWOOD COVE**  
 Blaine, MN

**PRELIMINARY SITE & UTILITY PLAN**