

**Case File No. 15-0014**

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



# CORRECTED PLAT OF SANCTUARY PRESERVE

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 14, T. 31, R. 23

This plat is being recorded to correct the ownership as shown on Anoka County Document No. 2118059.001

**KNOW ALL PERSONS BY THESE PRESENTS:** That Centex Homes, a Nevada general partnership, owner of the following described property:

Outlot B, Outlot C, Outlot D, Outlot F and Outlot H, GLENN MEADOWS, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of 112th Avenue and 114th Lane Northeast as dedicated on GLENN MEADOWS, according to the recorded plat thereof, Anoka County, Minnesota, lying westerly of the following described line:

Beginning at the most easterly corner of Outlot D of said GLENN MEADOWS; thence North 40 degrees 41 minutes 34 seconds East, assuming the most northerly line of said Outlot D bears North 89 degrees 51 seconds 17 seconds West, a distance of 45.00 feet; thence northwesterly along a non tangential curve concave to the southwest having central angle of 01 degree 00 minutes 34 seconds and a radius of 625.00 feet for a arc distance of 11.01 feet, the chord of said curve bears North 49 degrees 48 minutes 43 seconds West; thence North 39 degrees 41 minutes 00 seconds East not tangent to said curve a distance of 45.00 feet to the northerly right of way line of said 112th Avenue and said line there terminating.

Together with that part of Austin Street as dedicated on said GLENN MEADOWS and said 112th Avenue lying easterly of the following described line;

Beginning at the most northerly corner of Outlot F of said GLENN MEADOWS; thence North 49 degrees 30 minutes 43 seconds East, a distance of 45.00 feet; thence northwesterly along a non tangential curve concave to the southwest having central angle of 00 degree 31 minutes 43 seconds and a radius of 625.00 feet for a arc distance of 5.77 feet, the chord of said curve bears North 40 degrees 45 minutes 08 seconds West; thence North 48 degrees 59 minutes 00 seconds East not tangent to said curve a distance of 45.00 feet to the northerly right of way line of said 112th Avenue and said line there terminating.

Has caused the same to be surveyed and platted as **CORRECTED PLAT OF SANCTUARY PRESERVE** and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 17 as shown on this plat.

In witness whereof said Centex Homes, a Nevada general partnership, has caused these presents to be signed by Centex Real Estate Corporation, a Nevada corporation, its managing general partner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CENTEX HOMES**  
By: Centex Real Estate Corporation  
Its Managing General Partner

By \_\_\_\_\_

Its \_\_\_\_\_

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

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, its \_\_\_\_\_ of Centex Real Estate Corporation, a Nevada corporation, the managing general partner of Centex Homes, a Nevada general partnership, on behalf of the partnership.

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

I Craig W. Morse 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\_\_\_\_.

Craig W. Morse, Licensed Land Surveyor  
Minnesota License No. 23021

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me on \_\_\_\_\_ by Craig W. Morse.

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of **CORRECTED PLAT OF SANCTUARY PRESERVE** 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.

Mayor

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. Hoiium, 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 RECORDED/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA

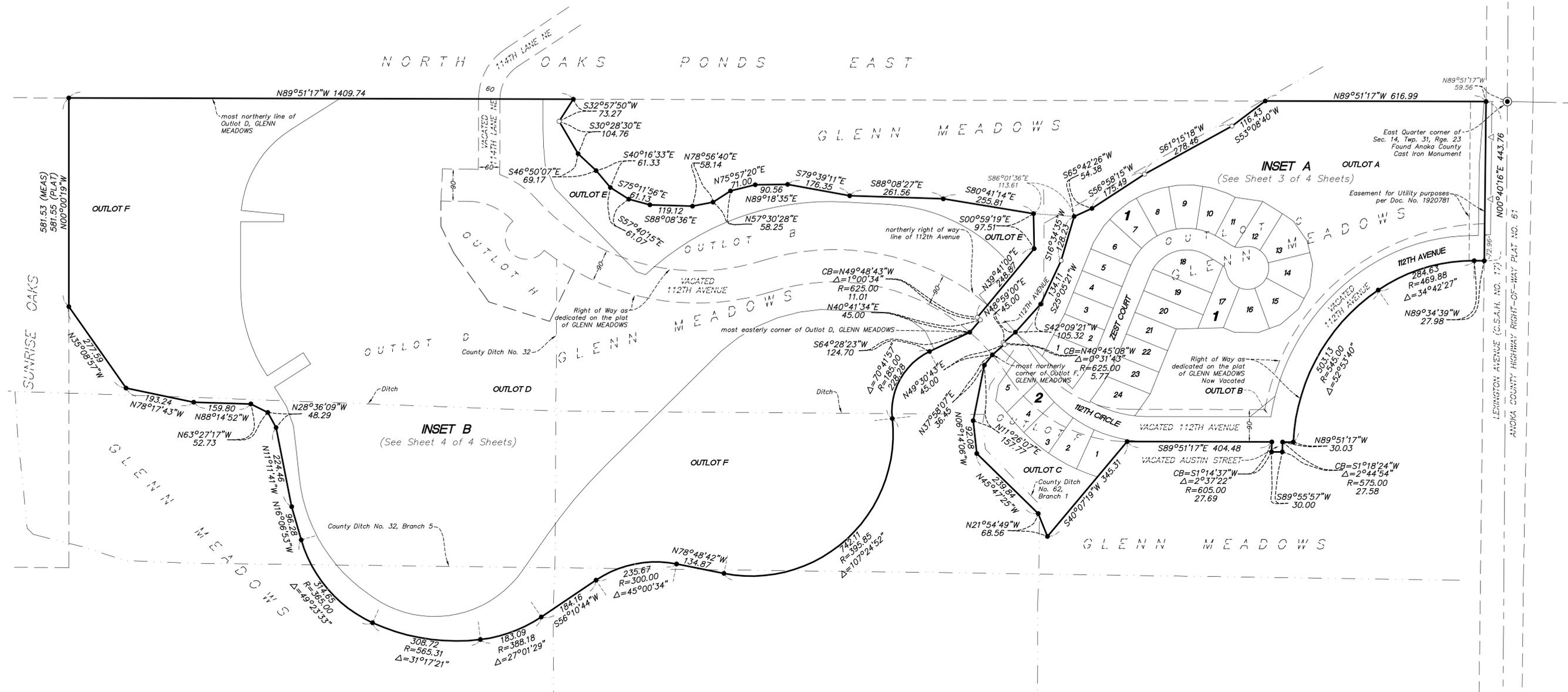
I hereby certify that this plat of **CORRECTED PLAT OF SANCTUARY PRESERVE** was filed in the office of the County Recorded/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M. and was duly recorded in Book \_\_\_\_\_ Page \_\_\_\_\_, as Document Number \_\_\_\_\_.

County Recorded/Registrar of Titles

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

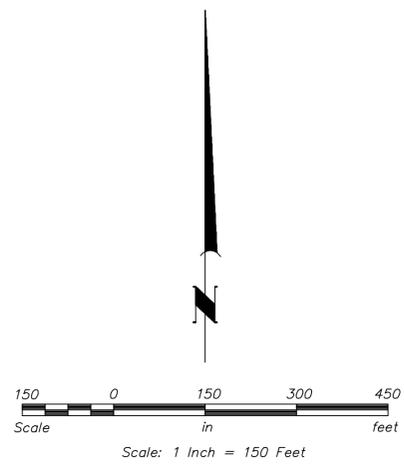
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 SEC. 14, T. 31, R. 23



The most northerly line of Outlot D, GLENN MEADOWS is assumed to bear N 89°51'17" W.

- Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 23021
- Denotes iron monument found
- ⊙ Denotes Anoka County Cast Iron Monument
- △—△— Denotes Right of Access to Anoka County dedicated per the plat of GLENN MEADOWS



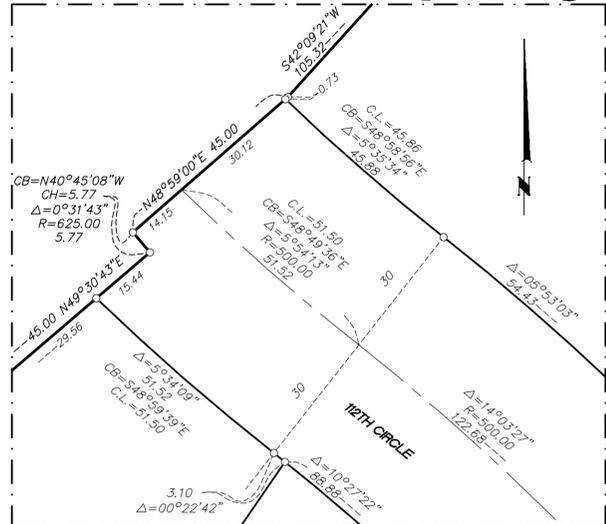
**Westwood**  
 Professional Services, Inc.

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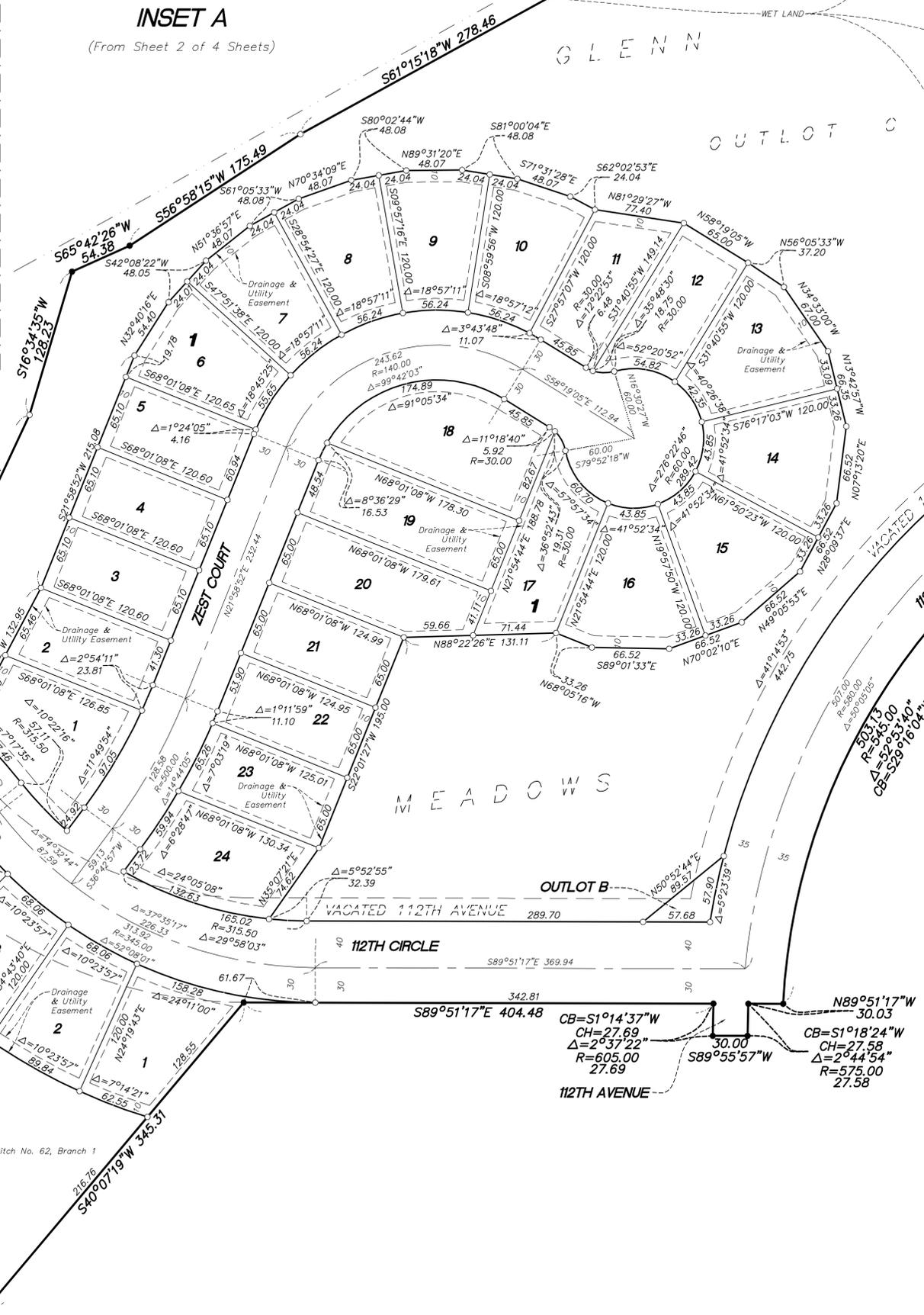
## DETAIL

(Scale: 1 inch = 20 feet)



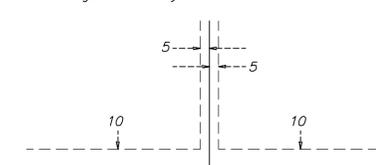
## INSET A

(From Sheet 2 of 4 Sheets)

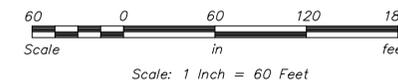


Easement for Utility purposes  
per Doc. No. 1920761

Drainage and Utility Easements are shown thus:



Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines and rear lot lines as shown on the plat.



The most northerly line of Outlot D, GLENN MEADOWS is assumed to bear N 89°51'17\"/>

○ Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 23021

● Denotes iron monument found

# CORRECTED PLAT OF SANCTUARY PRESERVE

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INSET B  
 (From Sheet 2 of 4 Sheets)

