

BlaineMN.gov

Case File No. 21-0025 Blaine 35



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

BLAINE 35

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 34, T. 31N R. 23W

KNOW ALL PERSONS BY THESE PRESENTS: That Whitewater Properties I, LLC, a Minnesota limited liability company, owner of the following described property:
That part of the South Half of the Southeast Quarter of Section 34, Township 31 North, Range 23 West, Anoka County, Minnesota, lying westerly and northwesterly of a line run parallel with and distant 60 feet northwesterly of the following described line:

Beginning at a point on the North line of Section 5, Township 30 North, Range 23 West, distant 523.15 feet West of the Northeast corner thereof; thence run northerly at an angle of 89 degrees 40 minutes with said North Section line (measured from west to north) for 466.4 feet; thence deflect to the right on a 6 degree 00 minute curve (delta angle 27 degrees 04 minutes 06 seconds) for 451.14 feet; thence on tangent to said curve for 380.9 feet; thence deflect to the left on a 6 degree 00 minute curve (delta angle 27 degrees 44 minutes 10 seconds) for 462.27 feet and there terminating;

Excepting therefrom a triangular parcel, adjoining and westerly of the above described parallel line and southeasterly of the following described line:

Beginning at a point on the above described parallel line, distant 50 feet northerly of its intersection with the Northerly right of way line of County Road J, running along the South line of said Section 34, thence run Southwesterly to a point on said Northerly right of way line, distant 50 feet westerly of said intersection and there terminating.

Abstract Property

Have caused the same to be surveyed and plotted as BLAINE 35 and does hereby dedicate to the public for public use the public ways and the drainage and utility easements created by this plot.

In witness whereof said Whitewater Properties I, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper partner this ____

day of _____, 20____.

Signed: Whitewater Properties I LLC
By: Jerome Miller, Manager

Jerome Miller, Manager

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20____ by Jerome Miller, Manager of Whitewater Properties I, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public _____ County, _____

My commission expires _____

I, Eric A. Roeser, do hereby certify that this plot was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plot is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plot; that all monuments depicted on this plot 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 plot; and all public ways are shown and labeled on this plot.

Dated this _____ day of _____, 20____.

Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Eric A. Roeser.

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plot of BLAINE 35 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 plot 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 plot 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 plot of BLAINE 35 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 as Document Number _____.

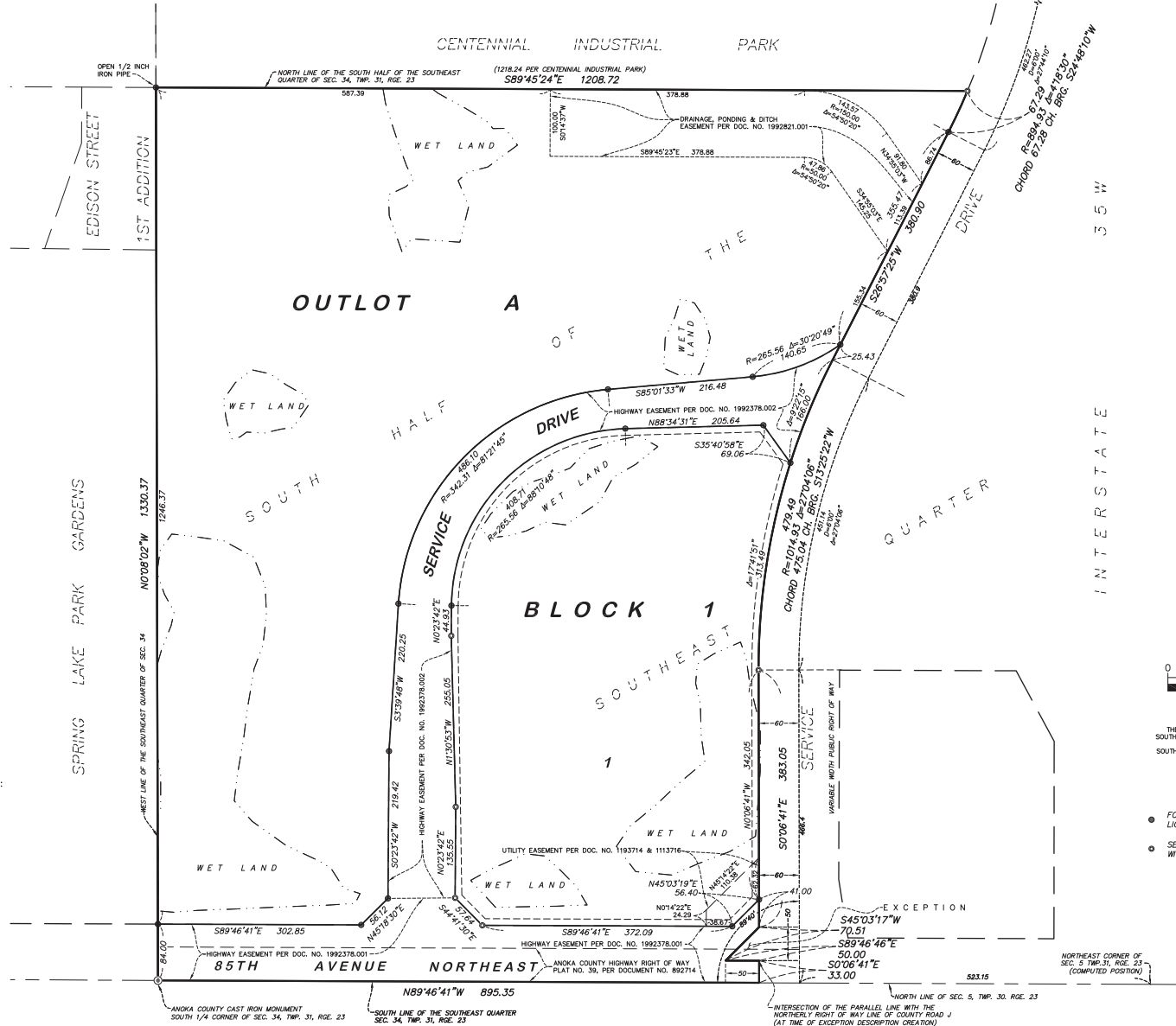
County Recorder/Registrar of Titles

By _____, Deputy

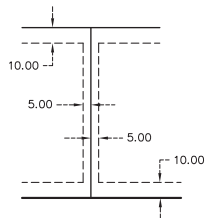
BLAINE 35

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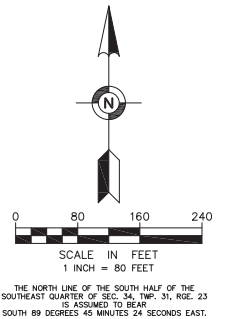
CENTENNIAL INDUSTRIAL PARK



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, BEING 10 FEET IN WIDTH AND ADJOINING REAR LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.



- FOUND 1/2 INCH IRON PIPE MARKED WITH LICENSE NUMBER 44123 UNLESS OTHERWISE NOTED
- SET 1/2-INCH X 14-INCH IRON PIPE WITH LICENSE NUMBER 47476

E.F.N.
Egan, Field & Nowak, Inc.
land surveyors since 1872