

Case File No. 18-0066
Wagamon Ranch 3rd Addition

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



WAGAMON RANCH 3RD ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 3, TWP. 31, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Wagamon Ranch, LLC, a Minnesota limited liability company, owner of the following described property:
Outlot A, WAGAMON RANCH 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.
Has caused the same to be surveyed and platted as WAGAMON RANCH 3RD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Wagamon Ranch, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

WAGAMON RANCH, LLC

Gary M. Gorham, as Chief Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Gary M. Gorham, as Chief Manager of Wagamon Ranch, LLC, a 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 MINNESOTA
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 WAGAMON RANCH 3RD ADDITION 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__.

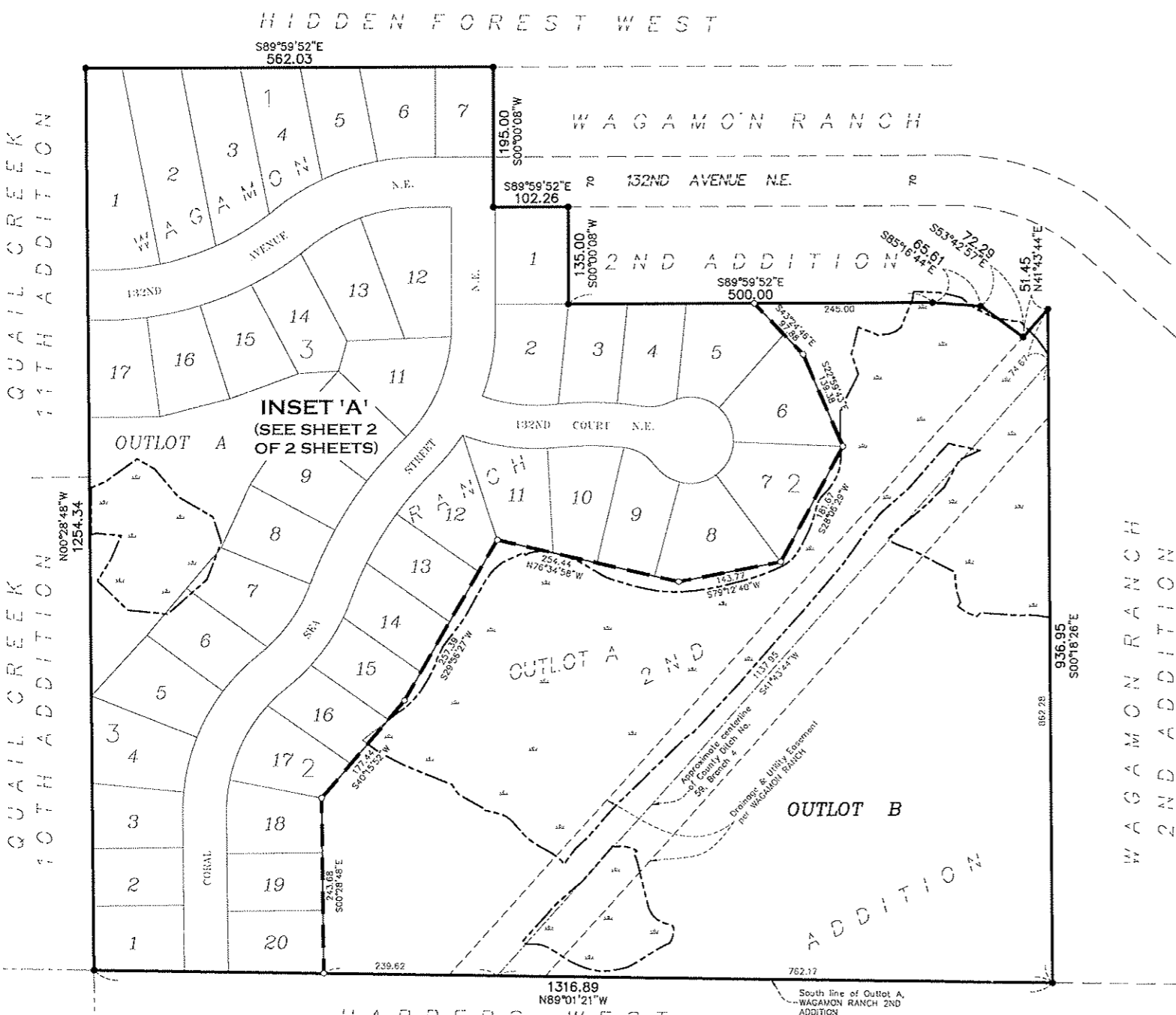
Property Tax Administrator
By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of WAGAMON RANCH 3RD ADDITION 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



HIDDEN FOREST WEST

WAGAMON RANCH

132ND AVENUE N.E.

2ND ADDITION

132ND COURT N.E.

WAGAMON RANCH

OUTLOT B

3RD ADDITION

HARPERS WEST

QUAIL CREEK
11TH ADDITION

QUAIL CREEK
10TH ADDITION

WAGAMON RANCH
2ND ADDITION

S89°59'52"E
562.03

195.00
S00°00'08"W

S89°59'52"E
102.26

135.00
S00°00'08"W

S89°59'52"E
500.00

S85°16'44"E
72.28

S53°42'57"E
51.45

N41°43'44"E
74.61

S43°24'16"E
245.00

S07°39'52"E
245.00

S28°06'20"W
161.00

S28°06'20"W
161.00

S79°12'40"W
143.77

N76°34'58"W
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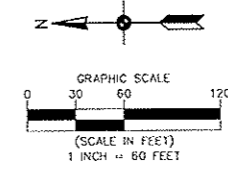
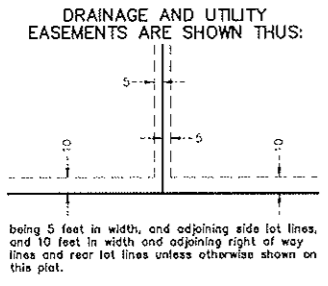
S04°45'31"W
77.44

S04°45'31"W
77.44

WAGAMON RANCH 3RD ADDITION

CITY OF BLAINE
 COUNTY OF ANOKA
 SEC. 3, TWP. 31, RGE. 23

INSET 'A'



- 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 1/2 inch by 14 inch iron monument marked with license number 40361
- Denotes Existing Wetland, delineated by Kjohnst Environmental Services Company in 2014

For the purposes of this plat, the South line of Outlot A, WAGAMON RANCH 2ND ADDITION is assumed to have a bearing of North 89 degrees 01 minute 21 seconds West.

