

Case File No. 15-0067



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



WAGAMON RANCH 2ND 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:

Outlots C, D, and E, WAGAMON RANCH, according to the recorded plat thereof, Anoka County, Minnesota.

AND

The North one-half of the West one-half of the Northeast Quarter of the Northeast Quarter of Section Three, Township Thirty-One, Range Twenty-Three, according to the government survey thereof.

Has caused the same to be surveyed and platted as WAGAMON RANCH 2ND ADDITION and does hereby dedicate to the public for public use the public way 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 2ND 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: _____
Larry D. Hoium
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

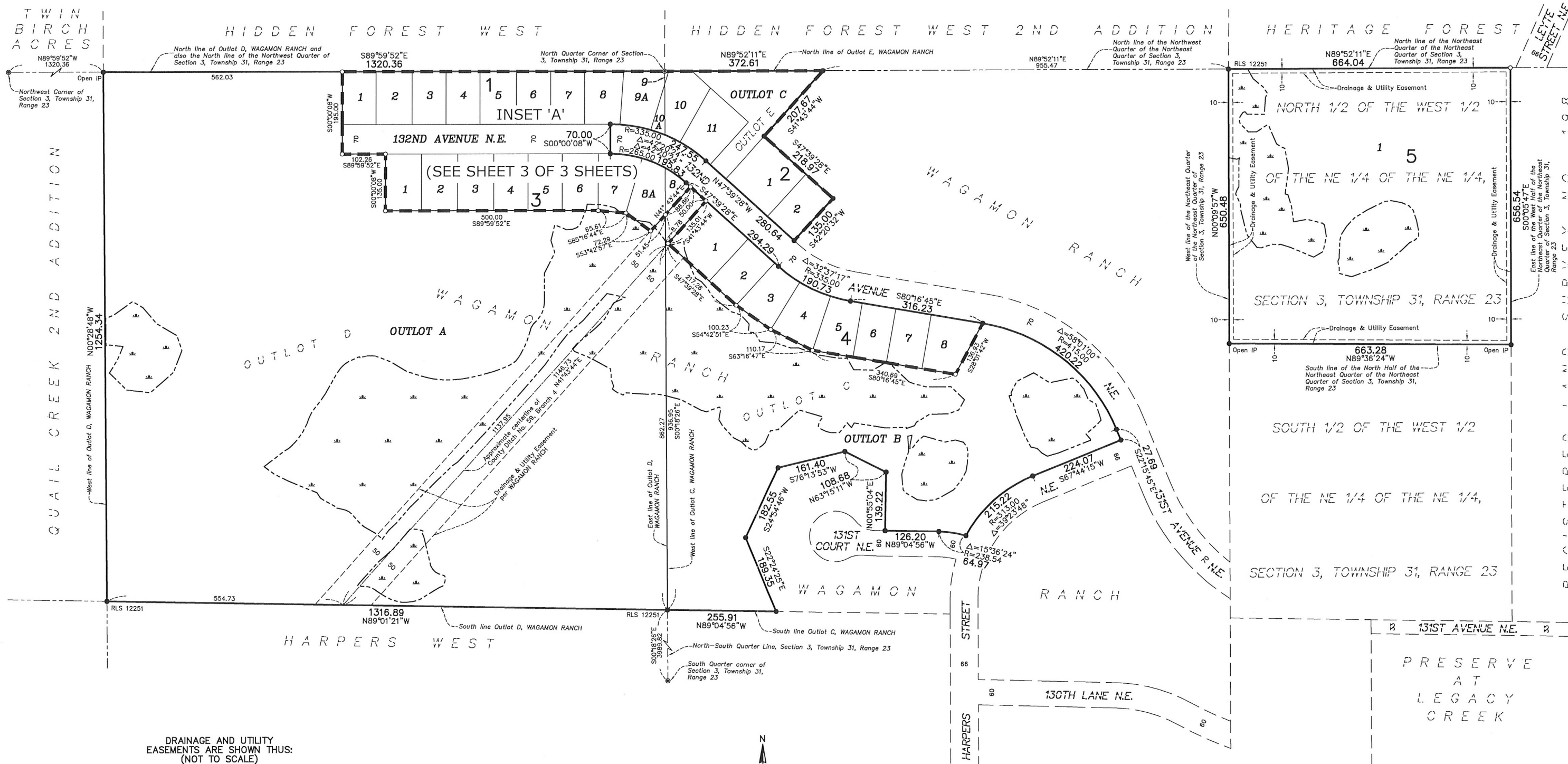
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

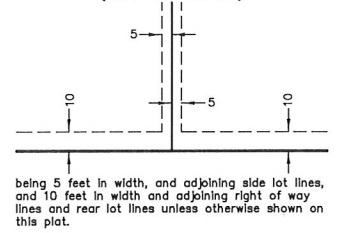
I hereby certify that this plat of WAGAMON RANCH 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, at ____ o'clock __M. and was duly recorded in Book ____ Page____, as Document Number _____.

County Recorder/Registrar of Titles
By: _____, Deputy

WAGAMON RANCH 2ND ADDITION



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



- For the purposes of this plot, the North line of Outlot D, WAGAMON RANCH is assumed to have a bearing of South 89 degrees 59 minutes 52 seconds East.
- Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plot and marked with license number 40361
- Denotes Found Iron Monument unless otherwise noted
- ⊙ Denotes Found Anoka County Section Monument
- ▭ Denotes Wetland as delineated by Kjolhaug Environmental Services, Inc. in 2014.

