

FINAL PLAT FOR REVIEW

WILKINSON WATERS ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That William R. Shearen, a single person, fee owner of the following described property:

The East Half of the Southeast Quarter of the Southeast Quarter (E1/2 SE1/4 of SE 1/4) of Section 34, Township 31, Range 22, East of St. Paul Water Works, Anoka County, Minnesota.

AND

That portion of Government Lot 5, Section 35, Township 31, Range 22 West, lying west of the Centerville Road, Anoka County, Minnesota.

AND

The South 300 feet thereof, and except the North 170 feet of the South 470 feet of the East 870 feet thereof, that part of the West three-quarters of the South Half of the Southeast one-quarter (W 3/4 S 1/2 SE 1/4) Section 34, Township 31, Range 22 lying southeasterly of the presently existing Water Department right-of-way (meaning thereby the right-of-way easement for conduit purposes of the St. Paul Board of Water Commissioners), Anoka County, Minnesota.

AND

The South Four Hundred Seventy (470) feet of the Southwest Quarter of Southeast Quarter of Southeast Quarter (SW 1/4 of SE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-one (31) North, Range Twenty-two (22) West and also the South Four Hundred Seventy (470) feet of the East Two Hundred Ten (210) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34); and also, except the East Two Hundred Ten (210) feet, all that part of the South Three Hundred (300) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying Easterly of St. Paul Water Works right of way; and also all that part of the South Twenty-five (25) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying westerly of said right of way; and also all that part of the South Twenty-five (25) feet of the Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of said Section Thirty-four (34) lying Easterly of the County Road, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WILKINSON WATERS ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highways 21 and 32 as shown on this plat.

In witness whereof said William R. Shearen, a single person, has hereunto set his/her hand this _____ day of _____, 20____.

xx

State of _____
County of _____

This instrument was acknowledged before me on _____, 20____ by _____.

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Mark A. Schwanz, 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____.

Mark A. Schwanz, Licensed Land Surveyor
Minnesota License No. 45817

State of Minnesota
County of _____

This instrument was acknowledged before me on _____, 20____ by Mark A. Schwanz, Licensed Land Surveyor.

Notary Public
My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of **WILKINSON WATERS ADDITION**, was approved and accepted by the City Council of the City of Lino Lakes, 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.

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: _____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Chapter 505.021, Subd. 9, taxes payable for 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

I hereby certify that this plat of **WILKINSON WATERS 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

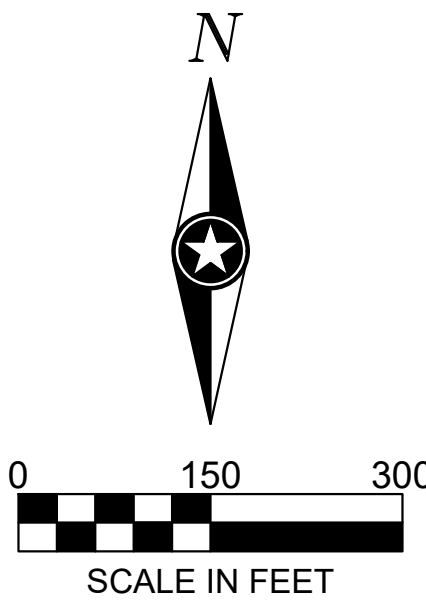
By: _____, Deputy

AREA TABLE			
LOT	GROSS AREA (SQ FT)	AREA (AC)	NET AREA (SQ FT)
B1 L1	30,510	0.70	19,493
B1 L2	24,310	0.56	18,468
B1 L3	24,310	0.56	17,168
B1 L4	24,608	0.56	17,353
B1 L5	26,901	0.62	20,719
B2 L1	22,744	0.52	17,075
B2 L2	18,239	0.42	13,230
B2 L3	18,239	0.42	13,230
B2 L4	18,239	0.42	13,230
B2 L5	18,239	0.42	13,230
B2 L6	405,180	9.30	373,590
BLOCK 1	130,639	3.00	-
BLOCK 2	500,882	11.50	-
OUTLOT A	1,597,605	36.68	1,463,515
OUTLOT B	113,493	2.61	80,006
OUTLOT C	34,621	0.79	28,838
OUTLOT D	240,508	5.52	172,887
OUTLOT E	171,241	3.93	118,160
OUTLOT F	224,862	5.16	191,595
OVERALL PLAT	3,303,390	75.84	-

LEGEND

- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES CAST IRON MONUMENT FOUND
- ⊗ INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 45817 TO BE SET BEFORE TIME OF RECORDING
- INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 45817
- INDICATES MAG NAIL SET
- △— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

BEARING NOTE:
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE EAST HALF OF SE 1/4 OF THE SE 1/4, SEC. 35 - T31 - R22. SAID LINE BEARS SOUTH 00 DEGREES 24 MINUTES 36 SECONDS EAST.



FINAL PLAT FOR REVIEW

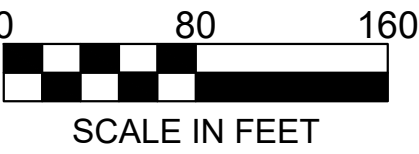
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COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32

LEGEND

- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES CAST IRON MONUMENT FOUND
- ⊗ INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 45817 TO BE SET BEFORE TIME OF RECORDING
- INDICATES MAG NAIL SET
- DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

BEARING NOTE:
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE EAST HALF OF SE 1/4 OF THE SE 1/4, SEC. 35 - T31 - R22. SAID LINE BEARS SOUTH 00 DEGREES 24 MINUTES 36 SECONDS EAST.



ISG

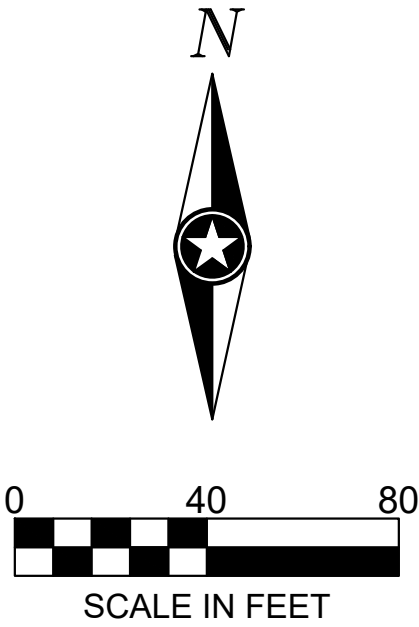
JOB # xx DATE: xx

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COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32

LEGEND

- Iron Monument Found
- ⦿ Indicates Cast Iron Monument Found
- ⊗ Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 to be set before time of recording
- Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817
- Indicates Mag Nail Set



BEARING NOTE:
The orientation of this bearing system is based on the east line of East Half of SE 1/4 of the SE 1/4, Sec. 34, Twp. 31, Rge. 22. Said line bears South 00 degrees 24 minutes 36 seconds East.

