

LAKE AMELIA WOODS SECOND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 35, TWP. 31, RNG. 22

KNOW ALL PERSONS BY THESE PRESENTS: That CB Property, LLC, a Minnesota limited liability company, owner, and TJB Homes, Inc., a Minnesota company, contract purchaser, of the following described property:

Lots 1, 2, 3 and 4, Block 1, LAKE AMELIA WOODS, Anoka County, Minnesota.

ABSTRACT

Have caused the same to be surveyed and platted as LAKE AMELIA WOODS SECOND ADDITION and do 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 Aide Highway No. 54 as shown on this plat.

In witness whereof said CB Property, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this

_____ day of _____, 20____.

Signed: CB Property, LLC

John George Commers, Executive Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by John George Commers, Executive Manager, of CB Property, LLC, a Minnesota limited liability company.

Notary Public, _____, County, Minnesota
My Commission Expires _____

In witness whereof said TJB Homes, Inc., a Minnesota company, has caused these presents to be signed by its proper officer this

_____ day of _____, 20____.

Signed: TJB Homes, Inc.

Thomas J. Budzynski, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Thomas J. Budzynski, President of TJB Homes, Inc., a Minnesota company.

Notary Public, _____, County, Minnesota
My Commission Expires _____

I Joshua P. Schneider 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____.

Joshua P. Schneider, Licensed Land Surveyor
Minnesota License Number 44655

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Joshua P Schneider, Licensed Land Surveyor.

Notary Public, _____, County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of LAKE AMELIA WOODS SECOND 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.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

By: _____, Mayor

By: _____, City 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, 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____.

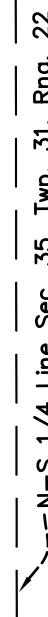
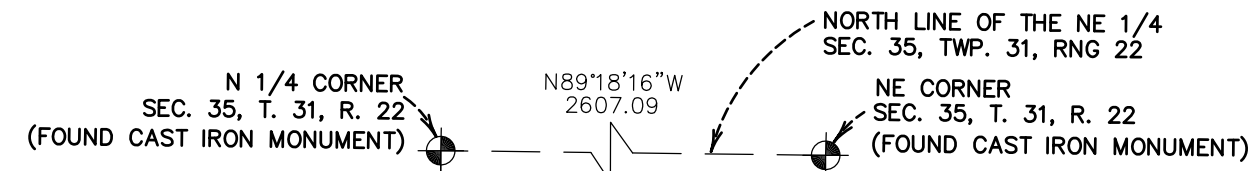
Property Tax Administrator
By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of LAKE AMELIA WOODS SECOND 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

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 35, TWP. 31, RNG. 22

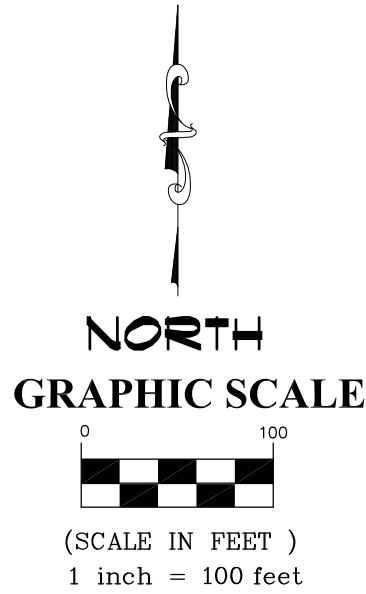


A diagram showing a four-quadrant coordinate system. The horizontal and vertical axes are represented by dashed lines. In each of the four quadrants, there is a small solid line segment perpendicular to the dashed axis, with an arrow pointing towards the origin. Each of these four arrows is labeled with the number '10'.

BEING 10 FEET WIDE ABUTTING SIDE PROPERTY LINES
AND RIGHTS-OF-WAY, UNLESS OTHERWISE INDICATED,
AS SHOWN ON THE PLAT.

LAKE AMELIA WOODS SECOND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 35, TWP. 31, RNG. 22



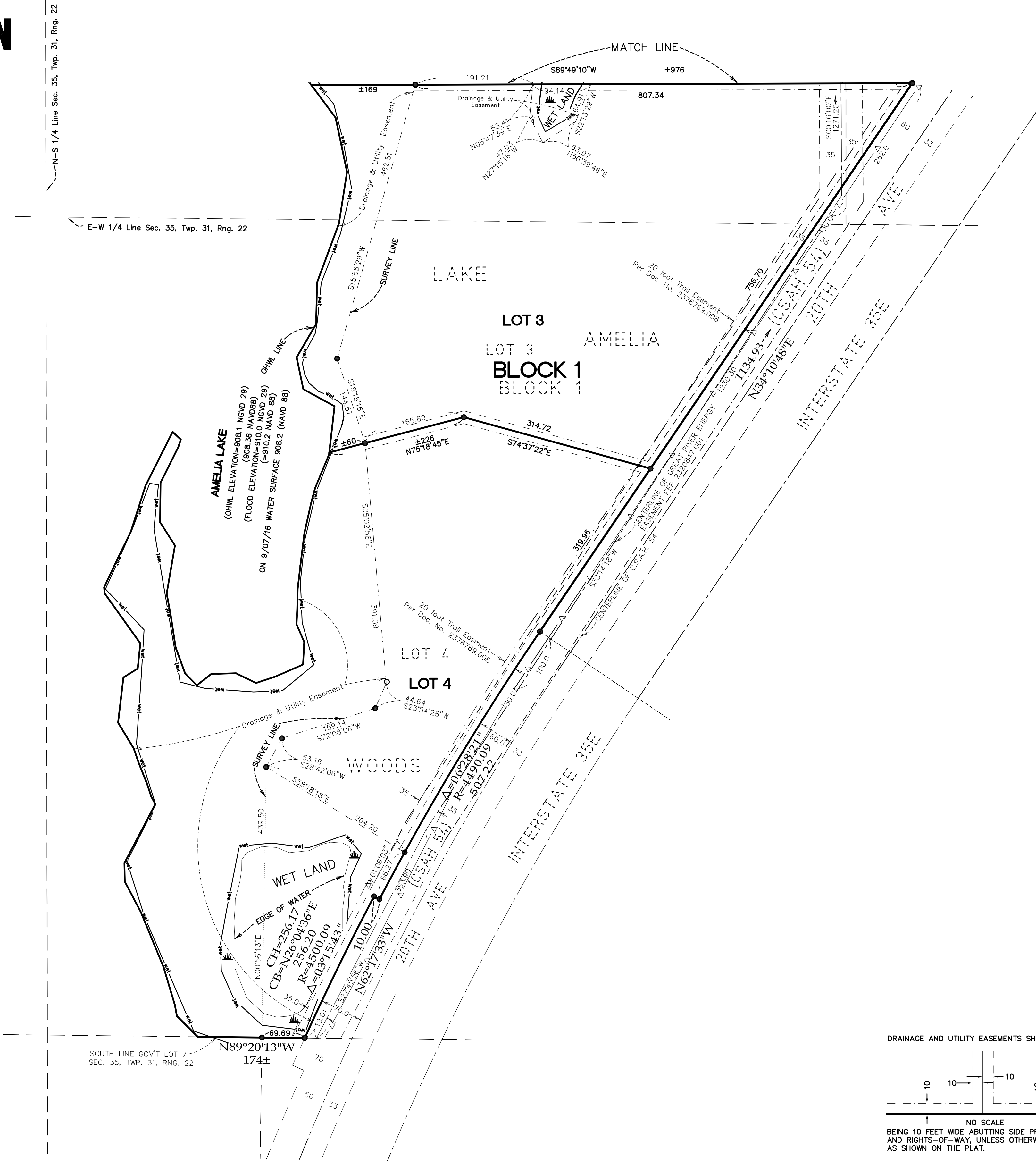
LEGEND

- DENOTES 1/2 INCH IRON MONUMENT FOUND LS#44655
- WET DENOTES WET LAND
- △— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY (PER THE PLAT OF LAKE AMELIA WOODS)
- ⊕ DENOTES ANOKA COUNTY MONUMENT
- DENOTES MONUMENT TO BE SET WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT. A 1/2 INCH BY 14 INCH REBAR WITH PLASTIC CAP INSCRIBED 44655
- wet— DENOTES WET LAND

BENCHMARK

BASIS FOR ELEVATION: NAVD 88
1. Anoka County Benchmark No. 3005- With an Elevation of 930.19
2. Mndot Benchmark Otter Mndt Reset- With an Elevation of 941.08
BENCHMARKS ARE NOT SHOWN ON SURVEY

BASIS FOR BEARINGS: THE NORTH LINE OF THE NE 1/4 OF SEC. 35, TWP. 31, RNG. 22 IS ASSUMED TO HAVE A BEARING OF N89°18'16"W.



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

