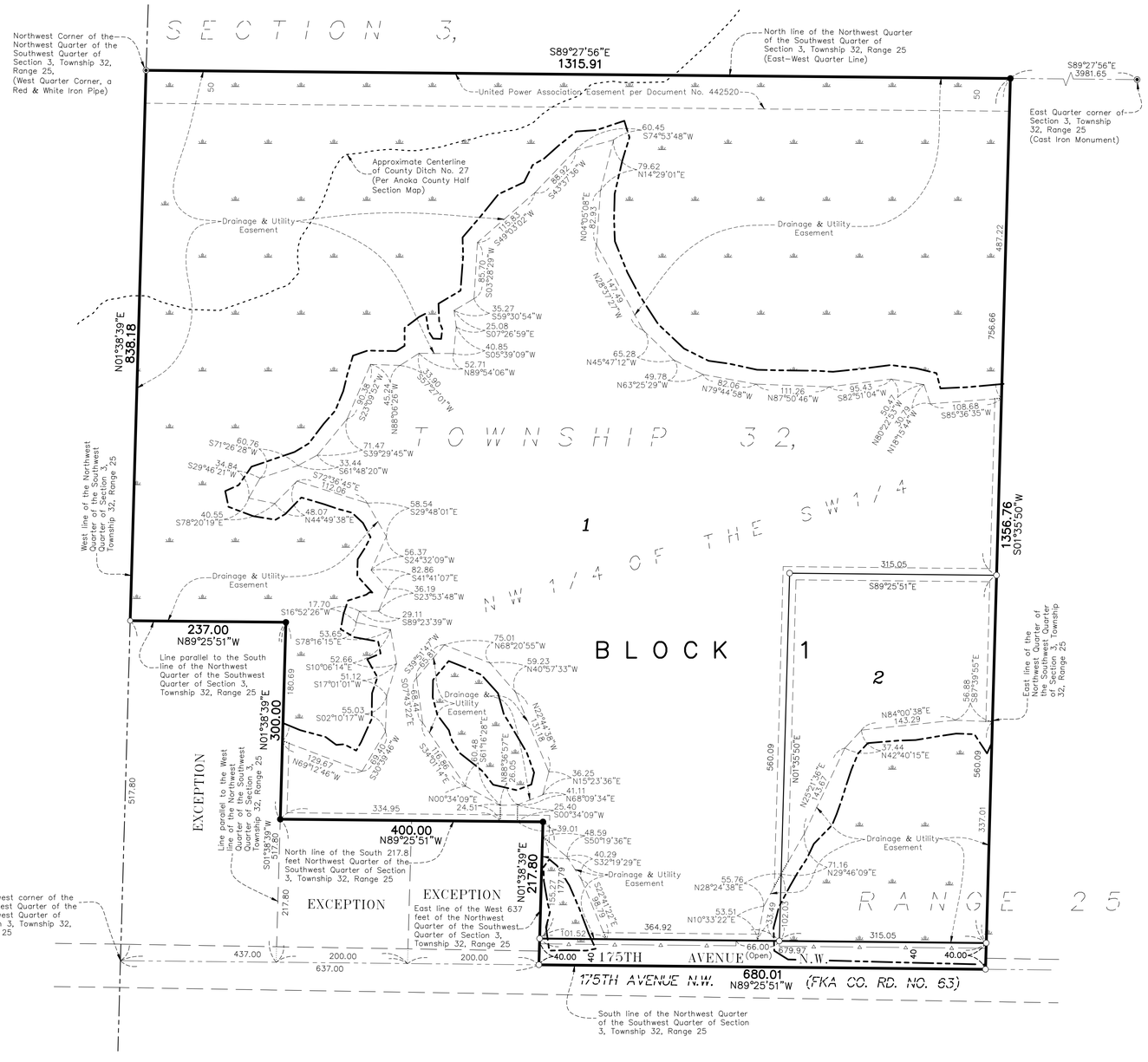
LAVERN ESTATES

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 3, TWP. 32, RGE. 25



Denotes Right of Access dedicated to the City of Ramsey

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 Iron Monument

Denotes Found Anoka County Monument

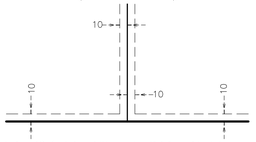
Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2016.

GRAPHIC SCALE
0 50 100 200
(SCALE IN FEET)
1 INCH = 100 FEET

N

For the purposes of this plat, the West line of the Northwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, is assumed to have a bearing of North 01 degree 38 minutes 39 seconds East.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(Not to Scale)



being 10 feet in width, and adjoining side lot lines, right of way lines, and rear lot lines unless otherwise shown on this plat.

KNOW ALL PERSONS BY THESE PRESENTS: That You Wish You Had This Land L.L.C., a Minnesota limited liability company, owner of the following described property:

The Northwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the following described tracts:

Commencing at the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence North along the West line of said Northwest Quarter of the Southwest Quarter a distance of 517.8 feet; thence East along a line parallel to the South line of said Northwest Quarter of the Southwest Quarter a distance of 237 feet; thence South along a line parallel to the West line of said Northwest Quarter of the Southwest Quarter a distance of 517.8 feet and to the South line of said Northwest Quarter of the Southwest Quarter; thence West along said South line of said Northwest Quarter of the Southwest Quarter to the point of commencement and there to terminate.

and EXCEPT the East 200 feet of the West 437 feet of the South 217.8 feet of the Northwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, as measured along the South and West lines of said Northwest Quarter of the Southwest Quarter.

and EXCEPT the East 200 feet of the West 637 feet of the South 217.8 feet of the Northwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25 as measured along the South and West lines of said Northwest Quarter of the Southwest Quarter.

Has caused the same to be surveyed and platted as LAVERN ESTATES and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat. Also dedicating to the City of Ramsey the right of access onto 175th Avenue Northwest as shown on this plat.

In witness whereof said You Wish You Had This Land L.L.C., a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

YOU WISH YOU HAD THIS LAND L.L.C.

_____
Joshua D. Peterson, Managing Member

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____ by Joshua D. Peterson, Managing Member of You Wish You Had This Land L.L.C., 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 _____
COUNTY OF _____
This instrument was acknowledged before me on _____ by Thomas R. Balluff.

_____
_____
Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of LAVERN ESTATES was approved and accepted by the City Council of the City of Columbus, 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 RAMSEY, 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 LAVERN ESTATES 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

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING