

TURTLE PONDS 4TH ADDITION

CITY OF ST. FRANCIS
COUNTY OF ANOKA
SEC. 33, TWP. 34, RGE. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Bluewaters - Turtle Ponds - St. Francis, MN LLC, a Minnesota limited liability company, owner of the following described property:

Outlot D, TURTLE PONDS, Anoka County, Minnesota

Has caused the same to be surveyed and platted as TURTLE PONDS 4TH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Bluewaters - Turtle Ponds - St. Francis, MN LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20th day of August, 2022

Bluewaters - Turtle Ponds - St. Francis, MN LLC

[Signature]
Donald Patnode, President

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me on 08/03/2022 by Donald Patnode, president of Bluewaters - Turtle Ponds - St. Francis, MN LLC, a Minnesota limited liability company, on behalf of the company.

[Signature] (Signed)
John W. Bessel (Printed)
Notary Public, Hennepin County, Minnesota
My commission expires Jan 31, 2025

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 13th day of JULY, 2022.

[Signature]
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on July 13, 2022 by Thomas R. Balluff.

[Signature] (Signed)
Cynthia J. Morica (Printed)
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2025

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

This plat of TURTLE PONDS 4TH ADDITION was approved and accepted by the City Council of the City of St. Francis, Minnesota at a regular meeting thereof held this 2 day of MARCH, 2022, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

By: [Signature] Mayor
By: [Signature] 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 4th day of August, 2022

[Signature]
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 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 4th day of August, 2022.

[Signature]
Property Tax Administrator
By: [Signature] Deputy

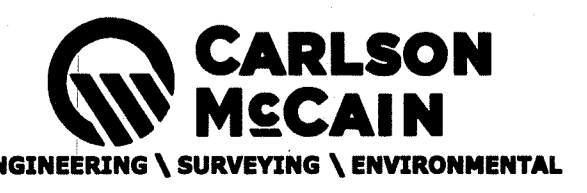
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of TURTLE PONDS 4TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 4th day of August, 2022, at 10:22 o'clock A.M. and was duly recorded as Document Number 2372412.005

[Signature]
County Recorder/Registrar of Titles
By: [Signature] Deputy

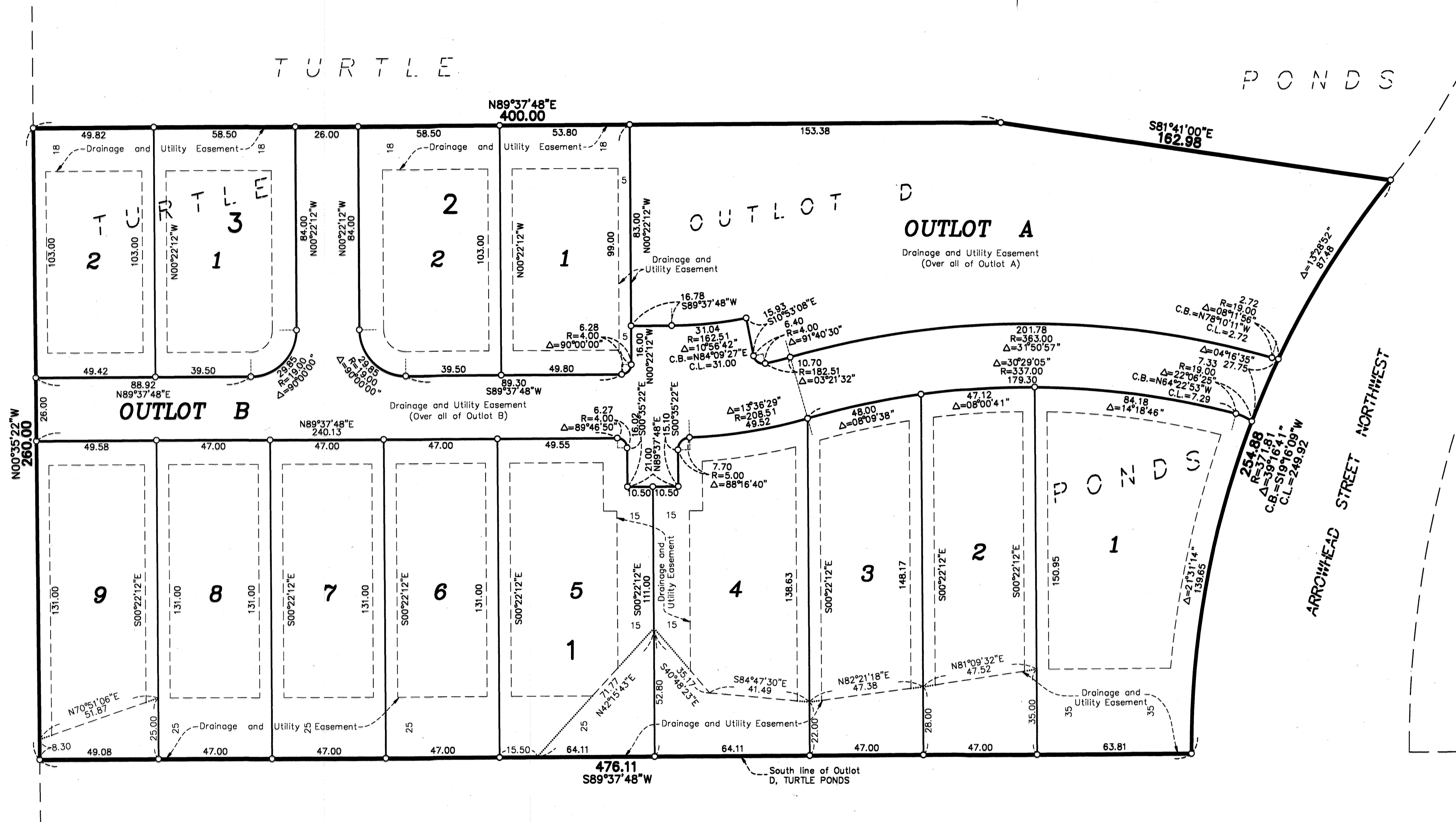
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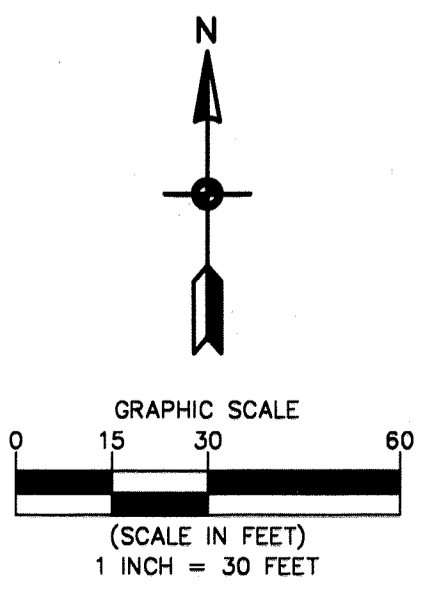
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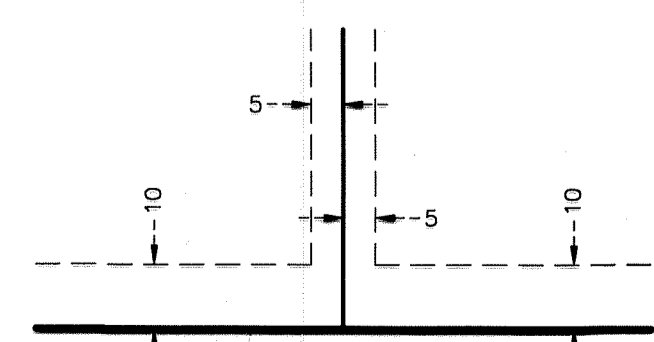
SECTION 33
SW 1/4
TOWNSHIP 34
OF THE
SE 1/4
RANGE 24



229TH AVENUE NORTHWEST
(C.S.A.H. NO. 24)



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines, rear lot lines, and outlet lines unless otherwise shown on this plat.

For the purposes of this plat, the South Line of Outlot D, TURTLE PONDS is assumed to have a bearing of South 89 degrees 37 minutes 48 seconds West.

○ Denotes 5/8 inch by 14 inch rebar, marked with license Number 40361