

# A. and B. ESTATES

CITY OF HAM LAKE COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Robert V. Ferguson, owner and proprietor (and Arlene L. Ferguson, his wife) of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

The north 660.00 feet of the Southwest Quarter of the Northwest Quarter of Section 9, Township 32, Range 23, Anoka County, Minnesota, and that part of the west 300.00 feet of said Southwest Quarter of the Northwest Quarter lying south of the north 660.00 feet thereof.

Also, Kenneth R. Wisen and Sandra K. Wisen, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the west 390.00 feet of the Southeast Quarter of the Northwest Quarter of Section 9, Township 32, Range 23, Anoka County, Minnesota, lying northerly of the following described line:

Beginning at a point on the west line of said Southeast Quarter of the Northwest Quarter distant 684.51 feet southerly of the northwest corner thereof, for the purposes of this description said west line is assumed to bear South 00 degrees 24 minutes 59 seconds East; thence North 72 degrees 11 minutes 07 seconds East a distance of 191.89 feet; thence easterly a distance of 99.83 feet along a tangential curve concave to the south having a radius of 100.00 feet and a central angle of 57 degrees 12 minutes 00 seconds; thence South 50 degrees 36 minutes 53 seconds East, tangent to said curve, a distance of 147.05 feet to the east line of the west 390.00 feet of said Southeast Quarter of the Northwest Quarter, said line there terminating.

Have caused the same to be surveyed and platted as A. AND B. ESTATES, and do hereby donate and dedicate to the public use forever 169th Avenue NE, as shown on this plat. Also dedicating to the public the easements as shown on this plat for drainage and/or utility purposes only. In witness whereof said Robert V. Ferguson and Arlene L. Ferguson, his wife, have hereunto set their hands this 8 day of APRIL, 1983. Also in witness whereof said Kenneth R. Wisen and Sandra K. Wisen, husband and wife, have hereunto set their hands this 6 day of APRIL, 1983.

SIGNED:

Robert V. Ferguson      Arlene L. Ferguson      Kenneth R. Wisen      Sandra K. Wisen  
Robert V. Ferguson      Arlene L. Ferguson      Kenneth R. Wisen      Sandra K. Wisen

STATE OF MINNESOTA ) ss. The foregoing instrument was acknowledged before me this 8 day of April, 1983, by  
COUNTY OF ANOKA ) Robert V. Ferguson and Arlene L. Ferguson, his wife.

Marianne J. Sabrowsky      My commission expires: March 29, 1984  
Notary Public, ISANTI County, Minnesota

STATE OF MINNESOTA ) ss. The foregoing instrument was acknowledged before me this 6 day of April, 1983, by  
COUNTY OF ANOKA ) Kenneth R. Wisen and Sandra K. Wisen, husband and wife.

Marianne J. Sabrowsky      My commission expires: March 29, 1984  
Notary Public, ISANTI County, Minnesota

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as A. AND B. ESTATES; that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine  
Registered Land Surveyor, Minn. Reg. No. 12251

STATE OF MINNESOTA ) ss. The surveyors certificate was acknowledged before me, a Notary Public, this 30th day of March,  
COUNTY OF ANOKA ) 1983, by Jeffrey N. Caine, Land Surveyor.

Nancy G. Caine      My commission expires: July 23, 1986  
Notary Public, Anoka County, Minnesota

We hereby certify that the City Council of the City of Ham Lake, Anoka County, Minnesota, duly accepted and approved the plat of A. AND B. ESTATES at a regular meeting held this 7 day of March, 1983.

By William A. Nelson Mayor      By Anne D. Roseland Clerk

Checked and approved this 3rd day of May, 1983.

By Robert W. Anderson Anoka County Surveyor

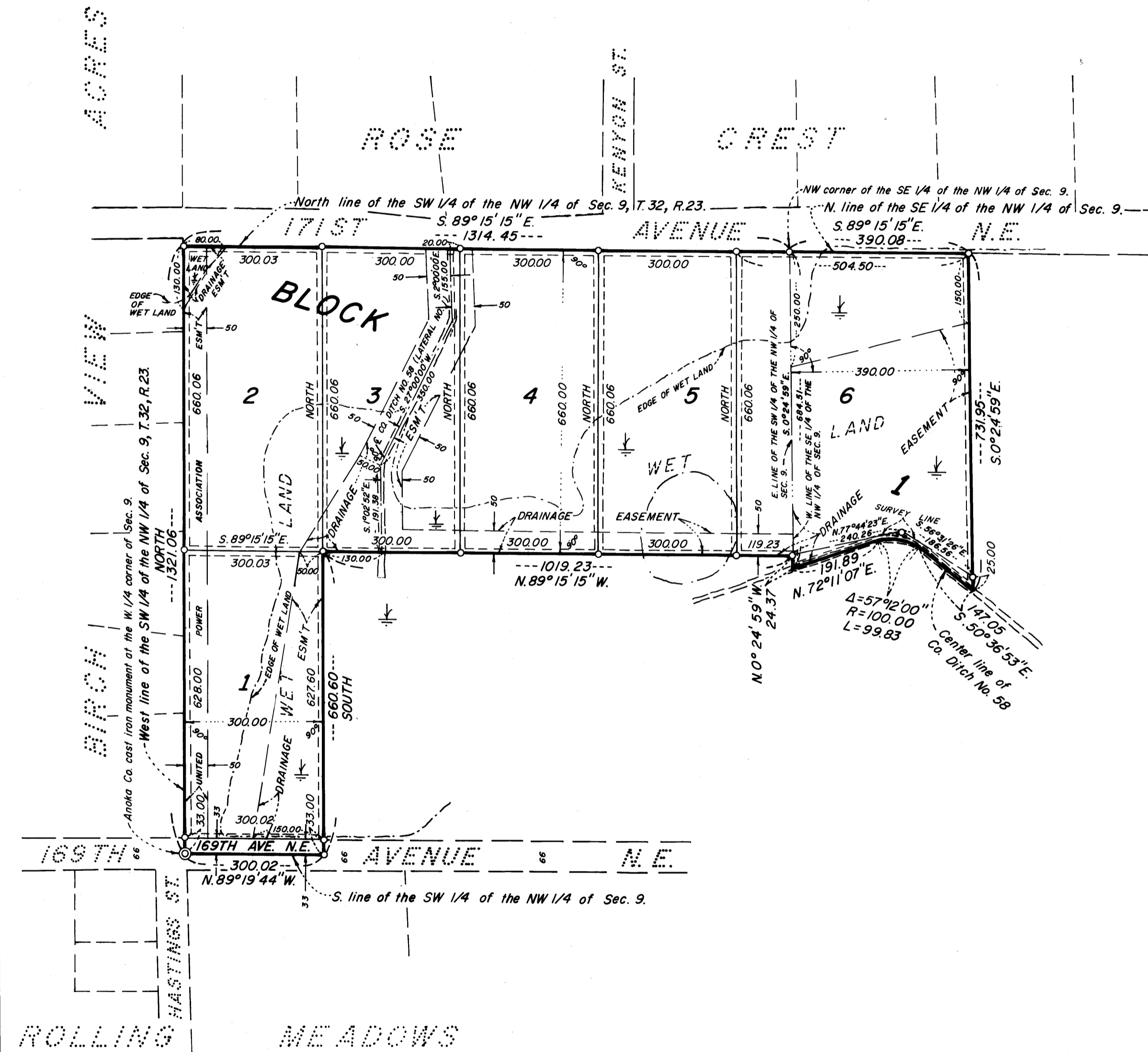
612633

OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that this instrument was filed in this office for record on the MAY 3 1983 A.D. 19  
at 3:30 P.M. and was duly recorded  
in 33 of Plat page 1

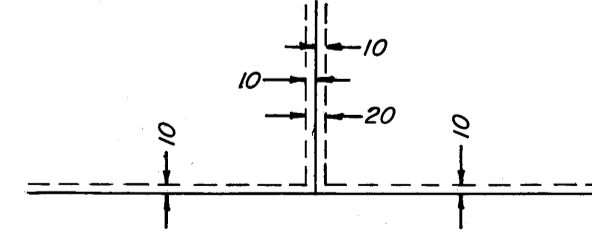
Paul J. Amnell  
Deputy  
P. J. Walderness  
Deputy

CAINE & O'MALLEY  
LAND SURVEYORS, INC.

MRDO0496 MAY 3 1983 15.00A-



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES, UNLESS SHOWN OTHERWISE ON THE PLAT.

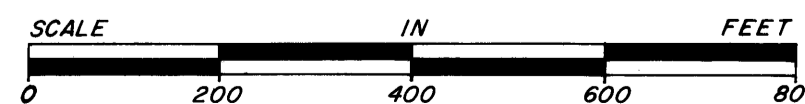
NOTE: FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF SEC. 9, T. 32, R. 23 SHALL BEAR NORTH.

○ DENOTES 1/2 INCH IRON PIPE.

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

May 3rd 1983  
Charles R. Johnson  
Auditor, Anoka County

BY J.R. Lamm  
Deputy



SCALE: 1 INCH = 200 FEET

