

BENT CREEK ESTATES

CITY OF ANDOVER, ANOKA COUNTY

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

KNOW ALL MEN BY THESE PRESENTS: That Harold M. Battig, single and Ramona M. Sledz, single, owners and proprietors, of the following described property situate in the County of Anoka, State of Minnesota.

All that part of Lot 1, Auditor's Subdivision No. 137, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of said Lot 1, said point being the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 33, Township 32, Range 24; thence East along the North line of said Lot 1 a distance of 465.00 feet to the actual point of beginning of the tract of land to be hereby described; thence continuing East along the North line of said Lot 1 a distance of 225.00 feet; thence South at right angles to said North line a distance of 290.00 feet; thence West at right angles to the last course a distance of 120.00 feet; thence South at right angles to the last course a distance of 275.00 feet; thence Southeasterly deflecting 16 degrees 30 minutes to the left for a distance of 784.00 feet to the South line of said Lot 1; thence West along said South line to the centerline of Coon Creek said centerline more accurately described below; thence Northerly along centerline of Coon Creek to its intersection with a line drawn parallel with and a distance of 250.00 feet South as measured at right angles from the North line of said Lot 1; thence East and parallel with the North line of said Lot 1 and its intersection with a line drawn at right angles to said North line from the actual point of beginning; thence North along the last mentioned line a distance of 250.00 feet to the actual point of beginning. Centerline of Coon Creek as located August 10, 1988. Commencing at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 33; thence North 89 degrees 15 minutes 18 seconds East, assumed bearing, along the south line of said Northwest Quarter 411.47 feet to the Southeast corner of property as described on Torrens Certificate No. 62807 said point also being the point of beginning of the centerline to be herein described; thence North 17 degrees 51 minutes 59 seconds West along the East line of said property 242.06 feet; thence North 22 degrees 10 minutes 41 seconds West along said East line 282.57 feet; thence North 2 degrees 20 minutes 18 seconds West 194.95 feet to the Northeast corner of said property; thence North 2 degrees 08 minutes 16 seconds West 115.51 feet; thence North 4 degrees 24 minutes 12 seconds West 170.55 feet; thence North 25 degrees 32 minutes 23 seconds East 118.10 feet; thence North 01 degree 30 minutes 08 seconds East 57.15 feet; thence North 15 degrees 22 minutes 22 seconds West 82.17 feet; thence North 37 degrees 48 minutes 07 seconds West 75.05 feet; thence North 13 degrees 27 minutes 32 seconds West 13.95 feet; thence North 00 degrees 50 minutes 46 seconds West 18.75 feet to the north line of said Southeast Quarter and there terminating.

Have caused the same to be surveyed and platted as BENT CREEK ESTATES and do hereby donate and dedicate to the public for public use forever the Boulevard, Street and easements for utility and drainage purposes as shown on the plat. Also dedicating to the County of Anoka, the right of access to Lot 1, Block 1, and County Road No. 116. In witness whereof said Harold M. Battig, single, has hereunto set his hand this 31st day of October, 1988. In witness whereof said Ramona M. Sledz, single, has hereunto set her hand this 31st day of October, 1988.

Signed:

Harold M. Battig
Harold M. Battig

Ramona M. Sledz
Ramona M. Sledz

Walter D. Anderson
Anoka County Surveyor

State of Florida
County of Palm Beach The foregoing instrument was acknowledged before me this 31st day of October, 1988, by Harold M. Battig, single.

Jeanna M. Daniel
Notary Public, Boynton Beach County, Fla.
My Commission Expires July 7, 1992

State of Florida
County of Palm Beach The foregoing instrument was acknowledged before me this 31st day of October, 1988, by Ramona M. Sledz, single.

Jeanna M. Daniel
Notary Public, Boynton Beach County, Fla.
My Commission Expires July 7, 1992

I hereby certify that I have surveyed and platted the property described on this plat as BENT CREEK ESTATES; that this plat is a correct representation of said survey; that the distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated on said plat; that there are no wetlands or public highways to be designated other than as shown thereon.

Raymond A. Prasch
Raymond A. Prasch, Registered Land Surveyor
Minnesota Registration Number 6743

"NO DELINQUENT TAXES AND TRANSFER ENLITLED"
April 17th 1989
Charles J. Redburn
Auditor, Anoka County
By Janella Pruitt
Deputy

846605
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the APR 17 A.D., 1989 at 4:30 o'clock P.M., and was duly recorded in book 40 of Plats page 26
Ted J. Lindvall
County Recorder
By Sue Kaylge
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE BY THE GRANTEE ON THE LANDS DESCRIBED HEREIN ARE PAID
Donald C. Boyles
Anoka County Treasurer
J. Henry - Deputy

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 30th day of September, 1988, by Raymond A. Prasch, Registered Land Surveyor.

MILTON E. HYLAND
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires 11-18-93

Milton E. Hyland
Milton E. Hyland, Notary Public, Hennepin County, Minn.
My Commission Expires November 19, 1993

This plat of BENT CREEK ESTATES was approved and accepted by the City Council of Andover, Minnesota at a regular meeting thereof held this 4th day of October, 1988. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City of Andover, Minnesota; the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes Section 505.03, Sub. No. 2.

By James E. Elling Mayor By Antonia Volk Clerk

Checked and approved this 12th day of April, 1989.

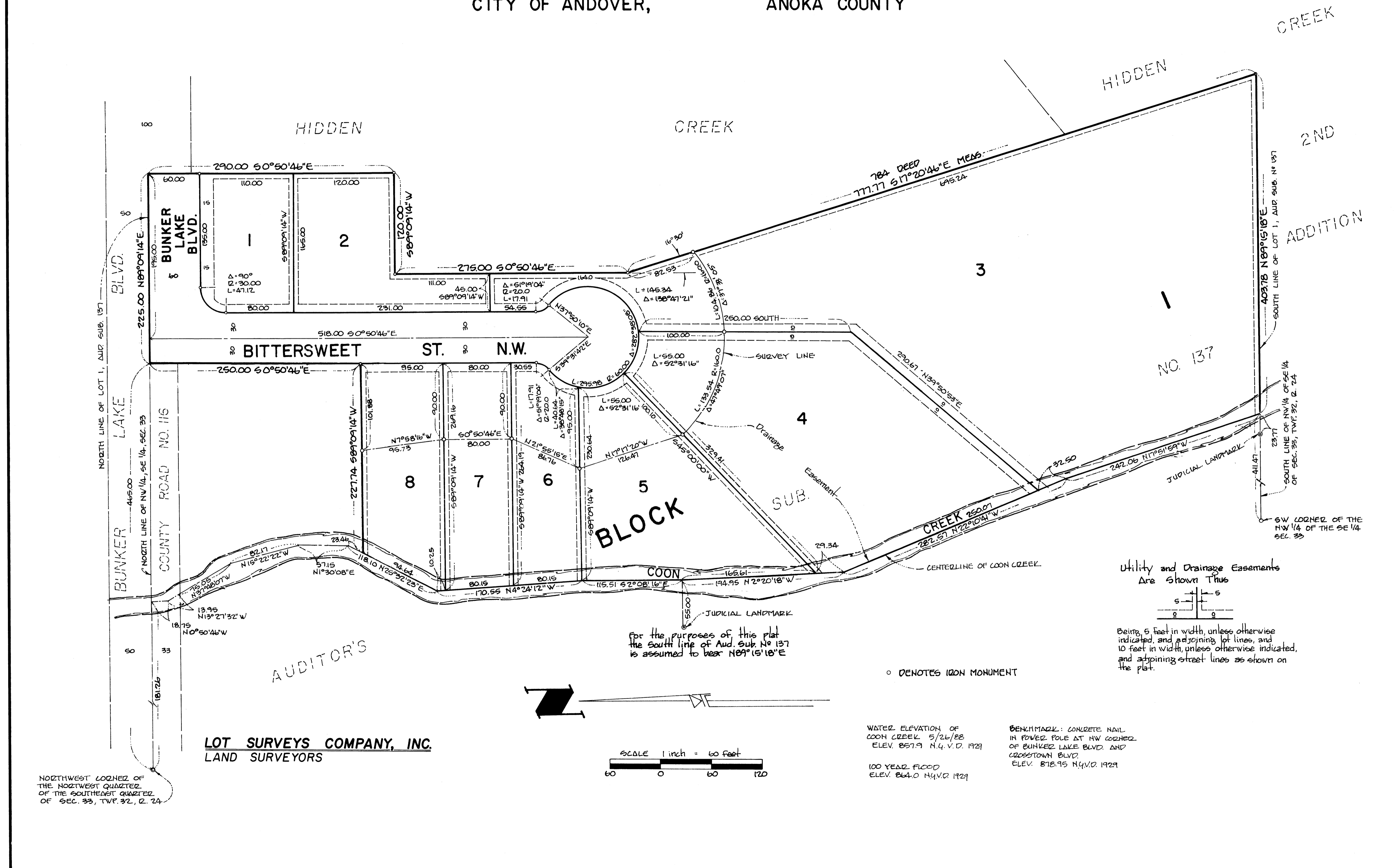
JEANNE C. MCDANIEL
NOTARY PUBLIC
FLORIDA
STATE AT LARGE

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NOTARY PUBLIC
FLORIDA
STATE AT LARGE

CITY OF ANDOVER
INCORPORATED 1974
MINNESOTA

BENT CREEK ESTATES

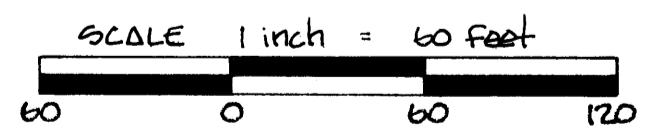
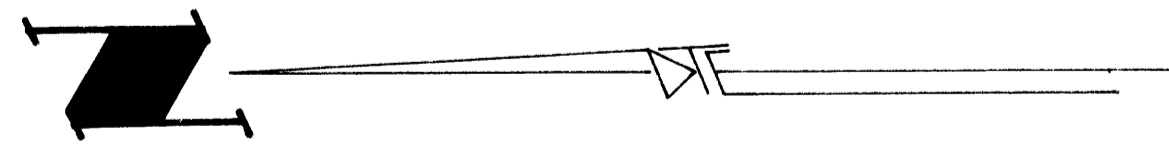
CITY OF ANDOVER, ANOKA COUNTY



NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SEC. 33, TWP. 32, R. 24

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

AUDITOR'S



WATER ELEVATION OF COON CREEK 5/26/88
ELEV. 857.9 M.G.V.D. 1929

100 YEAR FLOOD
ELEV. 864.0 M.G.V.D. 1929

BENCHMARK: CONCRETE NAIL IN POWER POLE AT NW CORNER OF BUNKER LAKE BLVD. AND CROSSTOWN BLVD.
ELEV. 878.95 M.G.V.D. 1929

Utility and Drainage Easements Are Shown Thus

Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width, unless otherwise indicated, and adjoining street lines as shown on the plat.

o DENOTES IRON MONUMENT