

BENT CREEK SHORES

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 33, T. 32, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Boulder Contracting, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northwest Quarter of the Southeast Quarter and of Government Lot 3, Section 33, Township 32, Range 24, Anoka County, Minnesota described as follows:

Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North, along the west line of said Northwest Quarter of the Southeast Quarter, a distance of 693.00 feet to the point of beginning of the land to be described; thence on a bearing of East a distance of 220.00 feet; thence South 2 degrees 33 minutes 00 seconds East a distance of 194.95 feet; thence South 22 degrees 23 minutes 23 seconds East a distance of 292.57 feet; thence South 18 degrees 04 minutes 41 seconds East a distance of 242.06 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 02 minutes 36 seconds West, along said south line of said Northwest Quarter of the Southeast Quarter, a distance of 411.47 feet to the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 45 minutes 48 seconds West, along the south line of said Government Lot 3, a distance of 18.99 feet to the easterly right-of-way boundary line of County State Aid Highway No. 18 (Crooked Lake Boulevard); thence North 1 degree 17 minutes 19 seconds West, along said right-of-way line, a distance of 585.55 feet; thence northwesterly, along said right-of-way line, on a tangential curve concave to the West, having a radius of 1293.00 feet and a central angle of 4 degrees 47 minutes 54 seconds, a distance of 108.28 feet to the intersection with a line bearing West from the point of beginning; thence on a bearing of East a distance of 40.12 feet to the point of beginning, lying South of the North 5 feet AND lying North of the South 185 feet thereof.

Has caused the same to be surveyed and plotted as BENT CREEK SHORES and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.
In witness whereof said Boulder Contracting, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12th day of August, 2014.

BOULDER CONTRACTING, LLC
Kellie L. Jansen
Kellie L. Jansen, Chief Manager

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 12th day of August, 2014 by Kellie L. Jansen, Chief Manager of Boulder Contracting, LLC, a Minnesota limited liability company.

Doreen A. Jones
Doreen A. Jones
Notary Public, Anoka County, Minnesota
My Commission expires 1/31/16

I, Lyle C. Reynolds 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 5th day of August, 2014.

Lyle C. Reynolds
Lyle C. Reynolds, Licensed Land Surveyor
Minnesota License Number 13072

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 5th day of August, 2014 by Lyle C. Reynolds.

Doreen A. Jones
Doreen A. Jones
Notary Public, Anoka County, Minnesota
My Commission expires 1/31/16

City Council, City of Andover, Minnesota

This plat of BENT CREEK SHORES was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 12th day of March, 2014, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Andover, Minnesota

By *Michelle Jansen* Mayor By *[Signature]* Clerk

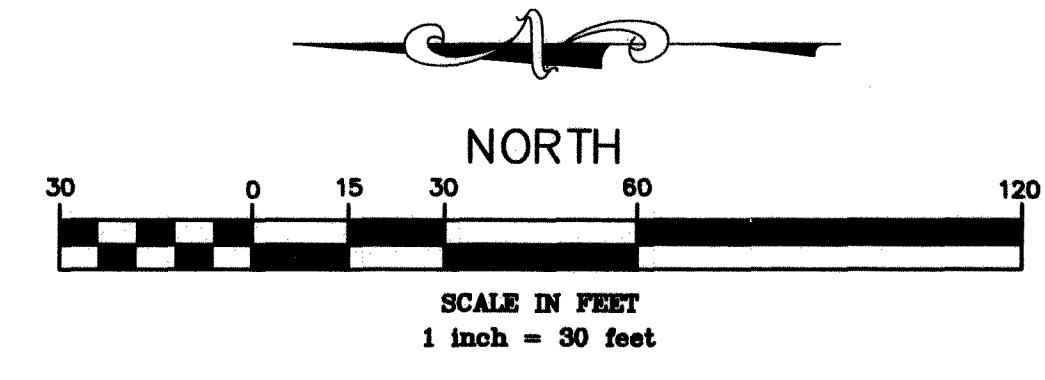
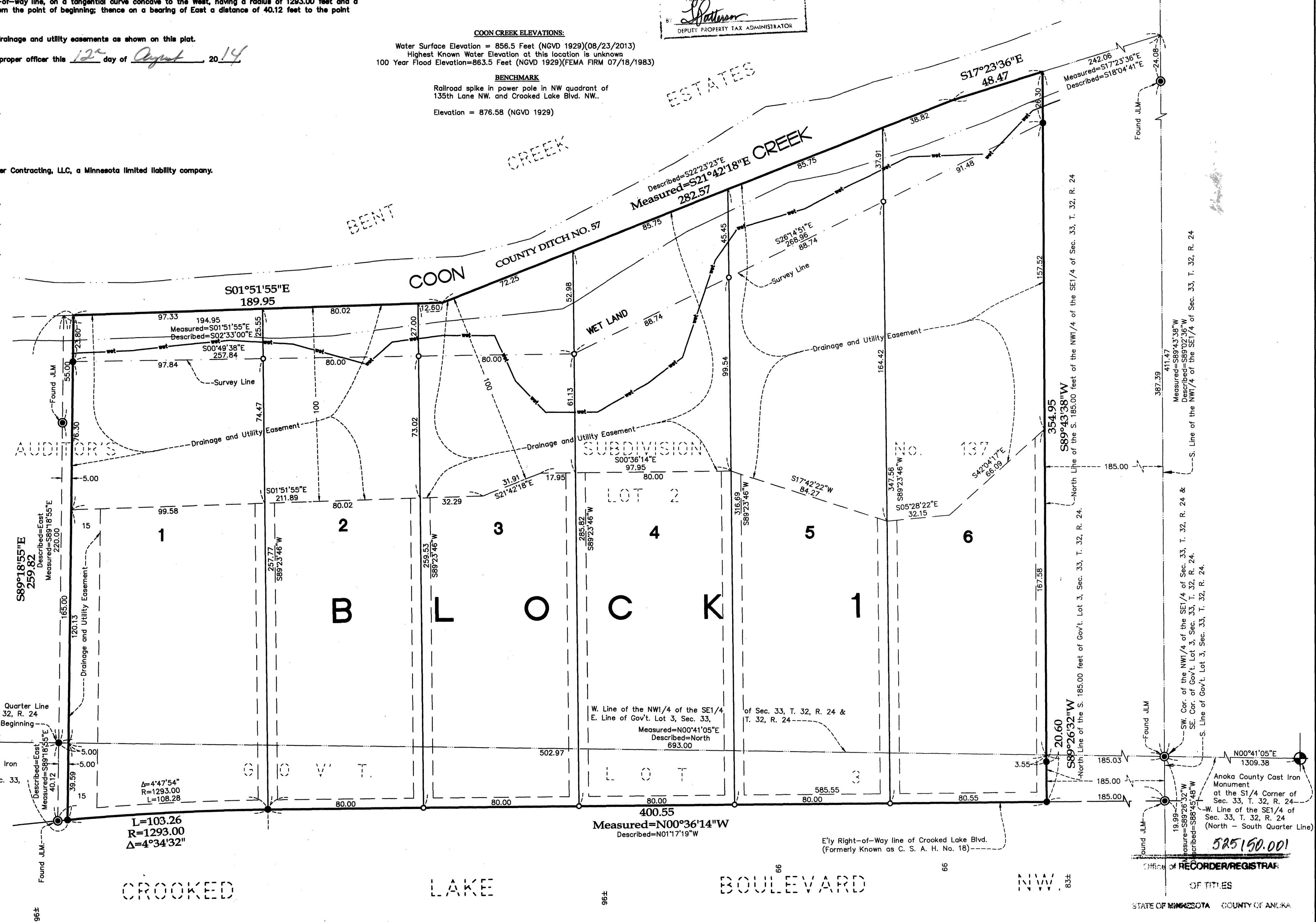
COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 19th day of August, 2014.

Larry D. Holm by *Charles F. Kutzler*, Deputy
Larry D. Holm
Anoka County Surveyor

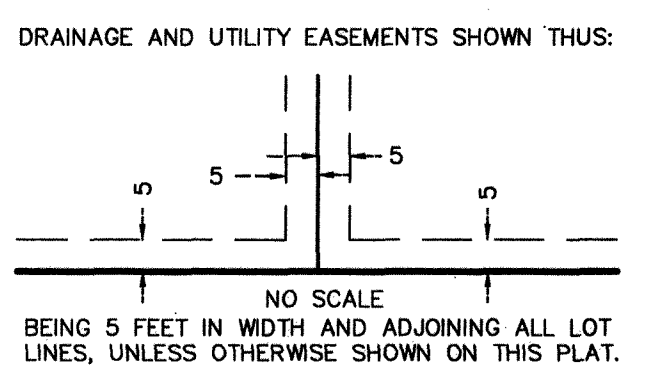
HEREBY CERTIFY THAT THE CURRENT ANNUAL DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE DEBT THEREON IS ENTERED August 19, 2014
James M. Sawyer
DEPUTY PROPERTY TAX ADMINISTRATOR

COON CREEK ELEVATIONS:
Water Surface Elevation = 856.5 Feet (NGVD 1929)(08/23/2013)
Highest Known Water Elevation at this location is unknown
100 Year Flood Elevation=863.5 Feet (NGVD 1929)(FEMA FIRM 07/18/1983)
BENCHMARK
Railroad spike in power pole in NW quadrant of 135th Lane NW and Crooked Lake Blvd. NW.
Elevation = 876.58 (NGVD 1929)



For the purposes of this plat, the west line of the NW1/4 of the SE1/4 of Sec. 33, T. 32, R. 24, Anoka County, Minnesota is assumed to bear North 00 degrees 41 minutes 05 seconds East.

- Denotes Anoka County Cast Iron Monument.
- Denotes Judicial Landmark found
- Denotes iron monument found.
- Denotes 1/2 inch by 14 inch iron monument set and marked by L.S. No. 13072.
- Denotes wet land line.



Office of RECORDER/REGISTRAR
OF TITLES
STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 19th day of August, 2014 at 12:52 o'clock P.M. and was duly recorded in book 22, page 5

James M. Sawyer
Recorder/Registrar of Titles
ACRE LAND SURVEYING
BLAINE, MN

\$56.00