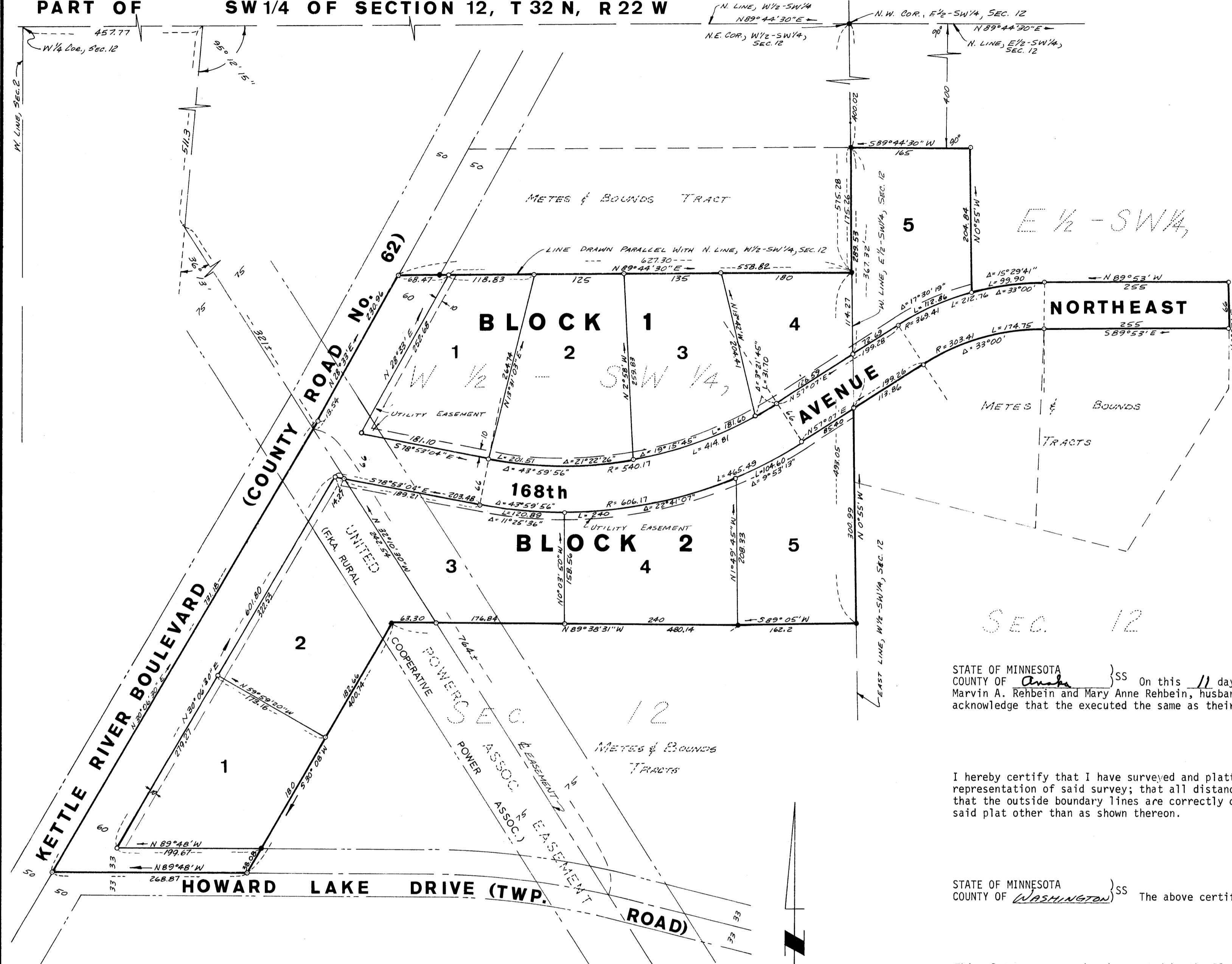
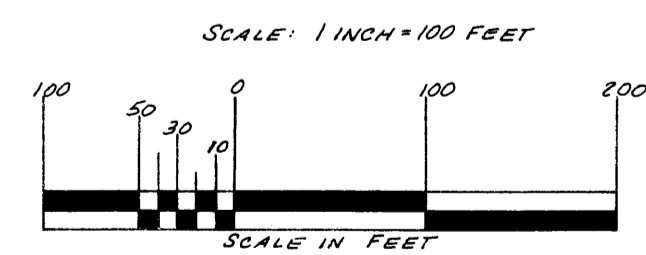


BIRCH ESTATES
COLUMBUS TWP., ANOKA COUNTY, MINNESOTA
 PART OF SW 1/4 OF SECTION 12, T 32 N, R 22 W



○ DENOTES IRON MONUMENT SET
 ● DENOTES IRON MONUMENT IN PLACE

BEARINGS SHOWN ARE ASSUMED
 NOTE: ALL DISTANCES AS SHOWN ON THE PLAT ARE ACCURATE TO HUNDREDTHS OF A FOOT (I.E., 240 DENOTES 240.00).



HULT & ASSOC., INC.
LAND SURVEYORS
 OCTOBER 1972

THIS IS TO CERTIFY that Marvin A. Rehbein and Mary Anne Rehbein, husband and wife, owners of the following described property situated in Columbus Township, Anoka County, Minnesota:

That part of the East half of the Southwest quarter of Section 12, Township 32 North, Range 22 West, Anoka County, Minnesota, described as follows:
 Commencing at the northwest corner of the E 1/2-SW 1/4; thence South 0 degrees 55 minutes East, along the westerly line of the E 1/2-SW 1/4 of Section 12, a distance of 400.02 feet to the point of beginning at the point of intersection with a line drawn parallel with and distant 400 feet south of the north line of the E 1/2-SW 1/4 of Section 12; thence continuing South 0 degrees 55 minutes East along said westerly line, a distance of 367.32 feet; thence North 57 degrees 07 minutes East, a distance of 113.86 feet to the point of tangential curve to the right; thence easterly, along said curve having a radius of 303.41 feet, central angle of 33 degrees 00 minutes, an arc length of 174.75 feet to the point of tangency; thence South 89 degrees 53 minutes East, a distance of 255 feet; thence North 0 degrees 07 minutes East, a distance of 66 feet; thence North 89 degrees 53 minutes West, a distance of 255 feet to the point of tangential curve to the left; thence North 89 degrees 53 minutes East, a distance of 255 feet; thence North 0 degrees 07 minutes East, a distance of 66 feet; thence North 89 degrees 53 minutes West, a distance of 255 feet to the point of tangential curve to the right; thence North 0 degrees 55 minutes West, a distance of 204.84 feet to the point of intersection with the line drawn parallel with and distant 400 feet south of the north line of the E 1/2-SW 1/4; thence South 89 degrees 44 minutes 30 seconds West, a distance of 165 feet to the point of beginning, containing 1.7 acres, more or less.
 ALSO:
 That part of the West half of the Southwest quarter of Section 12, Township 32 North, Range 22 West, Anoka County, Minnesota, described as follows:
 Commencing at the northeast corner of the W 1/2-SW 1/4 of Section 12; thence South 0 degrees 55 minutes East, assumed bearing, along the east line of the W 1/2-SW 1/4 of Section 12, a distance of 575.28 feet to the point of beginning; thence continuing South 0 degrees 55 minutes East, along the east line of the W 1/2-SW 1/4, a distance of 493.05 feet; thence South 89 degrees 05 minutes West, a distance of 162.2 feet; thence North 89 degrees 38 minutes 31 seconds West, a distance of 480.14 feet; thence South 30 degrees 08 minutes West, a distance of 400.74 feet to the center line of the existing township road (Howard Lake Drive); thence westerly, along said township road center line, a distance of 268.87 feet to the center line of County Road No. 62 (Kettle River Blvd.); thence northeasterly, along said county road center line, a distance of 962.14 feet to the point of intersection with a line drawn South 89 degrees 44 minutes 30 seconds West, and parallel with the north line of the W 1/2-SW 1/4 from the point of beginning; thence North 89 degrees 44 minutes 30 seconds East, along said parallel line, a distance of 627.30 feet to the point of beginning, containing 10.8 acres, more or less, and subject to County Road No. 62 along the westerly line and the existing township road along the southerly line.
 Subject to a 150-foot easement to United Power Association (formerly known as Rural Cooperative Power Association) over that part of the West half of the Southwest quarter of Section 12, Township 32 North, Range 22 West, Anoka County, Minnesota, described above, and extending from the center line of County Road No. 62 (Kettle River Blvd.) southeasterly to the center line of the existing township road (Howard Lake Drive); the center line of said easement is described as follows:
 Commencing at the west quarter corner of Section 12; thence east, along the east-west quarter line of Section 12, a distance of 457.77 feet; thence southerly, deflecting 95 degrees 12 minutes 15 seconds to the right, a distance of 511.3 feet; thence southeasterly, deflecting 36 degrees 13 minutes to the left, a distance of 321 feet, more or less, to the point of beginning at the point of intersection with the center line of County Road No. 62; thence continuing southeasterly, along said line, a distance of 764 feet, more or less, to the center line of the existing township road (Howard Lake Drive) and there terminating.

HEREBY CERTIFY that they have caused the same to be surveyed and platted as BIRCH ESTATES, and do hereby donate and dedicate to the public for public use forever, 168th Avenue N.E., part of Kettle River Blvd., and part of Howard Lake Drive as shown on the plat; and utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access to County Road No. 62 from Lot 1, Block 1, and Lot 1, Block 2, as shown on the annexed plat.
 IN WITNESS WHEREOF: We have hereunto set our hands and seal this 11 day of Dec., 1972.

In the presence of:
 Signed: Marvin A. Rehbein, Mary Anne Rehbein
 Witnesses: Robert Adilson

STATE OF MINNESOTA COUNTY OF ANOKA ss On this 11 day of Dec., 1972, before me, a Notary Public within and for said County and State, personally appeared Marvin A. Rehbein and Mary Anne Rehbein, husband and wife, to me known to be the persons described herein and who executed the foregoing instrument and acknowledge that the executed the same as their own free act and deed.

Notary Public, Anoka County, Minnesota
 My Commission Expires 1-10-74

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

Notary Public, Washington County, Minnesota
 My Commission Expires Nov 14, 1979

STATE OF MINNESOTA COUNTY OF WASHINGTON ss The above certificate subscribed and sworn to before me, a Notary Public, this 9th day of Dec., 1972.

Notary Public, Washington County, Minnesota
 My Commission Expires Nov 14, 1979

This plat was approved and accepted by the Planning and Zoning Commission and by the Town Board of the Township of Columbus, at a meeting held on the 28 day of June, 1972

Verla Larson, Board Chairman
 Sharon Swanson, Town Clerk

Checked and approved this 12th day of December, 1972.

Roland W. Anderson, Anoka County Surveyor

This plat was approved and accepted by the Board of County Commissioners of Anoka County, Minnesota, at a meeting held this 14th day of November, 1972.

Edith R. Benish, Chairman
 Charles P. Lefebvre, County Auditor

Recommended for approval this 12th day of December, 1972.

G. J. Lundheim, Anoka County Highway Engineer

This plat was approved as to form and execution on this 12th day of Dec., 1972

Robert W. Johnson, County Attorney, Anoka County, Minnesota

330891 OFFICE OF REGISTER OF DEEDS STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office for record on the 12th day of Dec 12 1972 A.D., 1972 at 12:45 o'clock P.M., and was duly recorded in book 11 of Plat, page 4.

By William J. ... Deputy
 Register of Deeds
 Margaret Russell