

# BIRCH WOOD ACRES

CITY OF LINO LAKES  
ANOKA COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Acorn Investments, Inc. a Minnesota Corporation, owners and proprietors and that Builders Development & Finance, Inc., a Minnesota Corporation, mortgagee, of the following described property situated in the County of Anoka and the State of Minnesota to wit:

The Southwest Quarter of the Southeast Quarter of Section 29, Township 31, Range 22 except that part platted as Anoka County Highway Right of Way Plat No. 11 as recorded with the Anoka County Recorder.

along with

The Northwest Quarter of the Northeast Quarter of Section 32, Township 31, Range 22

All in Anoka County, Minnesota

and that Paul Montain and Judith M. Montain, husband and wife, mortgagees, of the following described property situated in the County of Anoka and the State of Minnesota to wit:

The Northwest Quarter of the Northeast Quarter of Section 32, Township 31, Range 22, Anoka County, Minnesota, except the North 331.28 feet thereof as measured along the East and West lines of said Northwest Quarter of the Northeast Quarter.

Have caused the same to be surveyed and platted as BIRCH WOOD ACRES and do hereby donate and dedicate to the public use forever the drive, Parks, road, trail, circle, place, court and easements for drainage and utility purposes as shown on the plat.

In witness whereof said Acorn Investments, Inc. a Minnesota corporation, has caused these presents to be signed by its proper officer this 26<sup>th</sup> day of December, 1991.

ACORN INVESTMENTS,

Howard E. Sargent  
Howard E. Sargent, President

In witness whereof said Builders Development & Finance, Inc. a Minnesota corporation, has caused these presents to be signed by its proper officer this 27 day of DECEMBER, 1991.

BUILDERS DEVELOPMENT & FINANCE, INC.

Will T. Keenan, as PRESIDENT

In witness whereof said Paul Montain and Judith M. Montain, husband and wife, have hereunto set their hands this 26<sup>th</sup> day of December, 1991.

Paul Montain  
Paul Montain

Judith M. Montain  
Judith M. Montain

963312  
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 JAN 21 AD, 1992 at 2:15 o'clock P. M. and was duly recorded in book 44 of Plats, page 16  
Ned O'Rourke  
County Recorder  
By Doreen Kay Ege  
Deputy

I HEREBY CERTIFY THAT THE CORRECT AND SUFFICIENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS  
CHECKED Jan 21 1992  
PROPERTY TAX ADMINISTRATOR  
BY J. Schuler  
COUNTY PROPERTY TAX ADMINISTRATOR

STATE OF MINNESOTA  
COUNTY OF Pine

The foregoing instrument was acknowledged before me this 27 day of December, 1991, by Howard E. Sargent, President of Acorn Investments, Inc., a Minnesota corporation, on behalf of the corporation.

Mary Hennick  
NOTARY PUBLIC - MINNESOTA  
PINE COUNTY  
My Commission Expires May 19, 1993

Mary Hennick  
Notary Public, Pine County, Minnesota  
My commission Expires May 19, 1993

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 27 day of DECEMBER, 1991, by William T. Keenan as PRESIDENT of Builders Development & Finance, Inc., a Minnesota corporation on behalf of said corporation.

Rebecca Jo Hogenacker  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My Commission Expires February 28, 1994

Rebecca Jo Hogenacker  
Notary Public, Hennepin County, Minnesota  
My Commission Expires February 28, 1994

STATE OF Minnesota  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of December, 1991, by Paul Montain and Judith M. Montain, husband and wife.

Blaine M. Subjed  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Commission Expires 8-22-96

Blaine M. Subjed  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 8-22-96

I hereby certify that I have surveyed and platted the property described on this plat as BIRCH WOOD ACRES; that this plat is a true and correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; 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 public highways to be designated on said plat.

Rodney H. Halvorson  
Rodney H. Halvorson, Land Surveyor  
Minnesota License No. 10947

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October, 1991, by Rodney H. Halvorson, Land Surveyor.

Tennence E. Rottenbacher  
NOTARY PUBLIC - MINNESOTA  
ANOKA COUNTY  
My Commission Expires 7-30-94

Tennence E. Rottenbacher  
Notary public Anoka County, Minnesota  
My Commission Expires 7-30-93

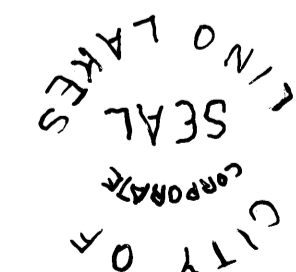
The foregoing plat of BIRCH WOOD ACRES was approved and accepted by the City Council of Lino Lakes, Minnesota at a regular meeting thereof held this 23<sup>rd</sup> day of September, 1991. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF LINO LAKES, MINNESOTA

By David L. O'Neil, Mayor  
By Marie J. Anderson, Clerk

Checked and approved this 21<sup>st</sup> day of Jan., 1992.

W. D. O'Neil  
Anoka County Surveyor

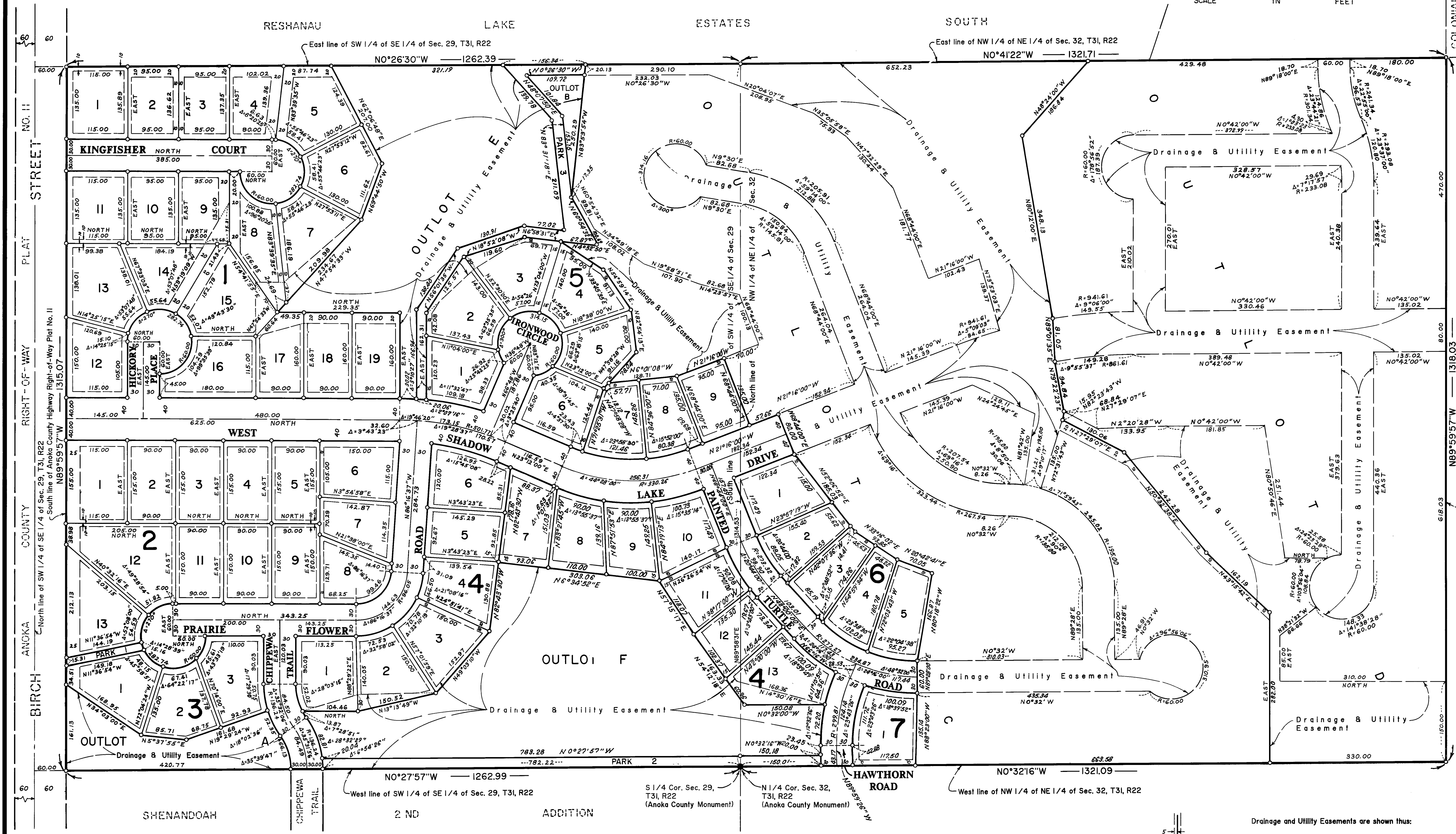
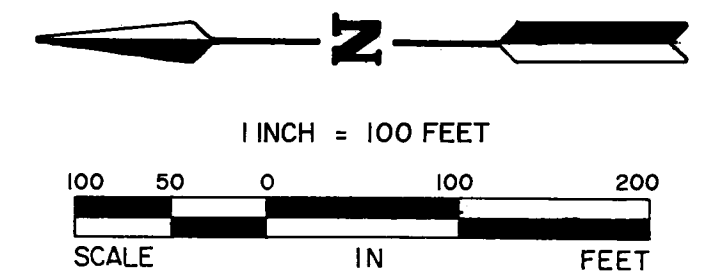


# BIRCH WOOD ACRES

CITY OF LINO LAKES  
ANOKA COUNTY, MINNESOTA

For the purpose of this plat the West line of SW 1/4 of SE 1/4 of Sec. 29, T31, R22 is assumed to bear N0°27'57"W

- Denotes Iron Monument Found
- Denotes Iron Monument Set Marked "R.L.S. 10947" (1/2" x 14")



**MIDWEST**  
Land Surveyors & Civil Engineers, Inc.

Drainage and Utility Easements are shown thus:  
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right-of-way lines as shown on the plat.