

BIRCHWOOD POND

City of Andover, Anoka County

KNOW ALL PERSONS BY THESE PRESENTS that Donald J. Teeselink and Mary Lou Teeselink, husband and wife, and Donald C. Burley and Marie Burley, husband and wife, fee owners, and Daniel L. Christensen and Dixie Lynn Christensen, husband and wife, contract purchasers of the following described property:

All that part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 32 North, Range 24 West of the Fourth Principal Meridian, Anoka County, Minnesota, lying South and East of the centerline of County State Aid Highway Number 18, more commonly known as Crosstown Boulevard with the EXCEPTION of the following described land:

Commencing at the Northeast corner of said Southeast Quarter of Northeast Quarter, thence West along the North line of said Section a distance of 550.64 feet more or less to the point of intersection with the center line of County State Aid Highway Number 18 as it is now laid out and traveled; thence Southwesterly along the center line of said County Road 18 a distance of 84.03 feet to the point of beginning of the tract to be described: Thence continuing along said center line of County Road 18 in a Southwesterly direction for a distance of 425 feet; thence Southeasterly along a line having a bearing of South 46 degrees, 35 minutes, 14 seconds East a distance of 500 feet. Thence Northeasterly on a line parallel with the center line of said County State Aid Highway Number 18 a distance of 425 feet; thence Northwesterly on a line parallel to the Southeasterly line of this tract 500 feet to the point of beginning.

And that First Federal Savings and Loan Association of Minneapolis, a United States corporation, mortgagee, of the following property:

Part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 32, Range 24, Anoka County, Minnesota, described as follows: Beginning at the Northeast corner of said Southeast Quarter of Northeast Quarter, the point of beginning of the tract to be described. Thence West along the North line of said Southeast Quarter of Northeast Quarter a distance of 550.64 feet more or less to the point of intersection with the centerline of County State Aid Highway Number 18 as it is now laid out and travelled; thence Southwesterly along the centerline of said County Road 18 a distance of 84.03 feet. Thence Southeasterly along a line having a bearing of South 46 degrees, 35 minutes, 14 seconds East a distance of 500 feet. Thence easterly on a line parallel to the North line of said Southeast Quarter of Northeast Quarter a distance of 240 feet more or less to the point of intersection with the easterly line of said Southeast Quarter of Northeast Quarter; thence northerly along said easterly line a distance of 400 feet to the point of beginning.

Have caused the same to be surveyed and platted as BIRCHWOOD POND and do hereby donate and dedicate to the public for the public use forever the drainage and utility easements, avenue and boulevard or highway as shown on the plat, also dedicating to the County of Anoka the right of access to County State Aid Highway No. 18 (Crosstown Boulevard) from Lot 1, Block 1 and Lot 1, Block 2.

In witness whereof said Donald J. Teeselink and Mary Lou Teeselink, husband and wife, have caused these presents to be signed this 20 day of JANUARY, 1981.

In witness whereof said Donald C. Burley and Marie Burley, husband and wife, have caused these presents to be signed this 17th day of DECEMBER, 1980.

In witness whereof said Daniel L. Christensen and Dixie Lynn Christensen, husband and wife, have caused these presents to be signed this 20 day of JANUARY, 1981.

In witness whereof said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MINNEAPOLIS, a United States corporation, has caused these presents to be signed by its proper officers and its seal to be hereonto affixed this 28th day of January, 1981.

Signed:

Donald J. Teeselink
Donald J. Teeselink

Donald C. Burley
Donald C. Burley

Daniel L. Christensen
Daniel L. Christensen

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MINNEAPOLIS

Frank A. Hughes
Its Senior Vice President

Mary Lou Teeselink
Mary Lou Teeselink

Marie Burley
Marie Burley

Dixie Lynn Christensen
Dixie Lynn Christensen

Donald R. Knight
DONALD R. KNIGHT Its ASS'T. V.P.

BEING DELINQUENT TO AND PAYABLE FOR THE YEAR 1984

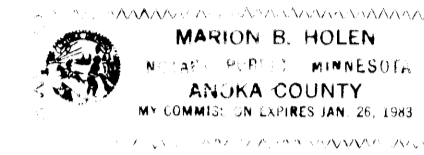
Charles R. Johnson
Auditor, Anoka County

BY J. H. Hammon
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1984 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bader by J. Williams
Anoka County Treasurer

State of Minnesota)
County of ANOKA

The foregoing instrument was acknowledged before me this 22 day of JANUARY, 1981, by Donald J. Teeselink and Mary Lou Teeselink, husband and wife.



Marion B. Helen
Notary Public, ANOKA County, Minnesota
My Commission Expires JAN 26, 1983

State of Minnesota)
County of ANOKA

The foregoing instrument was acknowledged before me this 17th day of DECEMBER, 1980, by Donald C. Burley and Marie Burley, husband and wife.

Patricia A. Robinson
Notary Public, ANOKA County, Minnesota
My Commission Expires MAY 18, 1985

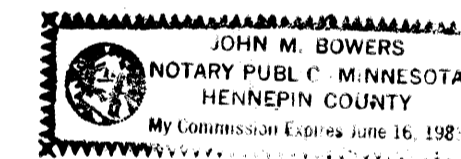
State of Minnesota)
County of ANOKA

The foregoing instrument was acknowledged before me this 22 day of JANUARY, 1981, by Daniel L. Christensen and Dixie Lynn Christensen, husband and wife.

Marion B. Helen
Notary Public, ANOKA County, Minnesota
My Commission Expires JAN 26, 1983

State of Minnesota)
County of HENNEPIN

The foregoing instrument was acknowledged before me this 28th day of January, 1981, by Subd. Agent, its Sr. Vice President and Donald R. Knight, its Asst. Vice Pres., on behalf of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MINNEAPOLIS, a United States corporation, on behalf of the corporation and its seal hereto affixed.



John M. Bowers
Notary Public, HENNEPIN County, Minnesota
My Commission Expires 6-16-83

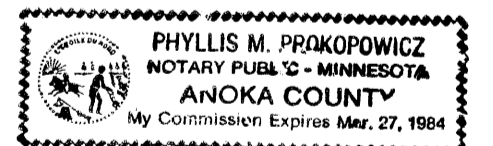
I hereby certify that I have surveyed and platted the property described on the plat of BIRCHWOOD POND, that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on the plat other than as shown.

Ron Murphy
Ron Murphy
Minnesota Registered Land Surveyor No. 10832

State of Minnesota)
County of ANOKA

The foregoing instrument was acknowledged before me this 17th day of APRIL, 1980, by Ron Murphy, Land Surveyor.

Phyllis M. Prokopowicz
Phyllis M. Prokopowicz, Notary Public
Anoka County, Minnesota
My Commission Expires March 27, 1984



Approved by the City Council of the City of Andover, Minnesota, at a regular meeting held this 2nd day of February, 1981.

CITY COUNCIL OF ANDOVER, MINNESOTA

Jay Williams
Mayor

Patricia A. Robinson
City Clerk

Checked and approved this 7th day of February, 1984.

Roland W. Anderson
Roland W. Anderson, County Surveyor
Anoka County, Minnesota



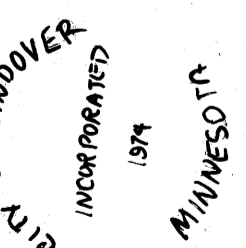
CONSULTING ENGINEERS & LAND SURVEYORS

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63835

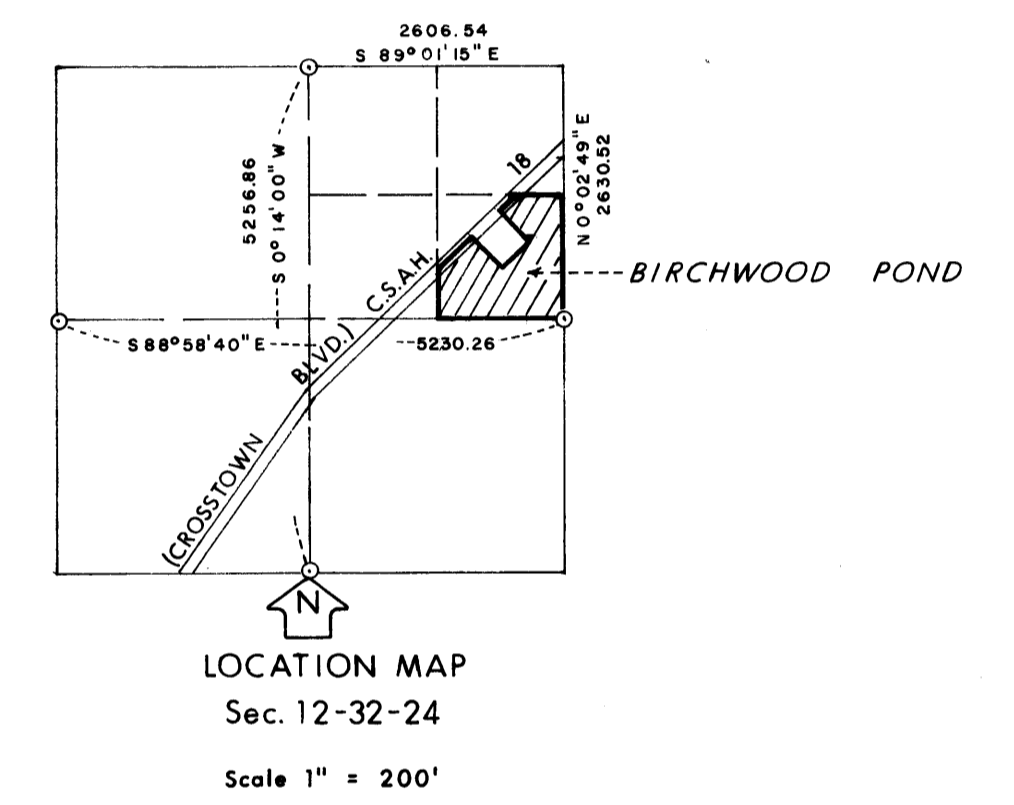
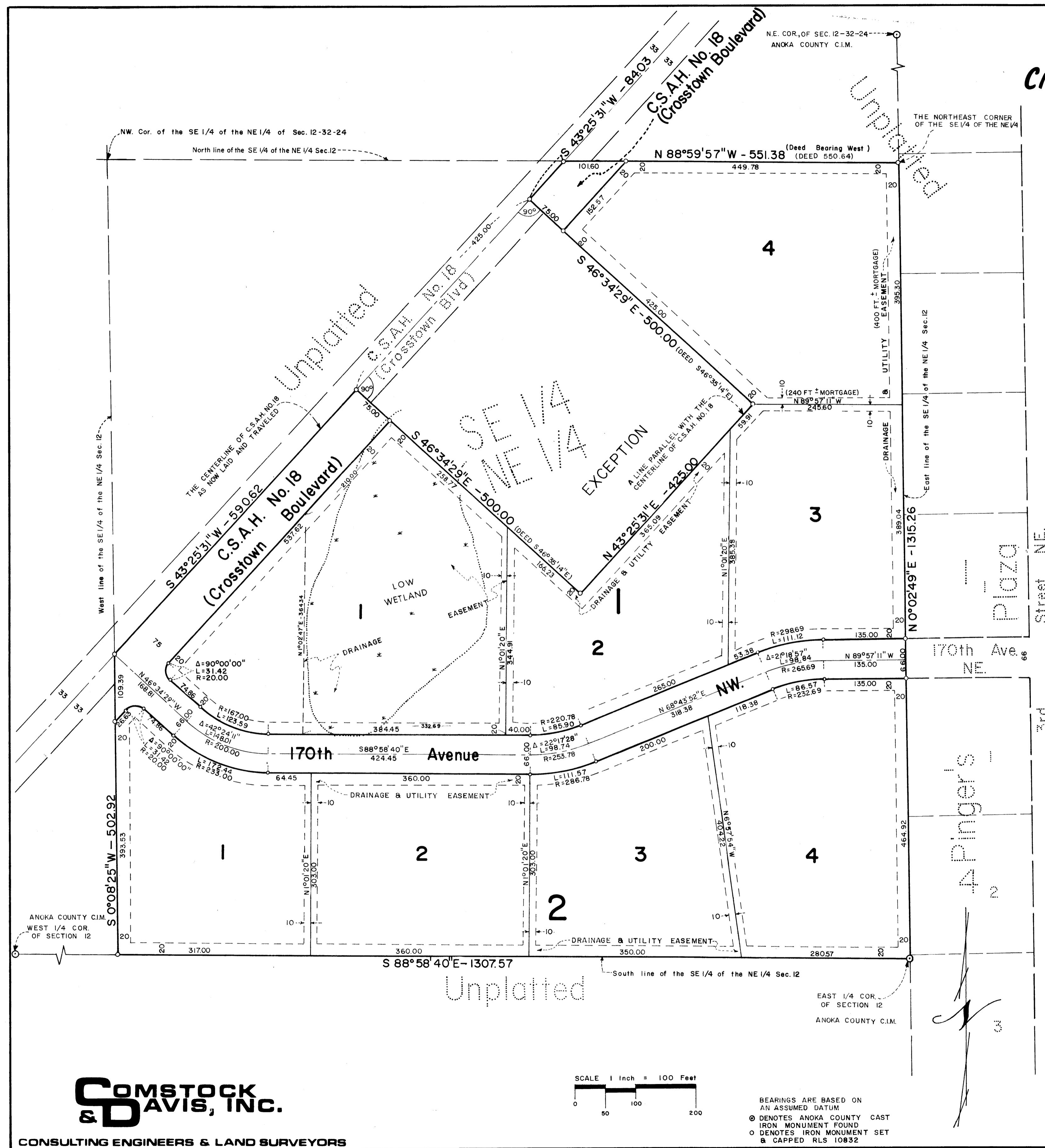
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the FEB 8 1984 A.D., 1984 at 5 o'clock P.M., and was duly recorded in book 330E PLAT 3, page 43

Neil Conrath
County Recorder
By Neil Conrath
Deputy



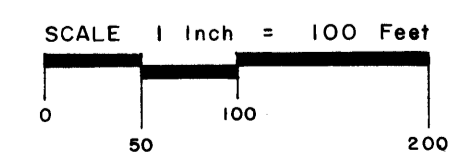
BIRCHWOOD POND

City of Andover, Anoka County



COMSTOCK & DAVIS, INC.

CONSULTING ENGINEERS & LAND SURVEYORS



BEARINGS ARE BASED ON AN ASSUMED DATUM

- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET & CAPPED RLS 10832