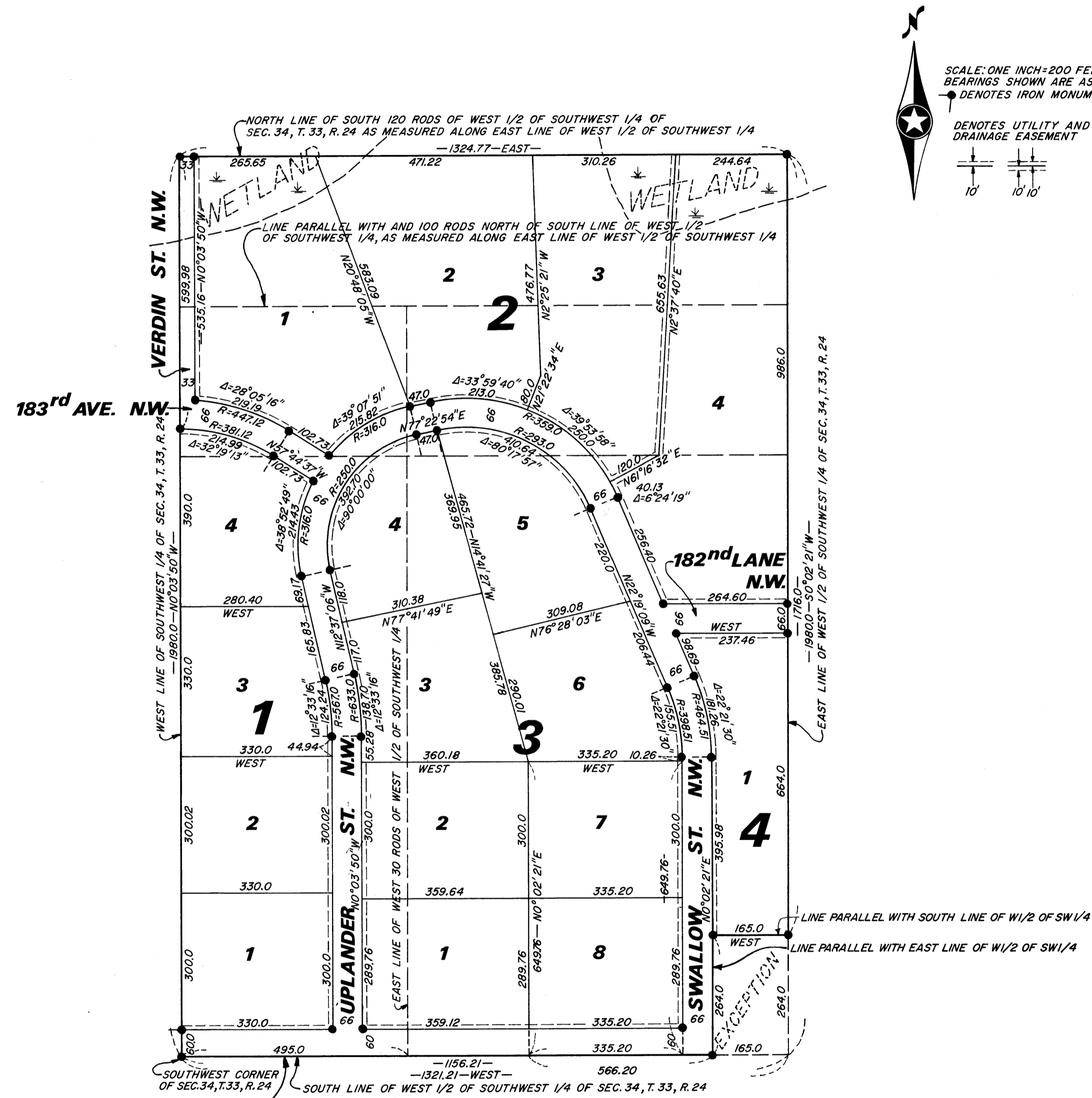


# BIRDS-EYE VIEW ACRES

## TOWNSHIP OF OAK GROVE

### ANOKA COUNTY, MINNESOTA



SCALE: ONE INCH=200 FEET  
BEARINGS SHOWN ARE ASSUMED  
● DENOTES IRON MONUMENT

— DENOTES UTILITY AND DRAINAGE EASEMENT

€ 181<sup>st</sup> AVE. N.W. (COUNTY ROAD NO. 58)

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 1<sup>st</sup> day of AUG. 1 1972 A.D., 1972 at 4:15 o'clock P.M., and was duly recorded in book 2 of Plat page 18.

*Neil J. Orr*  
Register of Deeds  
By *Margaret R. Ruel*  
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Aug 1 1972  
*B. Charles A. Lakso*  
Auditor, Anoka County

BY *Anton H. Kuntz*  
Deputy

KNOW ALL MEN BY THESE PRESENTS: THAT HAYES O. QUICKSTROM AND JOAN E. QUICKSTROM, HIS WIFE, AND PHILIP R. COTTRELL AND LOUISE M. COTTRELL, HIS WIFE, OWNERS AND PROPRIETORS, OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF ANOKA AND STATE OF MINNESOTA TO-WIT: THE WEST 30 RODS OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33, RANGE 24, LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND 100 RODS NORTH OF THE SOUTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, SAID MEASUREMENT BEING TAKEN ALONG EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4. ALSO THE NORTH 20 RODS OF THE SOUTH 120 RODS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA, SAID MEASUREMENT BEING TAKEN ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4. ALSO FLOYD W. PATCHEN AND IONE V. PATCHEN, HIS WIFE, OWNERS AND PROPRIETORS, OF THE FOLLOWING DESCRIBED TRACT: THE WEST 335.20 FEET OF THE EAST 566.20 FEET OF THE SOUTH 649.76 FEET, AS MEASURED ALONG LINES DRAWN PARALLEL WITH THE SOUTH AND EAST LINES THEREOF, OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33, RANGE 24. ALSO FLOYD W. PATCHEN AND IONE V. PATCHEN, HIS WIFE, OWNERS AND PROPRIETORS, AND HAYES O. QUICKSTROM AND JOAN E. QUICKSTROM, HIS WIFE, AND PHILIP R. COTTRELL AND LOUISE H. COTTRELL, HIS WIFE, CONTRACT PURCHASERS, OF THE FOLLOWING DESCRIBED TRACT: ALL THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33, RANGE 24 LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND 100 RODS NORTH OF THE SOUTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, SAID MEASUREMENT BEING TAKEN ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; EXCEPTING THEREFROM THE THREE FOLLOWING DESCRIBED TRACTS: THE WEST 30 RODS OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND 100 RODS NORTH OF THE SOUTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, SAID MEASUREMENT BEING TAKEN ALONG EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4. ALSO EXCEPT: THE WEST 335.20 FEET OF THE EAST 566.20 FEET OF THE SOUTH 649.76 FEET, AS MEASURED ALONG LINES DRAWN PARALLEL WITH THE SOUTH AND EAST LINES THEREOF, OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33, RANGE 24. ALSO EXCEPT: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33, RANGE 24, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4, 264 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4, 165 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4, 264 FEET TO THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4; THENCE EAST ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33, RANGE 24, TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS BIRDS-EYE VIEW ACRES AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE AVENUES, LANE AND STREETS AS SHOWN ON THE PLAT. ALSO DEDICATING THE EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN ON THE PLAT. ALSO DEDICATING TO THE COUNTY OF ANOKA THE RIGHT OF ACCESS TO COUNTY ROAD NO. 58 FROM LOT 1, BLOCK 1, AND LOTS 1 AND 8, BLOCK 3, AS SHOWN ON ANNEXED PLAT. IN WITNESS WHEREOF SAID HAYES O. QUICKSTROM AND JOAN E. QUICKSTROM, HIS WIFE, AND PHILIP R. COTTRELL AND LOUISE H. COTTRELL, HIS WIFE, HAVE HEREUNTO SET THEIR HANDS AND SEALS ON THIS 12<sup>th</sup> DAY OF JUNE A.D. 1972. ALSO IN WITNESS WHEREOF SAID FLOYD W. PATCHEN AND IONE V. PATCHEN, HIS WIFE, HAVE HEREUNTO SET THEIR HANDS AND SEALS ON THIS 12<sup>th</sup> DAY OF JUNE A.D. 1972.

IN THE PRESENCE OF:  
*Timothy J. Lehn* AND *Larry Hoium*  
*Timothy J. Lehn* AND *Larry Hoium*  
*Timothy J. Lehn* AND *Larry Hoium*  
*Timothy J. Lehn* AND *Larry Hoium*  
*Timothy J. Lehn* AND *Larry Hoium*  
*Timothy J. Lehn* AND *Larry Hoium*

SIGNED:  
*Hayes O. Quickstrom*  
HAYES O. QUICKSTROM  
*Joan E. Quickstrom*  
JOAN E. QUICKSTROM  
*Philip R. Cottrell*  
PHILIP R. COTTRELL  
*Louise H. Cottrell*  
LOUISE H. COTTRELL  
*Floyd W. Patchen*  
FLOYD W. PATCHEN  
*Ione V. Patchen*  
IONE V. PATCHEN

STATE OF MINNESOTA) ss  
COUNTY OF ANOKA )  
ON THIS 12<sup>th</sup> DAY OF JUNE A.D. 1972, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HAYES O. QUICKSTROM AND JOAN E. QUICKSTROM, HIS WIFE, AND PHILIP R. COTTRELL AND LOUISE H. COTTRELL, HIS WIFE, TO ME PERSONALLY KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY AFFIRM AND ACKNOWLEDGE THE SAME AS THEIR OWN FREE ACT AND DEED.  
MY COMMISSION EXPIRES 6-23-1977 GAIL E. SCHUETTE  
Notary Public, Anoka County, Minn.  
My Commission Expires June 23, 1977.

STATE OF MINNESOTA) ss  
COUNTY OF ANOKA )  
ON THIS 12<sup>th</sup> DAY OF JUNE A.D. 1972, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED FLOYD W. PATCHEN AND IONE V. PATCHEN, HIS WIFE, TO ME PERSONALLY KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY AFFIRM AND ACKNOWLEDGE THE SAME AS THEIR OWN FREE ACT AND DEED.  
MY COMMISSION EXPIRES 6-23-1977 GAIL E. SCHUETTE  
Notary Public, Anoka County, Minn.  
My Commission Expires June 23, 1977.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THIS PLAT AS BIRDS-EYE VIEW ACRES; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT ALL MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN; THAT THE OUTSIDE BOUNDARIES OF THE LAND ARE CORRECTLY DESIGNATED ON SAID PLAT; AND THAT THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN ARE SHOWN THEREON.  
*M. C. Hoium*  
REGISTERED LAND SURVEYOR - MINN. REG. NO. 4427

STATE OF MINNESOTA) ss  
COUNTY OF ANOKA )  
SURVEYOR'S CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 22<sup>nd</sup> DAY OF May A.D. 1972.  
MY COMMISSION EXPIRES 6-23-1977 GAIL E. SCHUETTE  
Notary Public, Anoka County, Minn.  
My Commission Expires June 23, 1977.

ANNEXED PLAT OF BIRDS-EYE VIEW ACRES WAS APPROVED BY THE TOWN BOARD OF THE TOWNSHIP OF OAK GROVE AT A REGULAR MEETING THEREOF HELD THIS 22 DAY OF May A.D. 1972.  
*Ernest W. Knutson* CHAIRMAN  
*Walter Johnson* CLERK

THIS PLAT WAS APPROVED AS TO FORM AND EXECUTION ON THIS 1<sup>st</sup> DAY OF June A.D. 1972.  
*Robert W. Johnson*  
COUNTY ATTORNEY, ANOKA COUNTY, MINNESOTA

CHECKED AND APPROVED THIS 20<sup>th</sup> DAY OF June A.D. 1972.  
*Poland W. Anderson*  
ANOKA COUNTY SURVEYOR

THIS PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ANOKA, STATE OF MINNESOTA, AT A REGULAR MEETING THEREOF HELD THIS 20<sup>th</sup> DAY OF June A.D. 1972.  
*Robert R. Korhonen* CHAIRMAN  
*Charles R. Lefebvre* COUNTY AUDITOR  
*Lyndee E. Sage* Deputy

RECOMMENDED FOR APPROVAL THIS 20<sup>th</sup> DAY OF June A.D. 1972.  
*G. J. Lundholm*  
ANOKA COUNTY HIGHWAY ENGINEER

N.C. HOIUM & ASSOCIATES INC.  
Engineers-Surveyors

MINN 54715 83 172 300