

BLUEBERRY HILL

CITY OF EAST BETHEL

COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Wayne E. Anderson and Lorraine A. Anderson, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the South Half of the Southeast Quarter of Section 28, Township 33, Range 23, Anoka County, Minnesota, lying southeasterly of the center line of County Road No. 68, said center line being described as follows:

Commencing at the southwest corner of said South Half of the Southeast Quarter; thence South 86 degrees 42 minutes 14 seconds East, assumed bearing along the south line of said South Half of the Southeast Quarter, a distance of 534.42 feet to the center line of said County Road No. 68; thence North 5 degrees 36 minutes 26 seconds West, along said center line, a distance of 55.12 feet; thence northeasterly along said center line and along a tangential curve concave to the southeast, having a radius of 480.00 feet and a central angle of 74 degrees 07 minutes 38 seconds, a distance of 621.01 feet; thence North 68 degrees 31 minutes 12 seconds East, tangent to said curve and along said center line a distance of 752.26 feet; thence North 68 degrees 22 minutes 32 seconds East, along said center line, a distance of 151.11 feet to the point of terminus of the following described line:

Beginning at the northeast corner of said Southeast Quarter; thence on an assumed bearing of South, along the east line of said Southeast Quarter and along the center line of said County Road No. 68 a distance of 369.12 feet; thence southwesterly along said centerline and on a tangential curve concave to the northwest, having a radius of 439.61 feet and a central angle of 37 degrees 40 minutes 50 seconds a distance of 289.11 feet; thence South 37 degrees 40 minutes 50 seconds West tangent to said curve and along said center line a distance of 998.60 feet; thence southwesterly along said center line on a tangential curve concave to the northwest, having a radius of 748.03 feet and a central angle of 29 degrees 56 minutes 17 seconds, 390.86 feet to the point of terminus of the line being described.

thence northeasterly and northerly along the last described line to the northeast corner of said Southeast Quarter and there terminating.

Except that part thereof described as follows:

That part of the Southeast Quarter of the Southeast Quarter of said Section 28 described as follows:

Commencing at a point on the east line of the Northeast Quarter of the Southeast Quarter of said Section 28, said east line having an assumed bearing of North, distant 369.12 feet South of the northeast corner thereof; thence southwesterly on the center line of County Road No. 68 and on a tangential curve concave to the northwest and tangent to said east line, having a radius of 439.61 feet and a central angle of 37 degrees 40 minutes 50 seconds for a distance of 289.11 feet; thence South 37 degrees 40 minutes 50 seconds West along said center line a distance of 998.60 feet; thence southwesterly along said center line on a tangential curve concave to the northwest, having a radius of 748.03 feet and a total delta angle of 29 degrees 56 minutes 17 seconds for a distance of 106.34 feet to the actual point of beginning of the land to be described; thence continuing southwesterly along said curve and center line a distance of 200.00 feet; thence South 28 degrees 49 minutes 10 seconds East a distance of 228.26 feet, thence North 53 degrees 12 minutes 53 seconds East 287.37 feet, thence North 50 degrees 49 minutes 10 seconds West a distance of 232.28 feet to the actual point of beginning.

Have caused the same to be surveyed and platted as BLUEBERRY HILL and do hereby donate and dedicate to the public for public use forever the drive and street as shown on the plat. Also dedicating the drainage and/or utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County Road No. 68 from Lot 8, Block 1. In witness whereof said Wayne E. Anderson and Lorraine A. Anderson have hereunto set their hands this 23rd day of August, 1993.

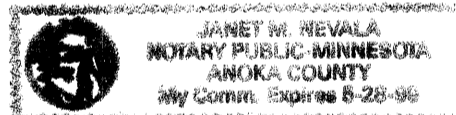
SIGNED:

Wayne E. Anderson
Wayne E. Anderson

Lorraine A. Anderson
Lorraine A. Anderson

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 23rd day of August, 1993.
COUNTY OF ANOKA) by Wayne E. Anderson and Lorraine A. Anderson, husband and wife.

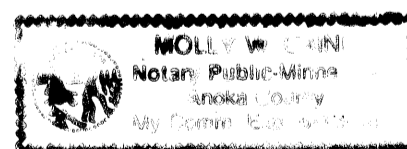
Janet M. Navala
Notary Public, Anoka County, Minnesota
My Commission expires 5-28-99



I hereby certify that I have surveyed and platted the land described in the dedication on this plat as BLUEBERRY HILL; that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota Registration No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me, a Notary Public, this 20th day of
COUNTY OF ANOKA) August, 1993, by Jeffrey N. Caine, Land Surveyor.



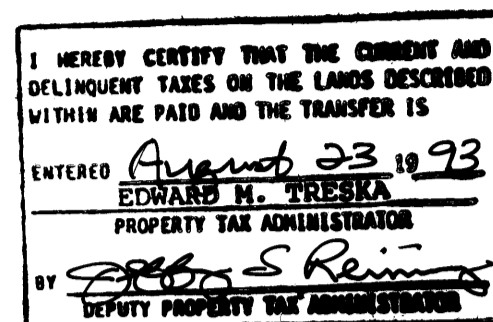
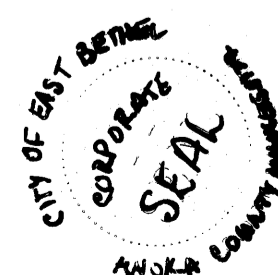
Molly W. Caine
Notary Public, Anoka County, Minnesota
My Commission expires 6-12-96

We hereby certify that the City Council of the City of East Bethel, Anoka County, Minnesota, duly accepted and approved the plat of BLUEBERRY HILL at a regular meeting held this 18th day of August, 1993. 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 Minn. Statutes, Section 505.03, Subd. 2.

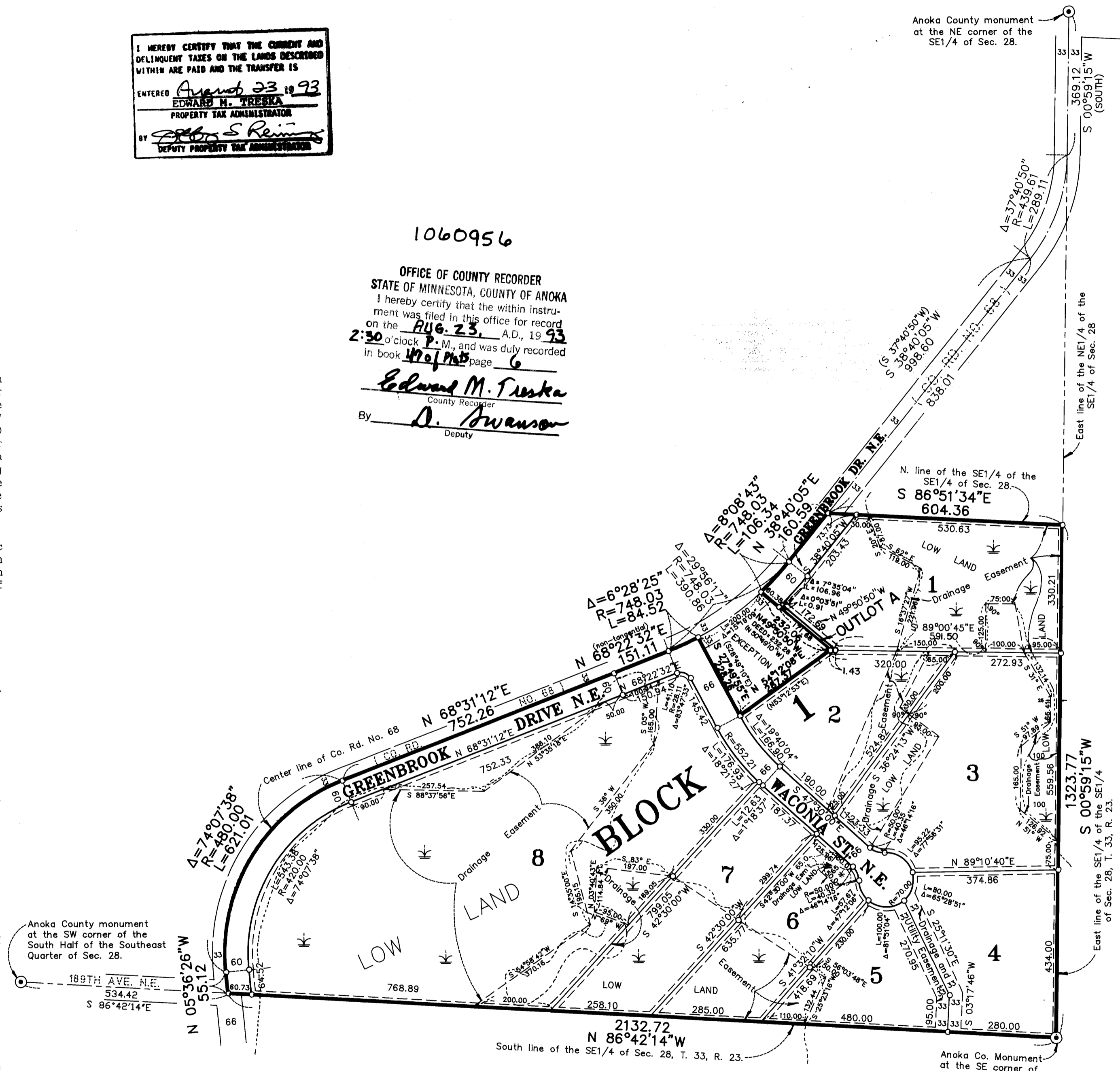
By Jeff H. Smith Mayor By Sharon Anderson Clerk

Checked and approved this 23rd day of August, 1993.

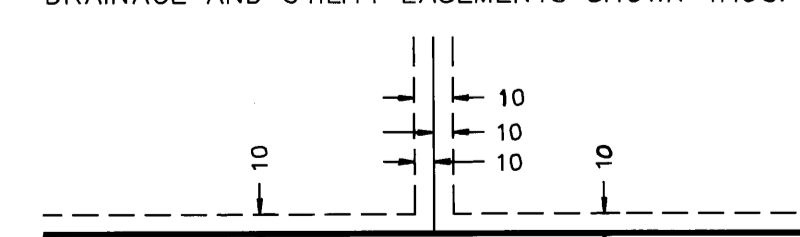
By Molly W. Caine
Anoka County Surveyor



1060956
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 23 day of August, A.D., 1993 at 2:30 o'clock P.M., and was duly recorded in book 172 of this page 6
Edward M. Traska
County Recorder
By D. Swanson
Deputy



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

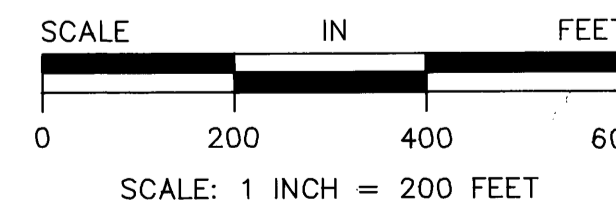


○ Denotes 1/2 inch iron pipe set.
● Denotes Anoka County Monument.

NOTE: For the purposes of this plat, the south line of the SE1/4 of Sec. 28, T. 33, R. 23 is assumed to bear N. 86°42'14\"W.

(SOUTH) Bearings in parentheses denote bearings from descriptions with assumed bearing of SOUTH on the east line of the SE1/4 of Sec. 28, T. 33, R. 23

BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



CAINE & ASSOCIATES
LAND SURVEYORS, INC.