

BRANDON'S LAKEVIEW ESTATES

City of Andover
County of Anoka

KNOW ALL PERSONS BY THESE PRESENTS: That Aetna Finance Company, a Delaware corporation, fee owner, and Jerry Tollefson Construction, Inc., a Minnesota corporation, contract purchaser, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota:

That part of Government Lot 4, Section 29, Township 32, Range 24, described as follows: From a point (iron) at the intersection of the South line of said Lot 4, and the center line of a County Road known as Round Lake Road Northeastly on the center line of said road a distance of 629 feet, thence Northeastly on the chord of the curve of said center line a distance of 200 feet; thence continuing on the extended line of said chord a distance of 66 feet to a point, hereinafter known as Point A, thence Northwestly at an internal angle of 75 degrees a distance of 430 feet, more or less, to a point on the West line of said Lot 4, said point being the actual point of beginning, hereinafter known as Point B; thence returning along said line Southeastly a distance of 437 feet, more or less, extending to a point at the center line of said Round Lake Road, thence Northeastly along said center line a distance of 331 feet, more or less, to a point, hereinafter known as Point C, said point lying and being 51 feet Southwestly of a point (iron) in the center of the intersection of said Round Lake Road and a Town Road known as Andover Road, thence Northwestly at right angles a distance of 250 feet, to a point hereinafter known as Point D, thence Southwestly at right angles a distance of 90 feet to a point hereinafter known as Point E, thence Northwestly at an internal angle of 98-1/2 degrees a distance of 242 feet to a point hereinafter known as Point F; thence Northeastly at an internal angle of 92-1/2 degrees a distance of 257 feet, more or less, to the shore of a lake known as Round Lake, thence Westerly along the shoreline of said Lake a distance of 315 feet, more or less, to a point on the West Boundary line of said Lot 4, thence Southerly along the said West boundary line a distance of 600 feet, more or less, to the actual point of beginning, according to the United States Government Survey thereof, more particularly described as follows:

Commencing at the south quarter corner of said Section 29; thence on an assumed bearing of North 0 degrees 41 minutes 58 seconds East along the east line of Southeast Quarter of the Southwest Quarter and the common line between Government Lots 3 and 4 in said Section 29, being on a mean bearing from the south quarter corner between a line from the southeast corner and the northeast corner of said Section 29 and another line between the southwest corner and the northwest corner of said Section 29, a distance of 2255.72 feet to its intersection with the northwesterly extension of the northerly line of 144th Avenue N.W.; thence South 71 degrees 47 minutes 12 seconds East along the northwesterly extension of the northerly line of 144th Avenue Northwest a distance of 12.22 feet to a found iron pipe monument at aforesaid Point B, the actual point of beginning; thence South 71 degrees 47 minutes 12 seconds East along the northerly line of 144th Avenue N.E. as it now exists, to a point in the centerline of Round Lake Boulevard, formerly known as Round Lake Road, as it existed in 1974 aforesaid Point A; thence northeasterly along the centerline of said Round Lake Boulevard to aforesaid Point C; thence North 46 degrees 51 minutes 22 seconds West a distance of 250.09 feet to a found iron pipe monument at aforesaid point D; thence South 43 degrees 08 minutes 08 seconds West a distance of 89.98 feet to a found iron pipe monument at aforesaid Point E; thence North 55 degrees 17 minutes 50 seconds West a distance of 242.11 feet to a found iron pipe monument at aforesaid Point F; thence North 32 degrees 10 minutes 48 seconds East a distance of 206.31 feet to a found iron pipe monument; thence continuing North 32 degrees 10 minutes 48 seconds East a distance of 65 feet, more or less, to the shoreline of Round Lake; thence westerly along the shoreline of said Round Lake to its intersection with a line which bears North 0 degrees 27 minutes 56 seconds West a distance of 47 feet, more or less, to a found iron pipe monument; thence continuing South 0 degrees 27 minutes 56 seconds West a distance of 669.65 feet to aforesaid Point B and there terminating.

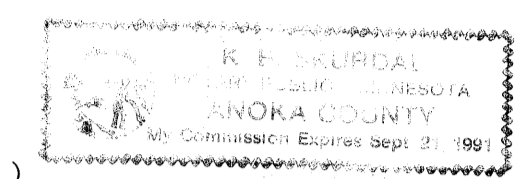
Have caused the same to be surveyed and platted as BRANDON'S LAKEVIEW ESTATES and does hereby donate and dedicate to the public use forever Round Lake Boulevard and drainage and utility easements as shown on the plat, also dedicating to the County of Anoka the right of access to Round Lake Boulevard (County State Aid Highway No. 9), from Lot 4, Block 1, and Outlot A in said plat. In witness whereof Aetna Finance Company has caused these presents to be signed by its proper officer this 21st day of June, 1988. In witness whereof Jerry Tollefson Construction, Inc. has caused these presents to be signed by its proper officer this ____ day of June 21, 1988.

AETNA FINANCE COMPANY
Eugene T. Dougherty
Eugene T. Dougherty, Vice-President

JERRY TOLLEFSON CONSTRUCTION, INC.
Jerry Tollefson
Jerry Tollefson, President

STATE OF MINNESOTA)
COUNTY OF ANOKA)

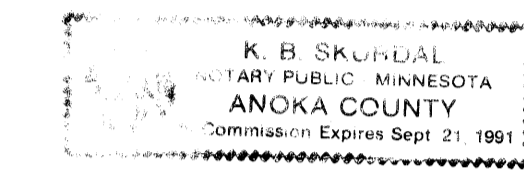
The foregoing instrument was acknowledged before me this 21 day of JUNE, 1988, by Eugene T. Dougherty, Vice President of Aetna Finance Company, a Delaware corporation, on behalf of the corporation.



K. B. Skurdal
Notary Public, _____ County, Minnesota
My Commission expires _____

STATE OF MINNESOTA)
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 21 day of JUNE, 1988, by Jerry Tollefson, President of Jerry Tollefson Construction, Inc., a Minnesota corporation, on behalf of the corporation.



K. B. Skurdal
Notary Public, _____ County, Minnesota
My Commission expires _____

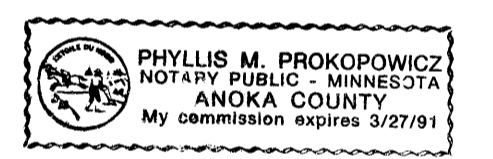
I hereby certify that I have surveyed and platted the property described on this plat as BRANDON'S LAKEVIEW ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; and that the outside boundary lines are correctly designated on said plat, and that there are no wetlands or public highways to be designated other than as shown.

Ron Murphy
Ron Murphy, Land Surveyor
Minnesota Registration No. 10832

STATE OF MINNESOTA)
COUNTY OF ANOKA)

The foregoing Surveyor's Certificate was acknowledged before me this 20th day of JUNE, 1988, by Ron Murphy, Land Surveyor.

Phyllis M. Prokopowicz
Notary Public, Anoka County, Minnesota
My Commission expires March 27, 1991

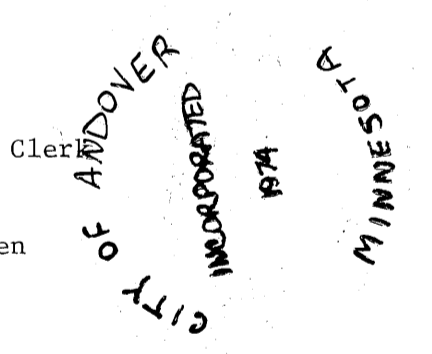


ANDOVER, MINNESOTA

This plat was approved and accepted by the City Council of the City of Andover, Minnesota, at a regular meeting thereof held this 7th day of JUNE, 1988.

CITY COUNCIL OF ANDOVER, MINNESOTA
James E. Schrantz, Mayor

James E. Schrantz DEPUTY, Clerk



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 recommendation, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 20th day of July, 1988.

Mark D. Andrus
County Surveyor, Anoka County, Minnesota

815603
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 JUL 20 1988 A.D., 19, at 3:15 o'clock P.M., and was duly recorded in book 395 Pgs page 21
Del J. Omdell
County Recorder
By A. J. Swanson
Deputy

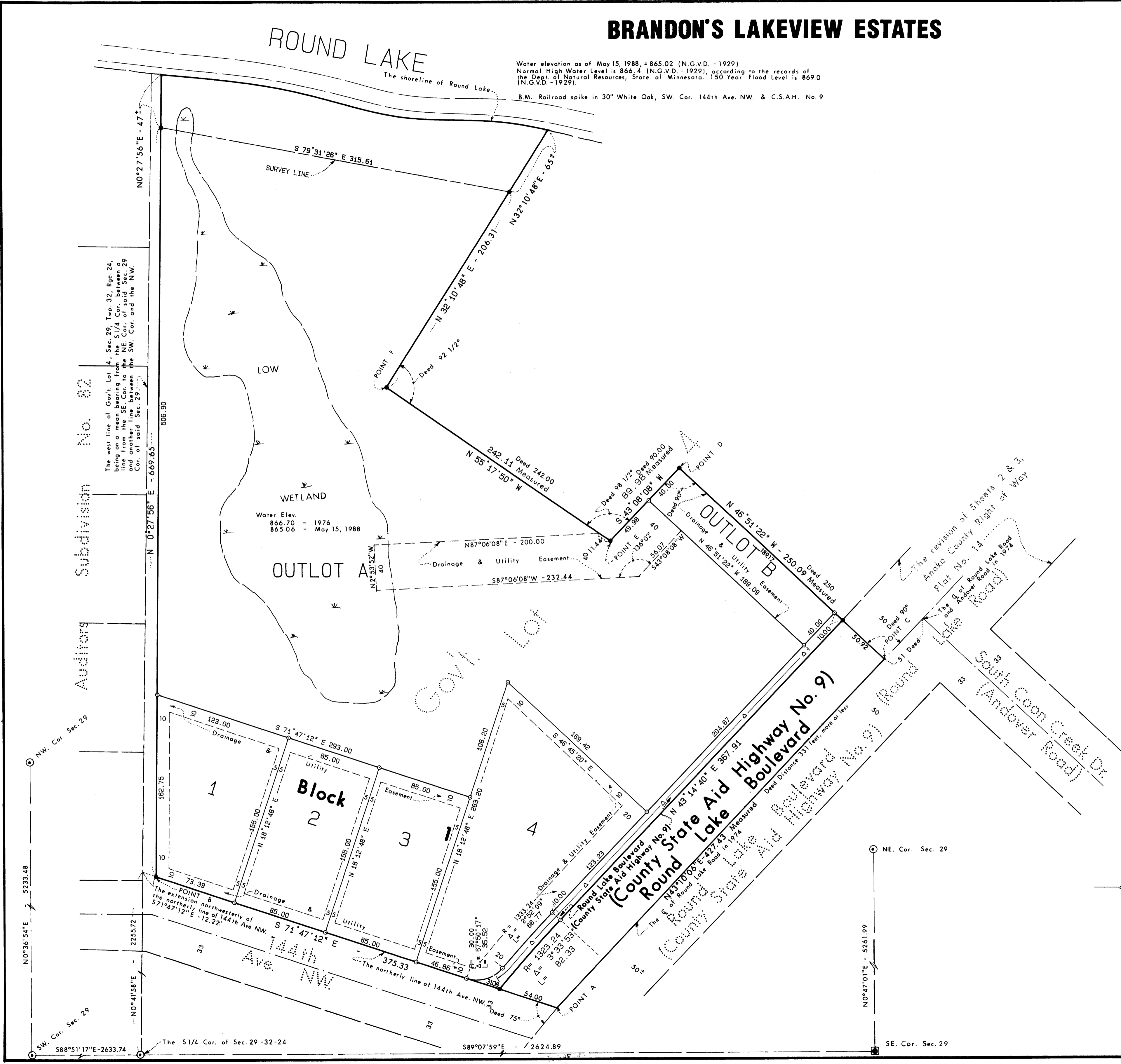
"NO DELINQUENT TAXES AND TRANSFER ENTITLED"

July 20th 1988
Charles R. Lefebvre
Auditor, Anoka County
By Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1988 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey, M. Dwyer
Anoka County Treasurer



BRANDON'S LAKEVIEW ESTATES



Auditors Subdivision No. 82

The west line of Gov't. Lot 4, Sec. 29, Twp. 32, Rge. 24, being on a mean bearing from the S 1/4 Cor. between a 1/4 Cor. of said Sec. 29 and another line between the SW. Cor. and the NW. Cor. of said Sec. 29.

506.90

N 0° 27' 56" E - 669.65

N 0° 27' 56" E - 47'

Water Elev. 866.70 - 1976 865.06 - May 15, 1988

OUTLOT A

OUTLOT B

Govt. Lot

Block

1

2

3

4

144th Ave. NW

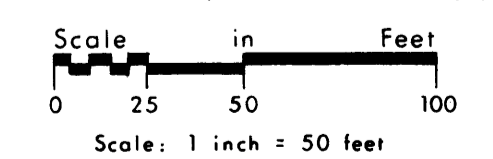
County State Aid Highway No. 9

County State Aid Highway No. 9

South Coon Creek Dr. (Andover Road)

For the purposes of this plat the south line of the SE 1/4 is assumed to bear S89°07'59"E

- Denotes right of access dedicated to Anoka County
- Denotes iron monument found
- Denotes Anoka County Cast Iron Monument
- Denotes iron monument set & capped RLS 10832
- Denotes Anoka County red & white iron pipe



COMSTOCK & DAVIS, INC.

CONSULTING ENGINEERS & LAND SURVEYORS