

CAMBRIDGE ESTATES

CITY OF ANDOVER COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Cambridge Capital, Inc., a Minnesota Corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the South Half of the Southwest Quarter of the Southwest Quarter of Section 14, and that part of the Northwest Quarter of the Northwest Quarter of Section 23, all in Township 32, Range 24, Anoka County, Minnesota, described as follows:

Beginning at the southwest corner of said South Half of the Southwest Quarter of the Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds West, assumed bearing, along the west line of said South Half of the Southwest Quarter of the Southwest Quarter a distance of 654.58 feet to the northwest corner of said South Half of the Southwest Quarter of the Southwest Quarter; thence South 88 degrees 48 minutes 29 seconds East, along the north line of said South Half of the Southwest Quarter of the Southwest Quarter a distance of 495.11 feet; thence South 22 degrees 44 minutes 56 seconds East a distance of 503.67 feet; thence South 46 degrees 43 minutes 46 seconds East a distance of 443.77 feet; thence North 26 degrees 15 minutes 06 seconds East a distance of 223.90 feet; thence South 57 degrees 09 minutes 40 seconds East a distance of 66.30 feet; thence southeasterly along a tangential curve concave to the southwest having a radius of 320.65 feet, a central angle of 16 degrees 19 minutes 26 seconds, a distance of 91.35 feet; thence South 74 degrees 06 minutes 59 seconds West, not tangent to last described curve, a distance of 96.52 feet; thence South 08 degrees 51 minutes 42 seconds West a distance of 72.31 feet; thence South 30 degrees 18 minutes 54 seconds East a distance of 267.52 feet; thence South 48 degrees 09 minutes 29 seconds East a distance of 68.94 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 05 minutes 30 seconds East along said east line to the southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 88 degrees 48 minutes 05 seconds West along the south line of said Northwest Quarter of the Northwest Quarter to the southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 02 minutes 19 seconds East along the west line of said Northwest Quarter of the Northwest Quarter a distance of 1313.89 feet to the point of beginning.

AND

Outlots A, B, C, and D, CHESTERTON COMMONS SECOND ADDITION, Anoka County, Minnesota, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as CAMBRIDGE ESTATES and does hereby donate and dedicate to the public for public use forever the Streets, Avenue, Lane and Boulevard as shown on this plat and also dedicate the drainage and utility easements as shown on this plat. Also dedicating to Anoka County the right of access to Hanson Boulevard (C.S.A.H. No. 78) from Lots 1-6, Block 1, Lot 1, Block 2 and Outlot A as designated on this plat

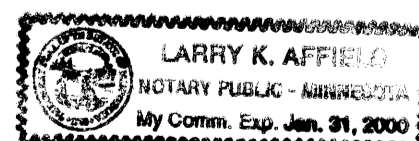
In witness whereof said Cambridge Capital, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 23 day of February, 1999.

CAMBRIDGE CAPITAL, INC.

Joel T. LeVahn
Joel T. LeVahn, as president

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 23RD day of FEBRUARY, 1999 by Joel T. LeVahn, as President of Cambridge Capital, Inc., a Minnesota Corporation, on behalf of the corporation.

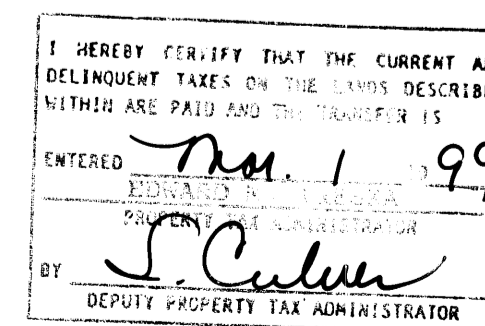


Larry K. Affield
Notary Public HENNEPIN County, Minnesota
My Commission Expires JANUARY 31, 2000

1411488
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 17th day of February, A.D., 1999 at 3:45 o'clock P. M., and was duly recorded in book 56 ABST page 47
Edward M. Treaska
County Recorder
By EIC
Deputy

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 1st day of MARCH, 1999.

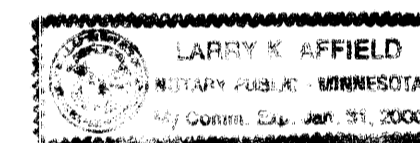


Larry D. Hain
Larry Hain, Anoka County Surveyor

Receipt no. 1999020959 \$ 1805.00

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 23RD day of FEBRUARY, 1999 by Charles R. Christopherson, Land Surveyor.



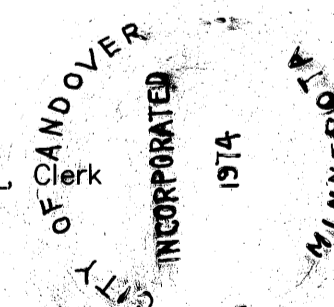
Larry K. Affield
Notary Public HENNEPIN County, Minnesota
My Commission Expires JANUARY 31, 2000

ANDOVER, MINNESOTA

This plat of CAMBRIDGE ESTATES was approved and accepted by the City Council of Andover, Minnesota, at a regular meeting thereof held this 19th day of January, 1999. 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.

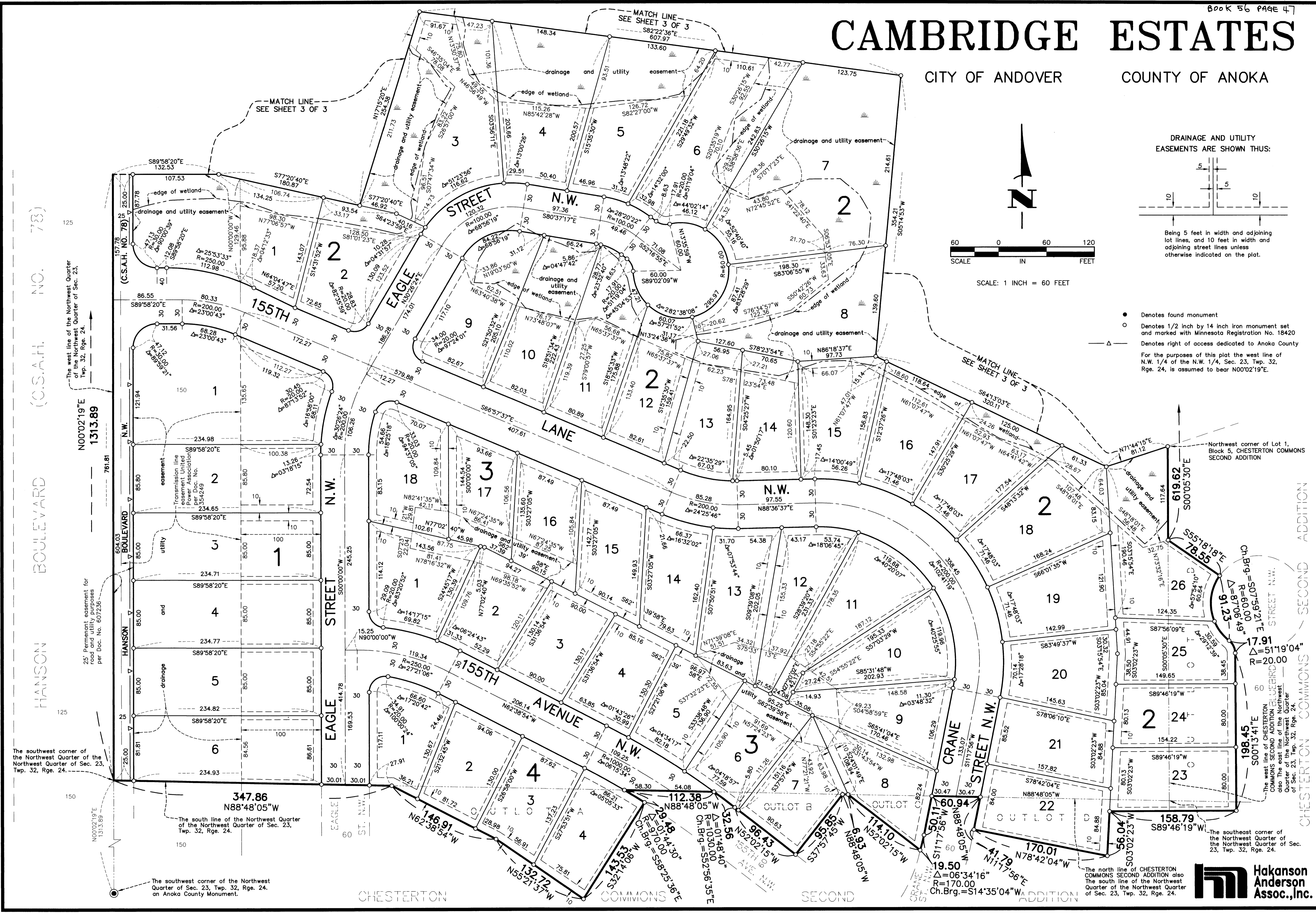
CITY COUNCIL OF THE CITY OF ANDOVER, MINNESOTA

J. E. McKelvey Mayor Antonia Dull

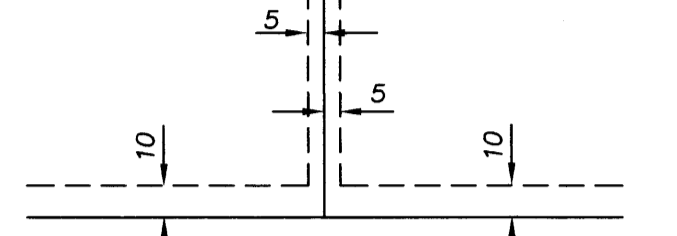


CAMBRIDGE ESTATES

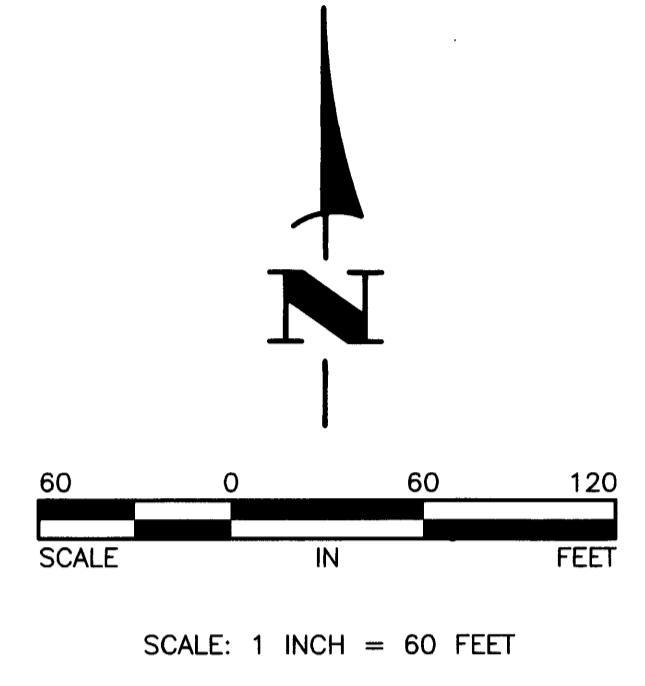
CITY OF ANDOVER COUNTY OF ANOKA



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise indicated on the plat.



- Denotes found monument
 - Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota Registration No. 18420
 - △ Denotes right of access dedicated to Anoka County
- For the purposes of this plat the west line of N.W. 1/4 of the N.W. 1/4, Sec. 23, Twp. 32, Rge. 24, is assumed to bear N00°02'19"E.

The west line of the Northwest Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.

N00°02'19"E
1313.89

The southwest corner of the Northwest Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.

The south line of the Northwest Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.

The southwest corner of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24, an Anoka County Monument.

Northwest corner of Lot 1, Block 5, CHESTERTON COMMONS SECOND ADDITION

The west line of CHESTERTON COMMONS SECOND ADDITION BLUEBIRD STREET N.W. also the east line of the Northwest Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.

The southeast corner of the Northwest Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.



CAMBRIDGE ESTATES

CITY OF ANDOVER

COUNTY OF ANOKA

UNPLATTED

The northwest corner of the South Half of the Southwest Quarter of the Southwest Quarter of Sec. 14, Twp. 32, Rge. 24, an Anoka County Monument.

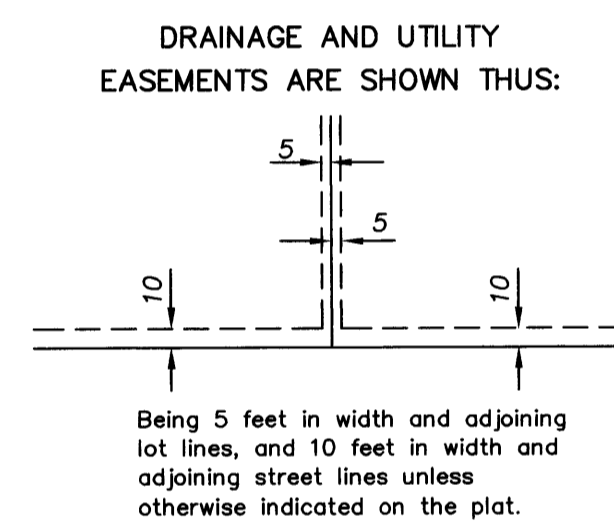
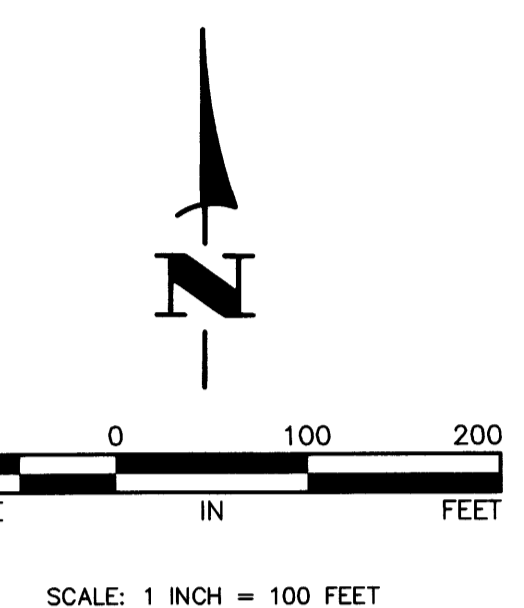
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