

CATCHERS CREEK WEST

CITY OF ANDOVER
COUNTY OF ANOKA
SEC. 26, TWP. 32, RGE. 24

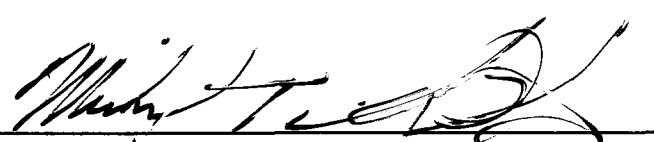
KNOW ALL PERSONS BY THESE PRESENTS: That Michael T. Smith, a single person, and Mark R. Smith and Kathleen A. Smith, husband and wife, owners of the following described property:

That part of the Southwest Quarter of the Northeast Quarter, Section 26, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence East along the South line of said Southwest Quarter of the Northeast Quarter to a point which said point is 479 feet West of the center line of the Burlington Northern Inc. railroad right of way as the same is now constructed across said Northeast Quarter which is the actual point of beginning of the tract to be described; thence continuing East along the South line of the Southwest Quarter of the Northeast Quarter to a point on the South line which is 100 feet West of the center line of the Burlington Northern Inc. railroad right of way as the same is now constructed across said Northeast Quarter; thence North parallel with said railroad right of way a distance of 550 feet; thence West parallel with said South line to a point of intersection with a line parallel with and distant 479 feet West from the center line of the Burlington Northern Inc. railroad right of way as the same is now constructed across said Northeast Quarter; thence South and parallel with said centerline of the Burlington Northern Inc. railroad right of way 550 feet to the point of beginning.

Have caused the same to be surveyed and platted as CATCHERS CREEK WEST and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

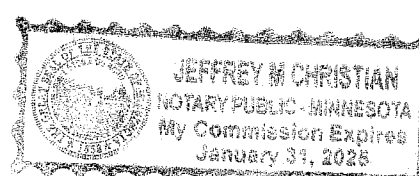
In witness whereof said Michael T. Smith, a single person, has hereunto set his hand this 9th day of October, 2020




Michael T. Smith

STATE OF Minnesota
COUNTY OF Ramsey

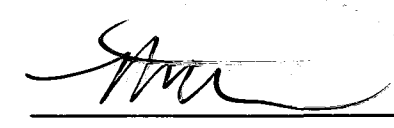
This instrument was acknowledged before me on October 9, 2020 by Michael T. Smith, a single person.





Jeffrey M. Christian (Signed)
Jeffrey M. Christian (Printed)
Notary Public, Washington County MN
My commission expires 1-31-2025

In witness whereof said Mark R. Smith and Kathleen A. Smith, husband and wife, have hereunto set their hands this 9th day of October, 2020



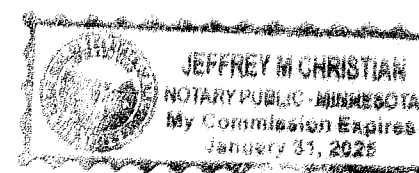
Mark R. Smith




Kathleen A. Smith

STATE OF Minnesota
COUNTY OF Ramsey

This instrument was acknowledged before me on October 9, 2020 by Mark R. Smith, husband.

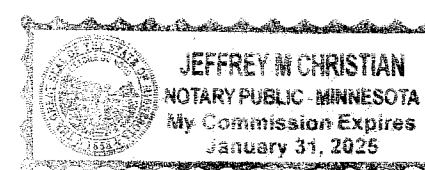


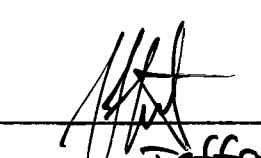


Jeffrey M. Christian (Signed)
Jeffrey M. Christian (Printed)
Notary Public, Washington County MN
My commission expires 1-31-2025

STATE OF Minnesota
COUNTY OF Ramsey

This instrument was acknowledged before me on October 9, 2020 by Kathleen A. Smith, wife.






Jeffrey M. Christian (Signed)
Jeffrey M. Christian (Printed)
Notary Public, Washington County MN
My commission expires 1-31-2025

I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.


Dated this 1st day of SEPTEMBER, 2020



Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on September 1st, 2020 by Thomas R. Balluff.



Cynthia J. Morica (Signed)
Cynthia J. Morica (Printed)
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2025

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of CATCHERS CREEK WEST was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 21st day of July, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

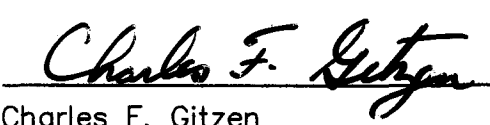
CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

By:  Mayor

By:  Clerk

COUNTY SURVEYOR

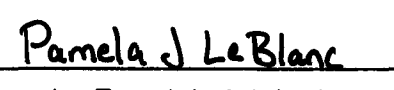
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 12th day of October, 2020.

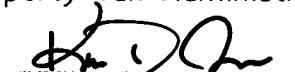
By: 

Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 12th day of October, 2020.

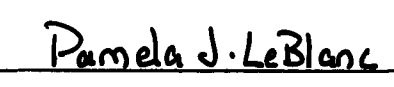


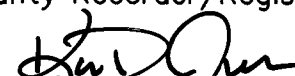
Pamela J. LeBlanc
Property Tax Administrator
By:  Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of CATCHERS CREEK WEST was filed in the office of the County Recorder/Registrar of Titles for public record on this 12th day of October, 2020, at 9:48 o'clock A.M. and was duly recorded as Document Number 2282702.002.



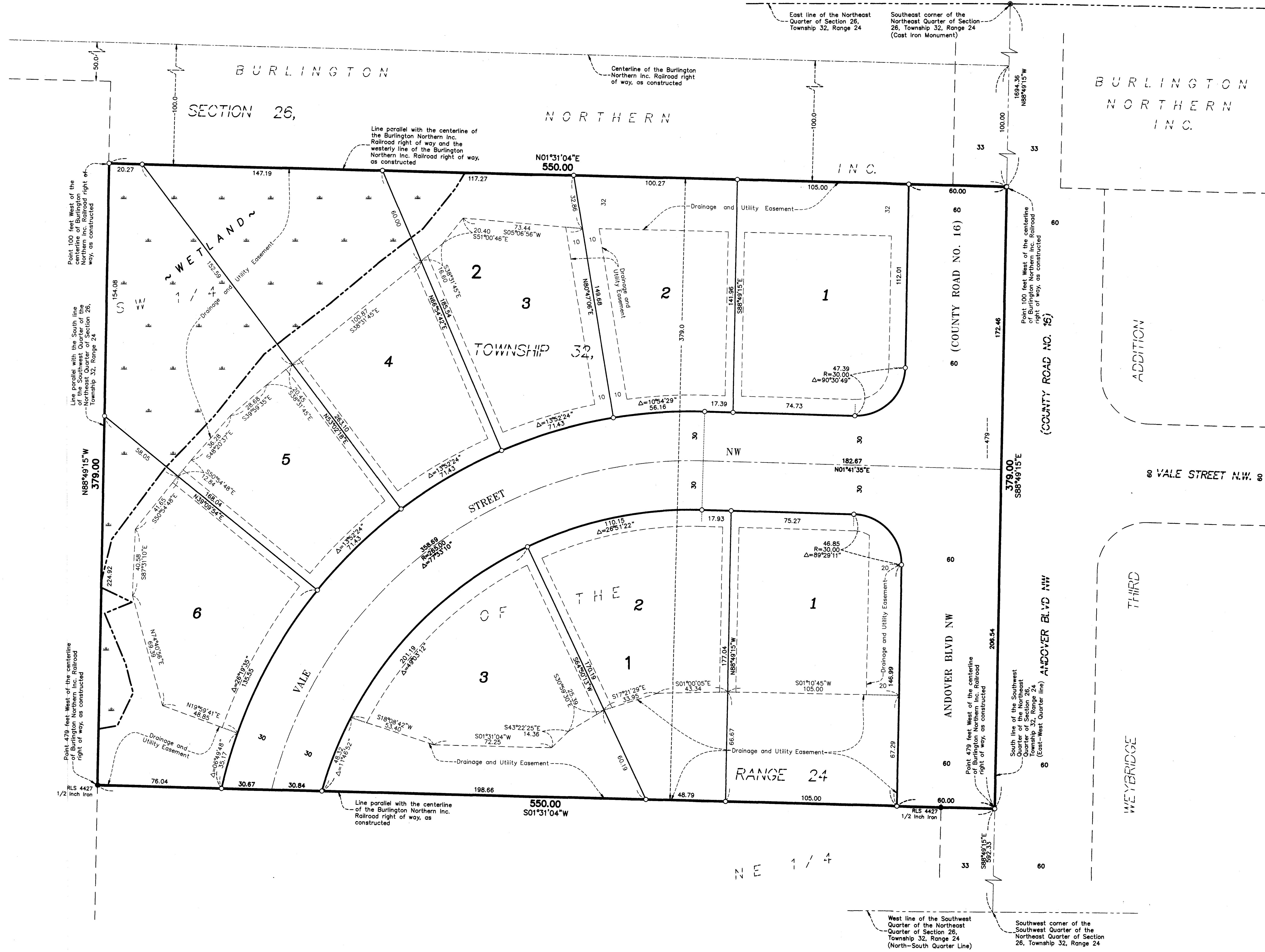
Pamela J. LeBlanc
County Recorder/Registrar of Titles
By:  Deputy



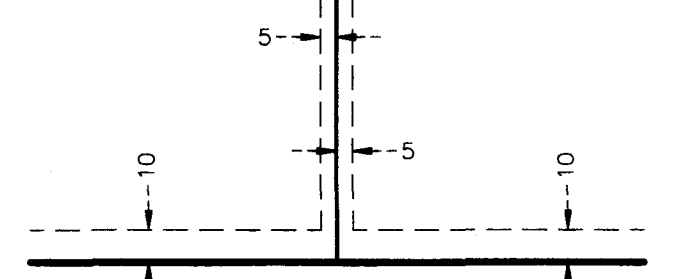
\$56.00

CATCHERS CREEK WEST

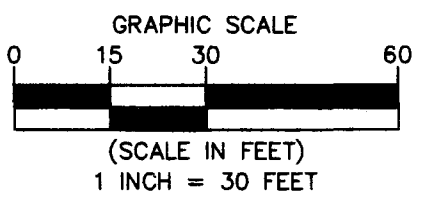
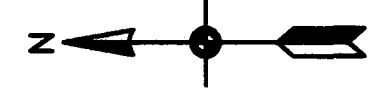
CITY OF ANDOVER
COUNTY OF ANOKA
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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



For the purposes of this plat, the South line of the Southwest Quarter of the Northeast Quarter of Section 26, Township 32, Range 24 is assumed to have a bearing of South 88 degrees 49 minutes 15 seconds East.

- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument, as noted
- Denotes Found Anoka County Section Monument, as noted
- Denotes Wetland, delineated by Kpihaug Environmental Services Company in 2018

