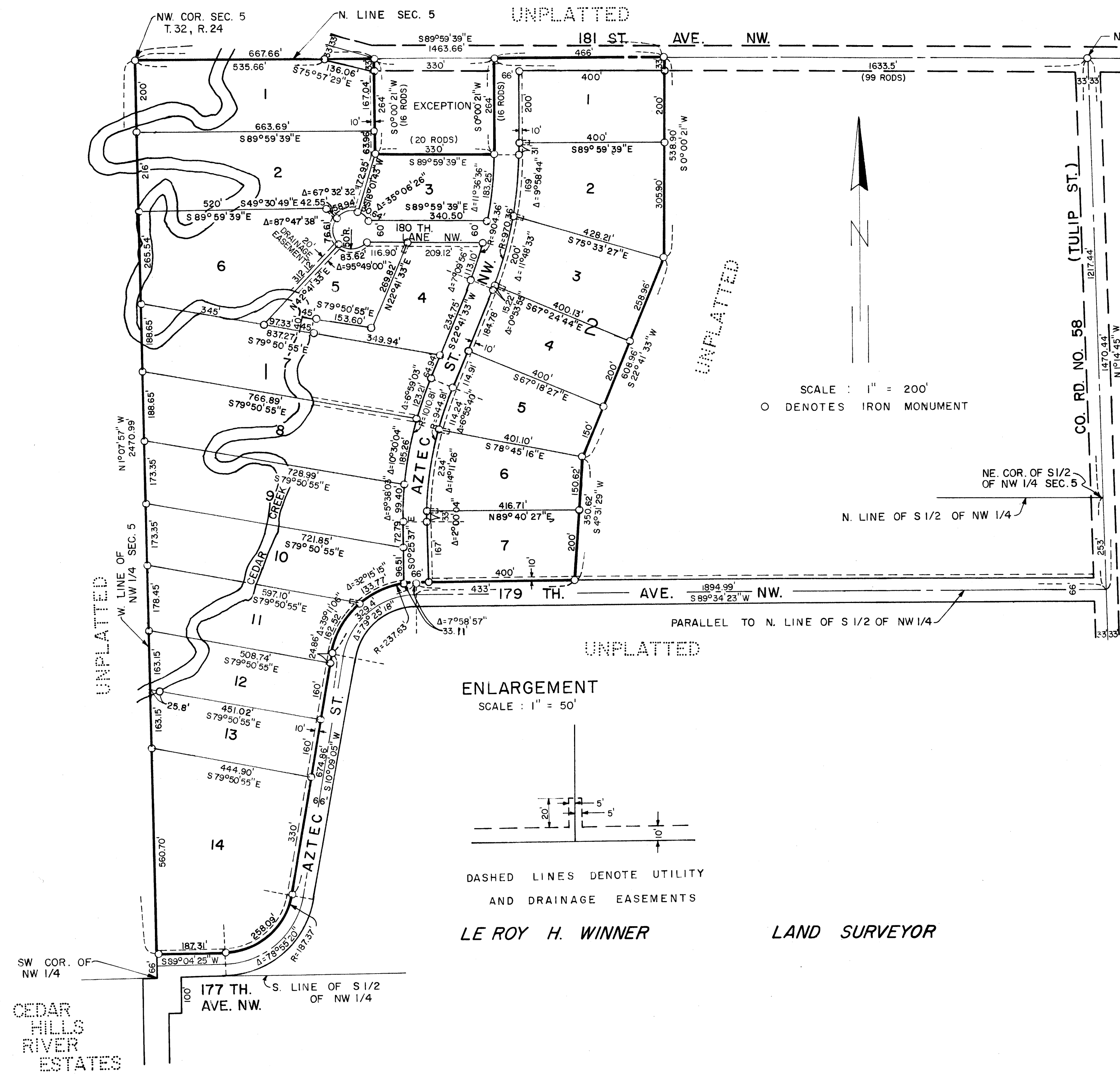


CEDAR HILLS RIVER ESTATES SECOND ADDITION

TOWNSHIP OF GROW — COUNTY OF ANOKA



ENLARGEMENT
SCALE : 1" = 50'

DASHED LINES DENOTE UTILITY
AND DRAINAGE EASEMENTS

LE ROY H. WINNER LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT LAWRENCE B. CARLSON AND MARILYN L. CARLSON, HIS WIFE, OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF ANOKA, STATE OF MINNESOTA, TO-WIT: THAT PART OF THE NW 1/4 OF SECTION 5, TOWNSHIP 32, RANGE 24 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NW 1/4 AND THE NORTH LINE OF 177TH. AVENUE NW, AS LAID OUT IN THE PLAT OF CEDAR HILLS RIVER ESTATES, SAID POINT OF INTERSECTION BEING 66 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NW 1/4; THENCE NORTH ON THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 2,470.99 FEET TO THE NORTHWEST CORNER THEREOF; THENCE EAST ON THE NORTH LINE OF SAID NW 1/4 A DISTANCE OF 1,463.66 FEET; THENCE SOUTH 0°00'21" WEST ON A LINE AT RIGHT ANGLES TO SAID NORTH LINE A DISTANCE OF 538.90 FEET; THENCE SOUTH 22°41'33" WEST A DISTANCE OF 608.96 FEET; THENCE SOUTH 43°31'29" WEST A DISTANCE OF 350.62 FEET TO THE NORTH LINE OF 179TH. AVENUE NW. AS LAID OUT IN THE PLAT OF CEDAR HILLS RIVER ESTATES; THENCE SOUTH 89°34'23" WEST ON SAID NORTH LINE A DISTANCE OF 433 FEET; THENCE DEFLECT LEFT IN A SOUTHWESTERLY DIRECTION ON A CURVE HAVING A RADIUS OF 237.63 FEET A DISTANCE OF 329.40 FEET TO A POINT ON THE WEST LINE OF AZTEC STREET AS LAID OUT IN THE PLAT OF CEDAR HILLS RIVER ESTATES; THENCE SOUTH 10°09'05" WEST A DISTANCE OF 674.86 FEET; THENCE DEFLECT RIGHT IN A SOUTHWESTERLY DIRECTION ON A CURVE HAVING A RADIUS OF 187.37 FEET A DISTANCE OF 258.09 FEET TO A POINT ON SAID NORTH LINE OF 177TH. AVENUE NW.; THENCE SOUTH 89°04'25" WEST ON SAID NORTH LINE A DISTANCE OF 187.31 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT; COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 5, TOWNSHIP 32, RANGE 24 WHICH POINT IS DISTANT 99 RODS WEST FROM THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 5; THENCE SOUTH 16 RODS; THENCE AT RIGHT ANGLES WEST 20 RODS; THENCE AT RIGHT ANGLES NORTH 16 RODS TO THE NORTH LINE OF SAID SECTION 5; THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 5 TO POINT OF BEGINNING; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS CEDAR HILLS RIVER ESTATES SECOND ADDITION AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE AVENUE, STREET AND LANE AS SHOWN ON THE ANNEXED PLAT; ALSO SUBJECT TO UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE ANNEXED PLAT. IN WITNESS WHEREOF LAWRENCE B. CARLSON AND MARILYN L. CARLSON, HIS WIFE, HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 8TH DAY OF March 1969 A. D.

IN THE PRESENCE OF:
 _____ SIGNED: _____
 _____ WITNESS _____ LAWRENCE B. CARLSON
 _____ WITNESS _____ MARILYN L. CARLSON

STATE OF MINNESOTA,
 COUNTY OF HENNEPIN (SS)
 ON THIS 8TH DAY OF March 1969 A.D. BEFORE ME A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LAWRENCE B. CARLSON AND MARILYN L. CARLSON, HIS WIFE, TO ME PERSONALLY KNOWN, TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND THEY AFFIRM AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

Dean H. Meadows
 NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA
 MY COMMISSION EXPIRES July 31, 1973

THE ANNEXED PLAT OF CEDAR HILLS RIVER ESTATES SECOND ADDITION WAS APPROVED BY THE TOWN BOARD OF THE TOWNSHIP OF GROW AT A REGULAR MEETING HELD THIS 25 DAY OF February 1969 A.D.

Louis Ojala CHAIRMAN OF TOWN BOARD
June Bond CLERK OF TOWN BOARD

THIS PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ANOKA, STATE OF MINNESOTA, AT A REGULAR MEETING HELD THIS 18TH DAY OF March 1969 A.D.

Wayne Peterson CHAIRMAN
Wayne Headlee DEPUTY COUNTY AUDITOR

THIS PLAT WAS APPROVED AS TO FORM AND EXECUTION ON THIS 21ST DAY OF March 1969 A.D.

Robert Johnson COUNTY ATTORNEY, ANOKA COUNTY, MINNESOTA

THIS PLAT WAS CHECKED AND APPROVED ON THIS 18TH DAY OF March 1969 A.D.

Roland W. Anderson COUNTY SURVEYOR, ANOKA COUNTY, MINNESOTA

RECOMMENDED FOR APPROVAL THIS 18TH DAY OF March 1969 A.D.

E. J. Lundheim COUNTY HIGHWAY ENGINEER, ANOKA COUNTY, MINNESOTA

I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS CEDAR HILLS RIVER ESTATES SECOND ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND DECIMALS OF A FOOT; THAT ALL MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN ON THE PLAT; THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT; AND THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN SHOWN THEREON.

SURVEYOR Le Roy H. Winner
 MINNESOTA REGISTRATION NO. 4987

STATE OF MINNESOTA,
 COUNTY OF ANOKA (SS)

ABOVE CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 7TH DAY OF March 1969 A.D.

Ronald E. Fleisner
 NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA
 MY COMMISSION EXPIRES March 31, 1972

TAXES PAID
 This 26TH day of March 1969
James W. Campbell
 Auditor, Anoka County, Minn.
Wayne Headlee

WHEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1969 ON THE LANDS DESCRIBED WITHIN ARE PAID
Robert A. Peterson
 Anoka County Treasurer

364198
 OFFICE OF REGISTER OF DEEDS
 STATE OF MINNESOTA, COUNTY OF ANOKA } SS
 I hereby certify that the within instrument was filed in this office for record on the 26TH day of March 1969 at 12:45 o'clock P.M., and was duly recorded in book 4 of Plats page 3
Ted J. Orsatti
 Register of Deeds