

# CENTERVILLE ELEMENTARY SCHOOL ADDITION

CITY OF CENTERVILLE  
COUNTY OF ANOKA  
SEC. 14 AND 23, T. 31, R. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Independent School District No. 12, State of Minnesota, a public school corporation, owner of the following described property:

All that part of Lot Two (2) AUDITOR'S SUBDIVISION NUMBER 48 REVISED, lying easterly of the center line of 4th Street as platted in the plat of CENTERVILLE, extended Northerly, Anoka County, Minnesota.

AND

That part of Government Lot 1, Section 23, Township 31, Range 22, Anoka County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 1; thence South along the East line of said Government Lot 1 a distance of 647 feet to a point; thence Northerly 89 degrees 41 minutes West a distance of 1112.7 feet to the Northwest corner of School Ground; thence South on the West line of said School Ground 295.8 feet to the North line of "A" Street extended East; thence West on the North line of extended "A" Street a distance of 101 feet; thence North and parallel to the first course 295.8 feet more or less to the North line of the land now owned by Fred J. LaLonde; thence East on the North line of said Fred J. LaLonde land to the point of commencement; said tract of land now known and described as the East 101 feet of Lot 4, AUDITOR'S SUBDIVISION NUMBER 48 REVISED, Anoka County, Minnesota.

AND

The West 100 feet of the East 201 feet of Lot 4, AUDITOR'S SUBDIVISION NUMBER 48 REVISED, Anoka County, Minnesota.

AND

That part of Government Lot 1, Section 23, Township 31, Range 22, Anoka County, Minnesota, described as follows: Commencing at the Northeast corner of Government Lot 1, Section 23, Township 31, Range 22; thence South along the East line of said Government Lot 1 a distance of 647 feet to a point; thence North 89 degrees 41 minutes West, a distance of 800.1 feet to the place of beginning of land to be described; thence continuing North 89 degrees 41 minutes West, a distance of 312.6 feet to a point; thence South on a line parallel with the center line of Fourth Street in the plat of CENTERVILLE for a distance of 295.8 feet more or less to a point on the Northerly line of "A" Street in the said plat of CENTERVILLE produced Easterly; thence South 89 degrees 03 minutes East along the Northerly line of said "A" Street so produced a distance of 300.36 feet to a point; thence North 6 degrees 38 minutes West 152.12 feet to a point; thence North 10 degrees 53 minutes East 150.73 feet to place of beginning.

AND

Lot Six (6), AUDITOR'S SUBDIVISION NUMBER 48, REVISED, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota. (Torrens Property - Certificate of Title No. 22733)

Per Order Document No. 144867, the easterly lines of said Lot 6, AUDITOR'S SUBDIVISION NO. 48, REVISED, described as follows: Commencing at a point on the south line of Government Lot 1, Section 23, Township 31, Range 22, Anoka County, Minnesota, distant 263.45 feet west from the southeast corner of said Government Lot 1 (said south line of Government Lot 1 has an assumed bearing of North 89 degrees 34 minutes 09 seconds West); thence North 0 degrees 00 minutes 46 seconds West, along the southerly extension of the West line and along the west line of Lot 1, Block 1, ST. GENEVIEVE'S CEMETERY, a distance of 663.20 feet; thence North 89 degrees 16 minutes 57 seconds West a distance of 494.84 feet to the actual point of beginning of the line to be described; thence South 0 degrees 14 minutes 08 seconds West a distance of 180.00 feet; thence South 15 degrees 45 minutes 52 seconds East to the intersection with the north line of "A" Street (now known as Westview Street), as shown on the plat of CENTERVILLE.

AND

That part of Government Lot 1, Section 23, Township 31, Range 22, Anoka County, Minnesota, described as follows: Commencing at a point on the south line of said Government Lot 1, distant 263.45 feet west from the southeast corner of said Government Lot 1 (said south line of Government Lot 1 has an assumed bearing of North 89 degrees 34 minutes 09 seconds West), thence North 0 degrees 00 minutes 46 seconds West, along the southerly extension of the West line and along the west line of Lot 1, Block 1, ST. GENEVIEVE'S CEMETERY, a distance of 663.20 feet, thence North 89 degrees 16 minutes 57 seconds West a distance of 413.84 feet to the actual point of beginning of the land to be described, thence South 1 degree 32 minutes 16 seconds East a distance of 291.33 feet, thence North 89 degrees 34 minutes 09 seconds West a distance of 57.99 feet, thence North 15 degrees 45 minutes 52 seconds West a distance of 116.17 feet, thence North 0 degrees 14 minutes 08 seconds East a distance of 180.00 feet, thence South 89 degrees 16 minutes 57 seconds East a distance of 81.00 feet to the actual point of beginning. (Torrens Property - Certificate of Title No. 56586)

AND

Lots 1, 2, 3, 4, 5 and 6, and the East 1/3 of Lots 7, 8, 9, 10, 11 and 12, Block 4, CENTERVILLE, Anoka County, Minnesota.

EXCEPT Parcel 67, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 67.

AND

The West Two-thirds (W 2/3) of Lot Seven (7), Block Four (4), CENTERVILLE, Anoka County, Minnesota.

AND

The West 2/3 of Lots 8 and 9, Block 4, CENTERVILLE, Anoka County, Minnesota.

AND

The West 2/3 of Lots 10, 11 and 12, Block 4, CENTERVILLE, Anoka County, Minnesota.

AND

EXCEPT Parcel 66, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 67.

AND

The South Seventy Feet (70') of Lot Twelve (12), AUDITOR'S SUBDIVISION NUMBER 47 REVISED, lying easterly of the center line of 4th Street as platted in the plat of CENTERVILLE extended Northerly, Anoka County, Minnesota.

AND

That part of "A" Street between Fourth Street, the east line thereof extended, and Fifth Street, the west line thereof extended, as the same affects and abuts Lots Six (6) and Seven (7), Block Four (4), CENTERVILLE; Lot Five (5) AUDITOR'S SUBDIVISION NO. 48; and the East Two Hundred Twenty-six feet (E. 226') of Lot Four (4), being that part of said Lot Four (4) east of the centerline of Fourth Street extended, AUDITOR'S SUBDIVISION NO. 48, according to the recorded plat thereof on file and of record in the office of the Register of Deeds, Anoka County, Minnesota.

AND

That part of Government Lot 4, Section 14, Township 31, Range 22, Anoka County, Minnesota, described as beginning at the southeast corner of Lot 11, Block 2, LAKE LAND HILLS, according to the recorded plat thereof, Anoka County, Minnesota; thence North 00 degrees 40 minutes 07 seconds West, assumed bearing, along the east line of said Lot 11, a distance of 33.52 feet to the southwest corner of Lot 10, said Block 2; thence South 89 degrees 45 minutes 20 seconds East, along the south line of said Lot 10, a distance of 4.38 feet to the intersection with the northerly extension of the centerline of Fourth Street as platted in the plat of CENTERVILLE, Anoka County, Minnesota; thence South 00 degrees 29 minutes 19 seconds East, along said northerly extension, 34.21 feet to the intersection with the easterly extension of the south line of said Lot 11; thence North 80 degrees 33 minutes 47 seconds West, along said last described extension, 4.34 feet to the point of beginning.

AND

That part of Government Lot 4, Section 14, Township 31, Range 22, Anoka County, Minnesota, and that part of Government Lot 1, Section 23, Township 31, Range 22, Anoka County, Minnesota, described as beginning at the southeast corner of Lot 12, Block 2, LAKE LAND HILLS, according to the recorded plat thereof, Anoka County, Minnesota; thence North 00 degrees 40 minutes 07 seconds West, assumed bearing, along the east line of said Lot 12; thence South 80 degrees 33 minutes 47 seconds East, along the easterly extension of the north line of said Lot 12, a distance of 4.34 feet to the intersection with the northerly extension of the centerline of Fourth Street as platted in the plat of CENTERVILLE, Anoka County, Minnesota; thence South 00 degrees 29 minutes 19 seconds East, along said northerly extension, 119.19 feet to the intersection with the easterly extension of the south line of said Lot 12; thence South 88 degrees 45 minutes 34 seconds West, along said last described extension, 3.90 feet to the point of beginning.

AND

That part of Government Lot 1, Section 23, Township 31, Range 22, Anoka County, Minnesota, described as beginning at the southeast corner of Lot 13, Block 2, LAKE LAND HILLS, according to the recorded plat thereof, Anoka County, Minnesota; thence North 00 degrees 40 minutes 07 seconds West, assumed bearing, along the east line of said Lot 13, a distance of 111.62 feet to the northeast corner of said Lot 13; thence North 88 degrees 45 minutes 34 seconds East, along the easterly extension of the north line of said Lot 13, a distance of 3.90 feet to the intersection with the northerly extension of the centerline of Fourth Street as platted in the plat of CENTERVILLE, Anoka County, Minnesota; thence South 00 degrees 29 minutes 19 seconds East, along said northerly extension, 111.62 feet to the intersection with the easterly extension of the south line of said Lot 13; thence South 88 degrees 45 minutes 34 seconds West, along said last described extension, 3.54 feet to the point of beginning.

AND

That part of Government Lot 1, Section 23, Township 31, Range 22, Anoka County, Minnesota, described as beginning at the southeast corner of Lot 14, Block 2, LAKE LAND HILLS, according to the recorded plat thereof, Anoka County, Minnesota; thence North 00 degrees 40 minutes 07 seconds West, assumed bearing, along the east line of said Lot 14, a distance of 167.92 feet to the northeast corner of said Lot 14; thence North 88 degrees 45 minutes 34 seconds East, along the easterly extension of the north line of said Lot 14, a distance of 3.54 feet to the intersection with the northerly extension of the centerline of Fourth Street as platted in the plat of CENTERVILLE, Anoka County, Minnesota; thence South 00 degrees 29 minutes 19 seconds East, along said northerly extension, 169.31 feet to the intersection with the easterly extension of the south line of said Lot 14; thence North 66 degrees 29 minutes 22 seconds West, along said last described extension, 3.30 feet to the point of beginning.

AND

That part of Government Lot 1, Section 23, Township 31, Range 22, Anoka County, Minnesota, described as beginning at the southeast corner of Lot 15, Block 2, LAKE LAND HILLS, according to the recorded plat thereof, Anoka County, Minnesota; thence North 00 degrees 40 minutes 07 seconds West, assumed bearing, along the east line of said Lot 15, a distance of 273.91 feet to the northeast corner of said Lot 15; thence South 88 degrees 29 minutes 22 seconds East, along the easterly extension of the north line of said Lot 15, a distance of 3.30 feet to the intersection with the northerly extension of the centerline of Fourth Street as platted in the plat of CENTERVILLE, Anoka County, Minnesota; thence South 00 degrees 29 minutes 19 seconds East, along said northerly extension, 272.57 feet to the intersection with the easterly extension of the south line of said Lot 15; thence South 89 degrees 30 minutes 41 seconds West, along said last described extension, 2.16 feet to the point of beginning.

Has caused the same to be surveyed and platted as CENTERVILLE ELEMENTARY SCHOOL ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Independent School District No. 12, State of Minnesota, a public school corporation, has caused these presents to be signed by its proper officers this 3rd day of December, 2020

SIGNED: Independent School District No. 12

Suzanne Guthmuller as School Board Chair Kathryn Timm as School Board Clerk  
Suzanne Guthmuller (Print Name) Kathryn Timm (Print Name)

STATE OF MINNESOTA

COUNTY OF Anoka

This instrument was acknowledged before me on 3rd day of December, 2020 by Suzanne Guthmuller School Board Chair and Kathryn Timm School Board Clerk of Independent School District No. 12, State of Minnesota, a public school corporation, on behalf of the corporation.

Abby F. Josephson  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2025

I Arlee J. Carlson 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 25th day of November, 2020

Arlee J. Carlson  
Arlee J. Carlson, Licensed Land Surveyor  
Minnesota License No. 44900

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me this 25th day of November, 2020 by Arlee J. Carlson.

Maria J. Way  
Notary Public, Dellota County, Minnesota  
My Commission Expires January 31, 2025

CITY COUNCIL, CITY OF CENTERVILLE, MINNESOTA

This plat of CENTERVILLE ELEMENTARY SCHOOL ADDITION was approved and accepted by the City Council of the City of Centerville, Minnesota at a regular meeting thereof held this 7th day of December, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: D. Jone Mayor By: David Rind 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 21st day of December, 2020

Charles F. Gilzen  
Charles F. Gilzen  
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 30th day of November, 2020

Pamela LeBlanc  
Property Tax Administrator

By: D. Stepan Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of CENTERVILLE ELEMENTARY SCHOOL ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 30th day of December, 2020 at 3:55 o'clock P.M. and was duly recorded as Document Number 582253.003 and 2245856.002

Pamela LeBlanc  
County Recorder/Registrar of Titles

By: D. Stepan Deputy

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COUNTY OF ANOKA, STATE OF MINNESOTA

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Pamela LeBlanc  
County Recorder/Registrar of Titles

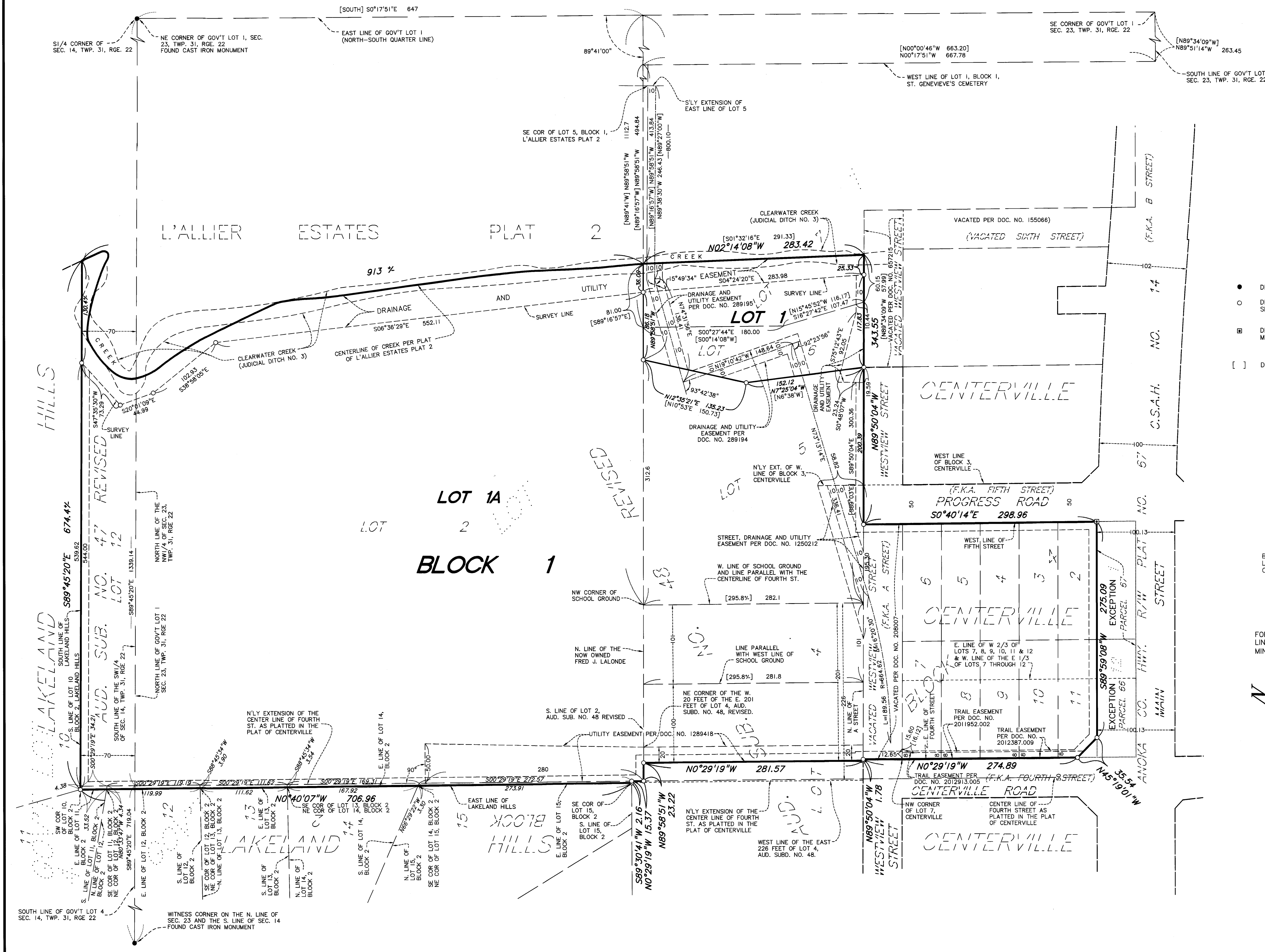
By: D. Stepan Deputy

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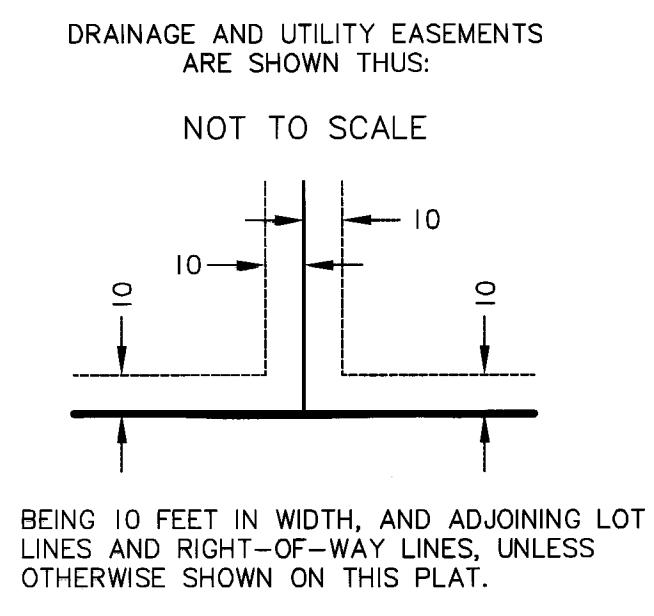


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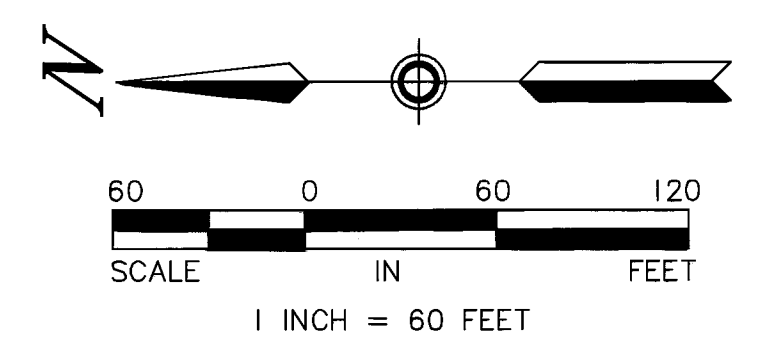
CITY OF CENTERVILLE  
COUNTY OF ANOKA  
SEC. 14 AND 23, T. 31, R. 22



- DENOTES ANOKA COUNTY MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 44900
- ▣ DENOTES FOUND ANOKA COUNTY RIGHT OF WAY MONUMENT.
- [ ] DENOTES BEARING OR DISTANCE PER DESCRIPTION



FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF LAKELAND HILLS, ANOKA COUNTY, MINNESOTA, IS ASSUMED TO BEAR S89°45'20"E.



**SUNDE**  
LAND SURVEYING