

# CHARLEN ACRES

CITY OF HAM LAKE COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Charles F. Zell and Helen Marie Zell, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 17, Township 32, Range 23, Anoka County, Minnesota, lying south of the north 60.00 feet thereof, as measured at right angles to the north line thereof, and lying westerly of the following described line:

Beginning at a point on the north line of said Southwest Quarter of the Northeast Quarter distant 426.61 feet westerly of the northeast corner thereof; thence southerly, at right angles to said north line, to the south line of said Southwest Quarter of the Northeast Quarter, and there terminating.

And lying easterly of the easterly right-of-way line of State Trunk Highway No. 65, as established by MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT NO. 02-M23 according to the recorded plat thereof, Anoka County, Minnesota, except that part of the Southwest Quarter of the Northeast Quarter described as follows:

Commencing at the southwest corner of the South Half of the Northeast Quarter of Section 17, Township 32, Range 23; thence running north on the west line of said tract 429 feet; thence at right angles east 25 rods; thence south at right angles to the last course 429 feet to south line of said tract; thence along south line of said tract 25 rods to the point of commencement

AND That Two Times, Inc. a Minnesota corporation, owner and proprietor, and Charles F. Zell and Helen Marie Zell, husband and wife, mortgagees of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 17, Township 32, Range 23, Anoka County, Minnesota, lying west of the east 495.00 feet thereof, as measured along the north line thereof and lying south of the north 60.00 feet thereof, as measured at right angles to the north line thereof.

And,

That part of the Southwest Quarter of the Northeast Quarter of Section 17, Township 32, Range 23, Anoka County, Minnesota, lying south of the north 60.00 feet thereof, as measured at right angles to the north line thereof, and lying easterly of the following described line:

Beginning at a point on the north line of said Southwest Quarter of the Northeast Quarter distant 426.61 feet westerly of the northeast corner thereof; thence southerly, at right angles to said north line, to the south line of said Southwest Quarter of the Northeast Quarter, and there terminating.

Have caused the same to be surveyed and platted as CHARLEN ACRES and do hereby donate and dedicate to the public for public use forever the avenue and streets as shown on the plat. Also dedicating the drainage and/or utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 60 as designated on the plat. In witness whereof said Charles F. Zell and Helen Marie Zell have hereunto set their hands this 13<sup>th</sup> day of August, 1992. Also in witness whereof said Two Times, Inc. has caused these presents to be signed by its proper officer this 17<sup>th</sup> day of August, 1992.

SIGNED:

Charles F. Zell  
Charles F. Zell

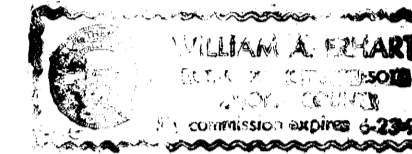
Helen Marie Zell  
Helen Marie Zell

TWO TIMES, INC.

Laurence D. Merhiy  
Laurence D. Merhiy, as President

STATE OF MINNESOTA )  
COUNTY OF Anoka )

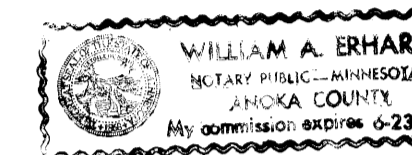
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 1992, by Charles F. Zell and Helen Marie Zell, husband and wife.



William A. Erhart  
Notary Public, Anoka County, Minnesota  
My commission expires 6/23/93

STATE OF MINNESOTA )  
COUNTY OF Anoka )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 1992, by Laurence D. Merhiy, President of Two Times, Inc., Minnesota corporation, on behalf of the corporation.



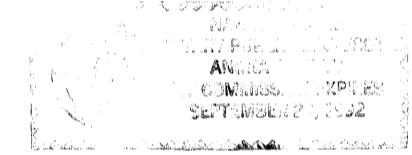
William A. Erhart  
Notary Public, Anoka County, Minnesota  
My Commission expires 6/23/93

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as CHARLEN ACRES; that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine  
Jeffrey N. Caine, Registered Land Surveyor  
Minnesota Registration No. 12251

STATE OF MINNESOTA )  
COUNTY OF ANOKA )

The surveyors certificate was acknowledged before me a Notary Public, this 28<sup>th</sup> day of July, 1992, by Jeffrey N. Caine, Land Surveyor.



Nancy J. Caine  
Notary Public, Anoka County, Minnesota  
My Commission expires 9-22-92

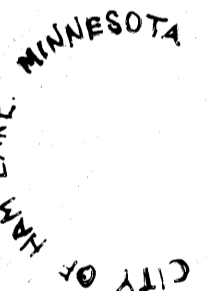
CITY OF HAM LAKE

We hereby certify that the City Council of the City of Ham Lake, Anoka County, Minnesota, duly accepted and approved the plat of CHARLEN ACRES at a regular meeting held this 6<sup>th</sup> day of July, 1992. 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.

By William A. Nelson Mayor By Clair A. Nivala Clerk

Checked and approved this 31<sup>st</sup> day of August, 1992.

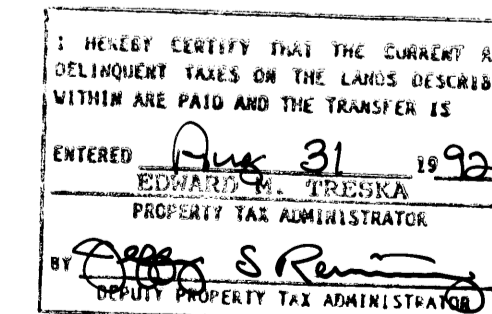
By W. D. Auel  
Anoka County Surveyor



996056

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 AUG 31 A.D. 1992

at 10:25 o'clock A.M., and was duly recorded in books of Plats page 15

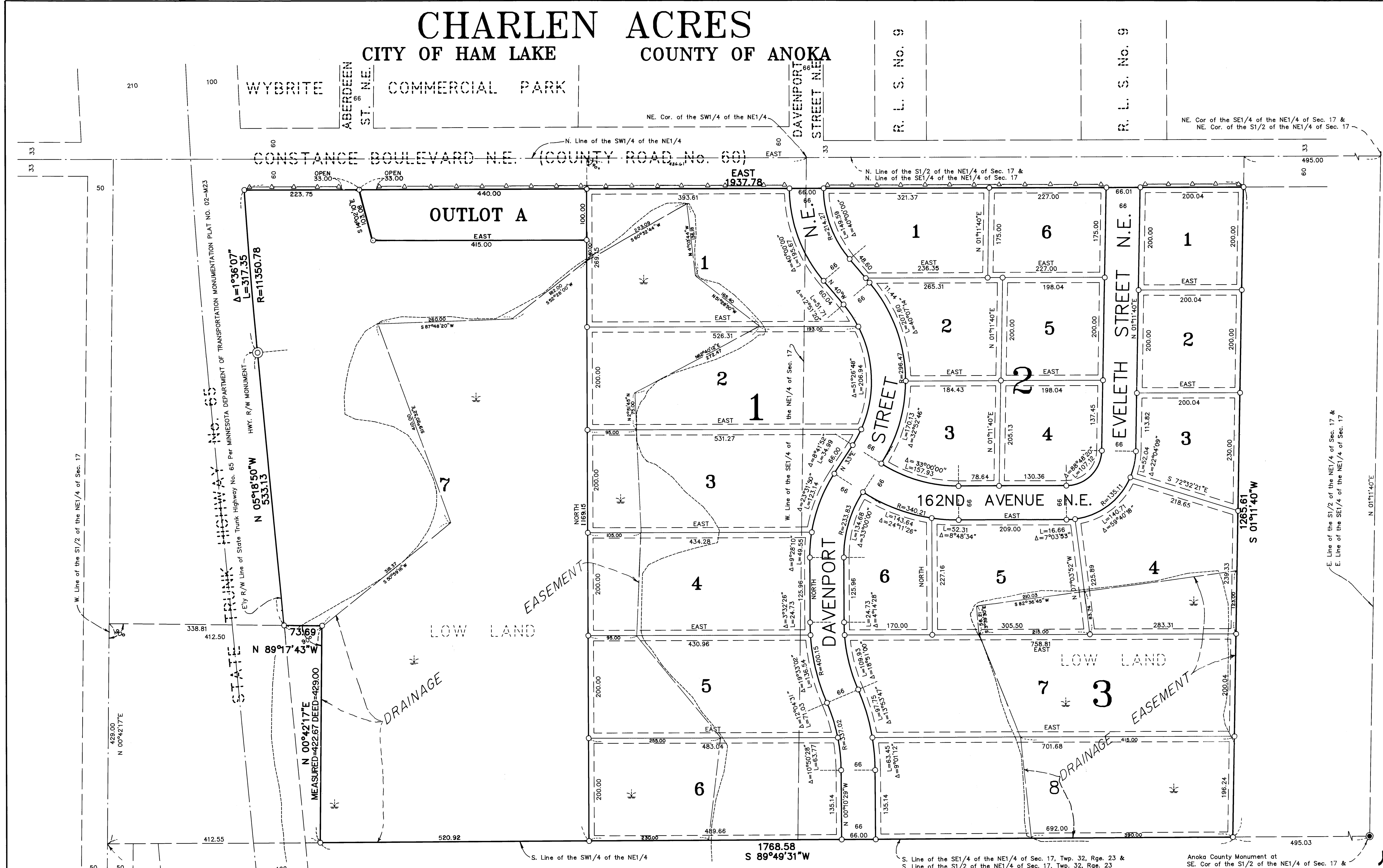


Ed A. Cassaday  
County Recorder  
By Debra Kay Egan  
Deputy

CAINE & ASSOCIATES  
LAND SURVEYORS, INC.

# CHARLEN ACRES

CITY OF HAM LAKE COUNTY OF ANOKA



W. Line of the S1/2 of the NE1/4 of Sec. 17

STATE TRUNK HIGHWAY NO. 65  
Ely R/W Line of State Trunk Highway No. 65 Per MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT NO. 02-M23

HWY. R/W MONUMENT  
 $\Delta=1^{\circ}36'07''$   
 $L=317.35$   
 $R=11350.78$

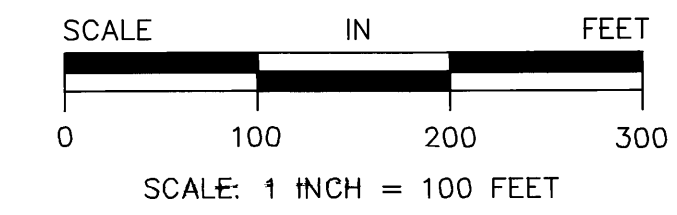
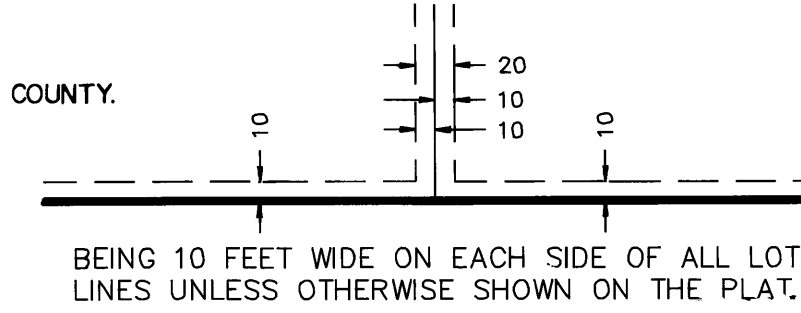
$N 05^{\circ}18'50''W$   
 $L=533.13$

$N 89^{\circ}17'43''W$   
 $L=731.69$

$N 00^{\circ}42'17''E$   
MEASURED-422.67 DEED-429.00

NOTE:  
 DENOTES "RIGHT OF ACCESS" DEDICATED TO ANOKA COUNTY.  
 DENOTES 1/2 INCH IRON PIPE SET.  
 DENOTES ANOKA COUNTY MONUMENT.  
 FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE S1/2 OF THE NE1/4 OF SEC. 17, T. 32, R. 23 IS ASSUMED TO BEAR EAST.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



R. L. S. No. 9

R. L. S. No. 9

Anoka County Monument at SE. Cor. of the S1/2 of the NE1/4 of Sec. 17 & SE. Cor. of the SE1/4 of the NE1/4 of Sec. 17

CAINE & ASSOCIATES  
LAND SURVEYORS, INC.