

CHESTERTON COMMONS FOURTH ADDITION

CITY OF ANDOVER

COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Ashford Development Corporation, 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 Southwest Quarter of the Northwest Quarter of Section 23, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Beginning at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence South 88 degrees 53 minutes 56 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Northwest Quarter a distance of 487.45 feet to the southwest corner of CHESTERTON COMMONS, according to the recorded plat thereof; thence North 01 degrees 05 minutes 35 seconds East along the westerly line of said CHESTERTON COMMONS a distance of 142.76 feet; thence North 37 degrees 50 minutes 10 seconds East along said westerly line of CHESTERTON COMMONS a distance of 74.88 feet; thence North 01 degrees 05 minutes 35 seconds East along said westerly line of CHESTERTON COMMONS a distance of 143.57 feet to the northwest corner of Block 1, of said CHESTERTON COMMONS; thence South 88 degrees 54 minutes 25 seconds East, along the northerly line of said CHESTERTON COMMONS a distance of 398.01 feet; thence North 76 degrees 49 minutes 52 seconds East along said northerly line of CHESTERTON COMMONS a distance of 59.79; thence North 65 degrees 36 minutes 14 seconds East along said northerly line of CHESTERTON COMMONS a distance of 71.12 feet to the southwesterly line of CHESTERTON COMMONS SECOND ADDITION according to the recorded plat thereof; thence North 52 degrees 01 minutes 42 seconds West along said southwesterly line of CHESTERTON COMMONS SECOND ADDITION a distance of 190.28 feet; thence North 46 degrees 34 minutes 15 seconds West along said Southwesterly line of CHESTERTON COMMONS SECOND ADDITION a distance of 69.61 feet; thence North 52 degrees 01 minutes 42 seconds West along said southwesterly line of CHESTERTON COMMONS SECOND ADDITION a distance of 1088.78 feet to the west line of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 02 minutes 19 seconds West along said west line of the Southwest Quarter of the Northwest Quarter a distance of 1206.27 feet to the point of beginning.

Has caused the same to be surveyed and platted as CHESTERTON COMMONS FOURTH ADDITION and does hereby donate and dedicate to the public for public use forever the Street, Boulevard, Avenue and Lane on this plat and also dedicate the drainage and utility easements as shown on this plat.

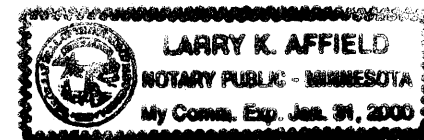
In witness whereof said Ashford Development Corporation, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 18TH day of FEBRUARY, 1999.

ASHFORD DEVELOPMENT CORPORATION, INC.

Gerald G. Windschitl
Gerald G. Windschitl, President

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 18TH day of FEBRUARY, 1999 by Gerald G. Windschitl, as President of Ashford Development Corporation, Inc., a Minnesota Corporation, on behalf of the corporation.



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

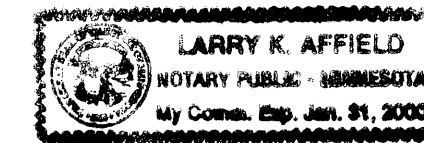
1411073
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the Feb 26 A.D., 1999 at 11:45 o'clock A.M., and was duly recorded in book 56 ABST page 46
Edward M. Traska
County Recorder
By EIC

I hereby certify that I have surveyed and platted the property described on this plat as CHESTERTON COMMONS FOURTH ADDITION; that this 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 all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated on said plat. That the outside boundary lines are correctly designated on said plat; and that there are no wetlands as defined in MS 505.02, subd. 1, or public highways to be designated other than as shown.

Charles R. Christopherson
Charles R. Christopherson, Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 18TH day of FEBRUARY, 1999 by Charles R. Christopherson, Land Surveyor.



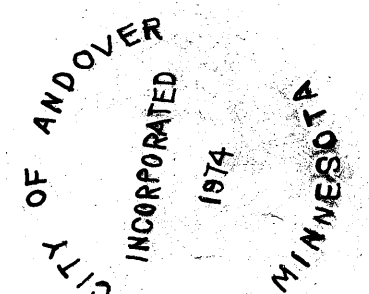
Larry K. Affield
Notary Public HENNEPIN County, Minnesota
My Commission Expires JANUARY 31, 2000

ANDOVER, MINNESOTA

This plat of CHESTERTON COMMONS FOURTH ADDITION was approved and accepted by the City Council of Andover, Minnesota, at a regular meeting thereof held this 18TH 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

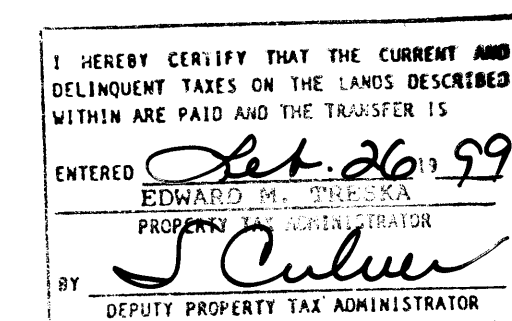
J. E. McKelvey, Mayor Antoin Dell, Clerk



ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 26TH day of FEBRUARY, 1999.

Larry D. Hill
Larry Hill, Anoka County Surveyor



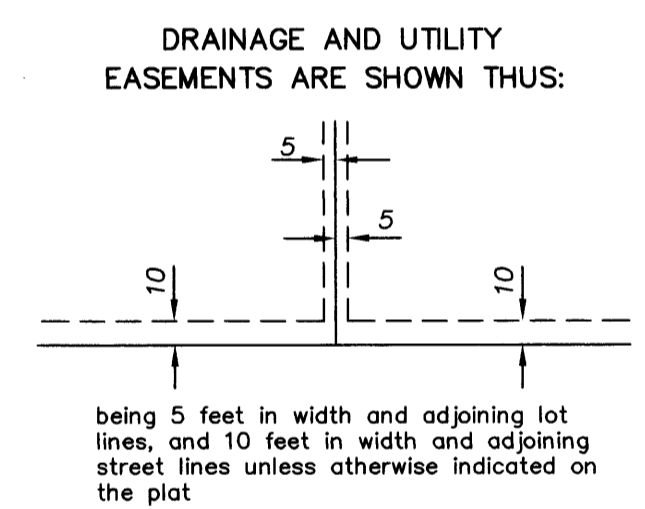
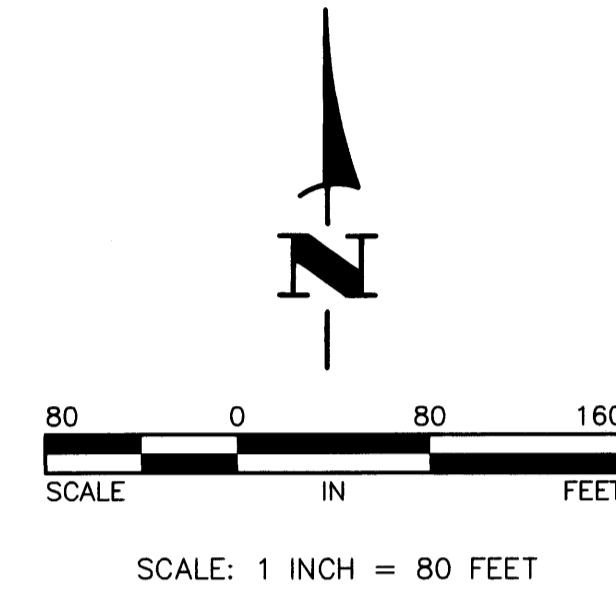
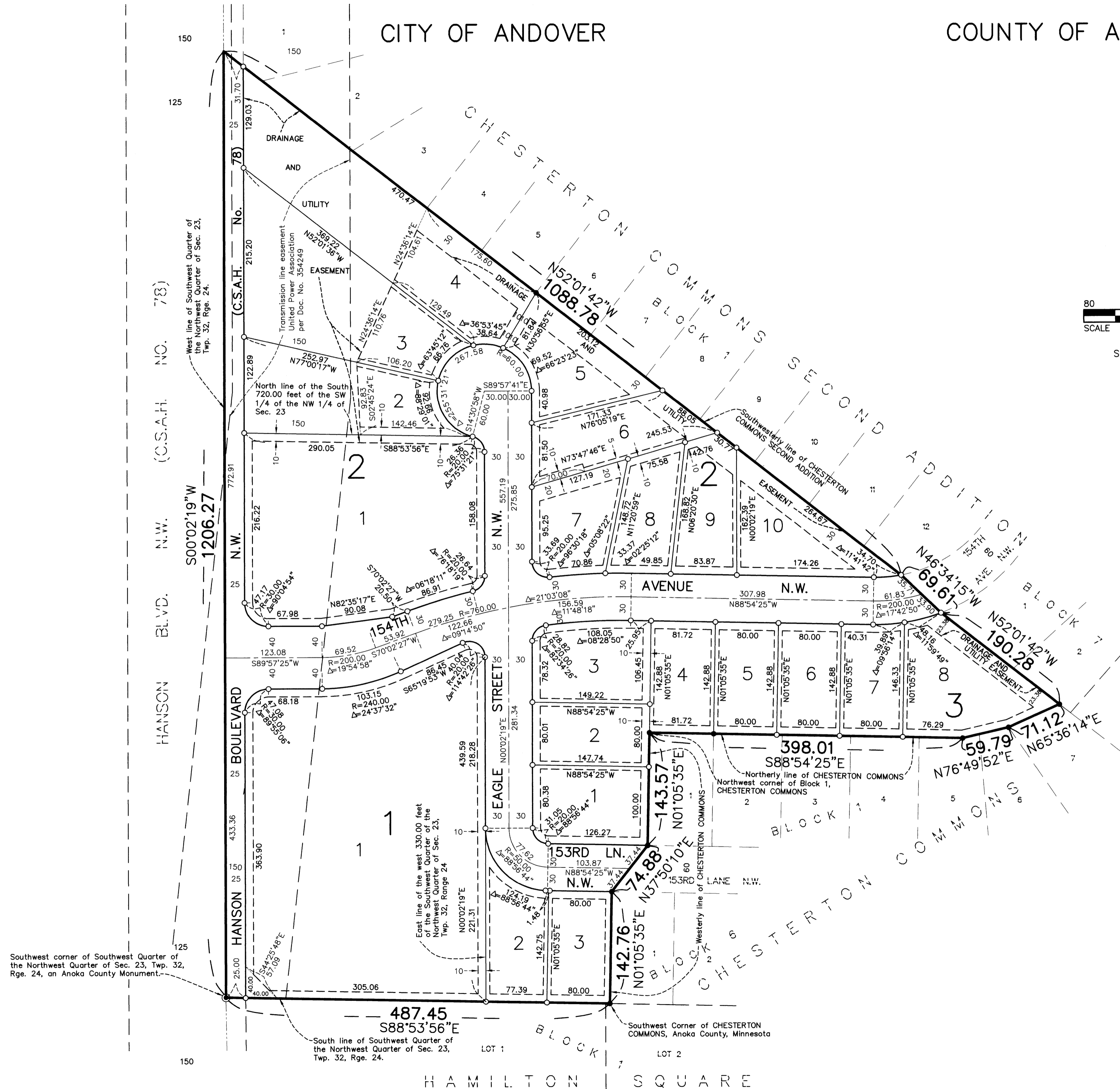
Receipt no. 1499020553 \$ 1025.00



CHESTERTON COMMONS FOURTH ADDITION

CITY OF ANDOVER

COUNTY OF ANOKA



- Denotes found Monument.
 - Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota Registration No. 18420.
- For the purposes of this plat the south line of the Southwest Quarter of the Northwest Quarter, Sec. 23, Twp. 32, Rge. 24, is assumed to bear South $88^{\circ}53'56''$ East.

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

Southwest Corner of CHESTERTON COMMONS, Anoka County, Minnesota

