

CHESTERTON COMMONS NORTH

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:

The North Half of the Southwest Quarter of the Southwest Quarter of Section 14, Township 32, Range 24, Anoka County, Minnesota.

AND

That part of the South Half of the Southwest Quarter of the Southwest Quarter of Section 14, Township 32, Range 24, Anoka County, Minnesota, lying northerly of the following described line:

Beginning at the Northeast Corner of said South Half of the Southwest Quarter of the Southwest Quarter of Section 14; thence North 88 degrees 48 minutes 29 seconds West, assumed bearing, along the north line of said South Half of the Southwest Quarter of the Southwest Quarter, a distance of 207.71 feet; thence southerly a distance of 16.14 feet along a nontangential curve, concave to the northwest, having a radius of 20.00 feet, a central angle of 46 degrees 14 minutes 34 seconds and a chord that bears South 28 degrees 11 minutes 31 seconds West; thence southerly a distance of 15.75 feet along a reverse curve, concave to the southeast having a radius of 60.00 feet, a central angle of 15 degrees 02 minutes 11 seconds and a chord that bears South 43 degrees 47 minutes 42 seconds West; thence South 79 degrees 40 minutes 17 seconds West, not tangent to last described reverse curve, a distance of 188.35 feet; thence North 19 degrees 20 minutes 49 seconds West a distance of 67.46 feet; thence South 70 degrees 06 minutes 03 seconds West a distance of 153.24 feet; thence North 22 degrees 44 minutes 56 seconds West a distance of 60.33 feet; thence North 88 degrees 48 minutes 29 seconds West a distance of 65.65 feet; thence South 22 degrees 44 minutes 56 seconds East a distance of 41.66 feet; thence South 68 degrees 47 minutes 35 seconds West a distance of 142.55 feet; thence North 22 degrees 44 minutes 56 seconds West a distance of 101.09 feet to the north line of said South Half of the Southwest Quarter of the Southwest Quarter; thence North 88 degrees 48 minutes 29 seconds West along said north line a distance of 495.11 feet to the Northwest Corner of said South Half of the Southwest Quarter of the Southwest Quarter and said line there terminating.

AND

The west 660.00 feet of the Northwest Quarter of the Southwest Quarter of Section 14, Township 32, Range 24, Anoka County, Minnesota, EXCEPT the North 1184.86 feet thereof.

Has caused the same to be surveyed and platted as CHESTERTON COMMONS NORTH and does hereby donate and dedicate to the public for public use forever the Streets, Avenue, Lane and Boulevard as shown on this plat and also dedicate the drainage and utility easements as shown on this plat and also dedicate to the County of Anoka the Right of Access onto County State Aid Highway No. 78 as shown on this plat.

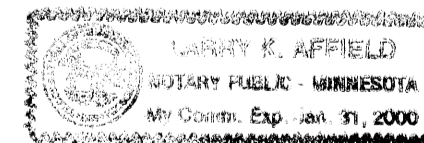
In witness whereof said Ashford Development Corporation, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 2ND day of MARCH, 1999.

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 2ND day of MARCH, 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 CO County, Minnesota
My Commission Expires JANUARY 31, 2000

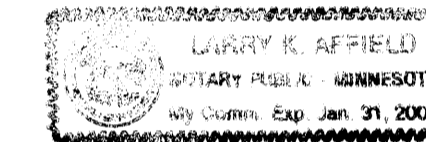
1413678
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the March 10 A.D., 1999 at 3:46 o'clock P.M., and was duly recorded in book 56 page 48
Edward M. Traska
County Recorder
By EIC
Deputy

I hereby certify that I have surveyed and platted the property described on this plat as CHESTERTON COMMONS NORTH; 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 2ND day of MARCH, 1999 by Charles R. Christopherson, Land Surveyor.



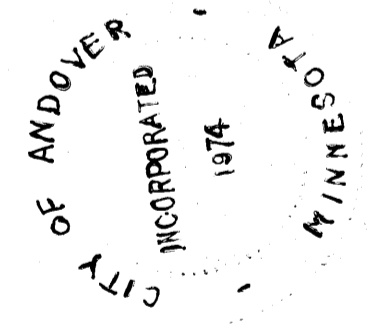
Larry K. Affield
Notary Public HENNEPIN CO County, Minnesota
My Commission Expires JANUARY 31, 2000

ANDOVER, MINNESOTA

This plat of CHESTERTON COMMONS NORTH was approved and accepted by the City Council of Andover, Minnesota, at a regular meeting thereof held this 3RD day of FEBRUARY, 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.

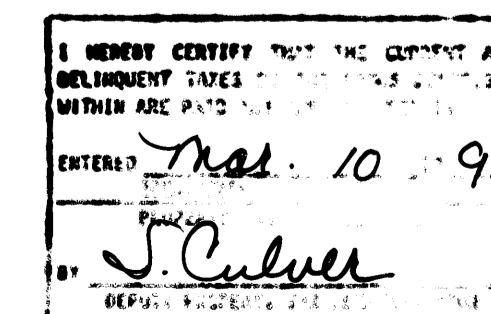
CITY COUNCIL OF THE CITY OF ANDOVER, MINNESOTA

J. E. McKelvey Mayor Richard Swanson Clerk



ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 10TH day of MARCH, 1999.



Larry Hoiunt
Larry Hoiunt, Anoka County Surveyor

Receipt no. 1999032313 \$1655.00



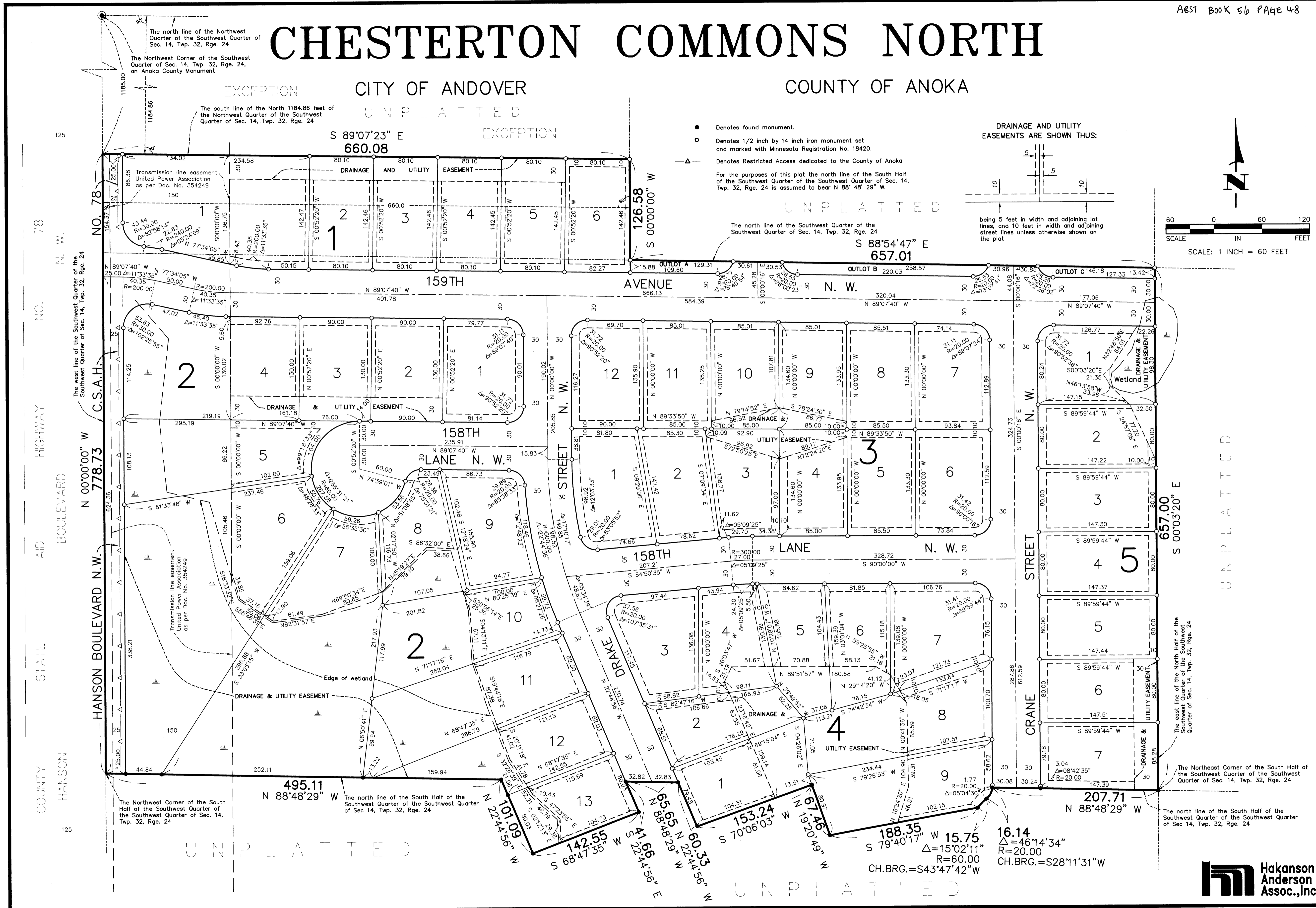
CHESTERTON COMMONS NORTH

EXCEPTION CITY OF ANDOVER COUNTY OF ANOKA

UNPLATTED

COUNTY OF ANOKA

UNPLATTED

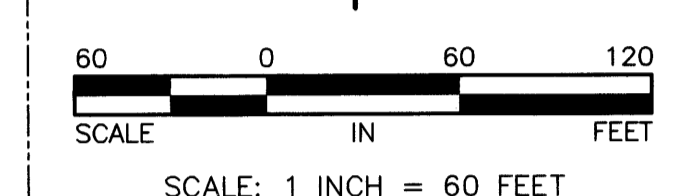
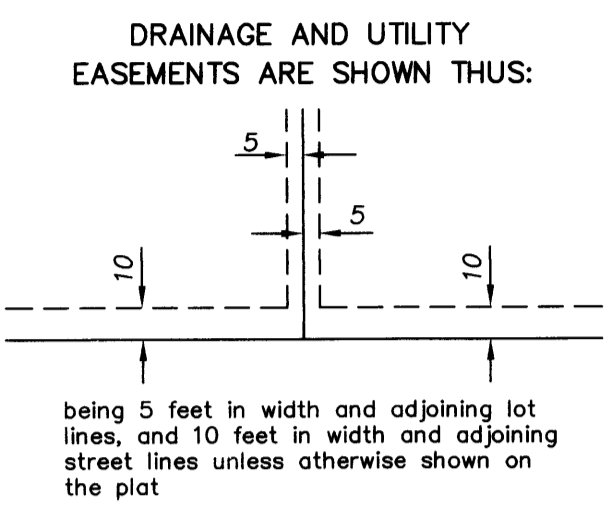


The north line of the Northwest Quarter of the Southwest Quarter of Sec. 14, Twp. 32, Rge. 24

The Northwest Corner of the Southwest Quarter of Sec. 14, Twp. 32, Rge. 24, an Anoka County Monument

The south line of the North 1184.86 feet of the Northwest Quarter of the Southwest Quarter of Sec. 14, Twp. 32, Rge. 24

- Denotes found monument.
 - Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota Registration No. 18420.
 - △— Denotes Restricted Access dedicated to the County of Anoka
- For the purposes of this plat the north line of the South Half of the Southwest Quarter of the Southwest Quarter of Sec. 14, Twp. 32, Rge. 24 is assumed to bear N 88° 48' 29" W.



The west line of the Southwest Quarter of the Southwest Quarter of Sec. 14, Twp. 32, Rge. 24

The east line of the North Half of the Southwest Quarter of the Southwest Quarter of Sec. 14, Twp. 32, Rge. 24

The Northeast Corner of the South Half of the Southwest Quarter of the Southwest Quarter of Sec. 14, Twp. 32, Rge. 24

The Northwest Corner of the South Half of the Southwest Quarter of the Southwest Quarter of Sec. 14, Twp. 32, Rge. 24

The north line of the South Half of the Southwest Quarter of Sec. 14, Twp. 32, Rge. 24

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