

# CHESTERTON COMMONS SECOND 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.

That part of the Northwest Quarter of Section 23, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Beginning at the northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 23; thence South 88 degrees 48 minutes 05 seconds East, assumed bearing, along the north line of said Southwest Quarter of the Northwest Quarter a distance of 1321.44 feet to the northeast corner of said Southwest Quarter of the Northwest Quarter; thence North 00 degrees 05 minutes 30 seconds West along the west line of the Northeast Quarter of the Northwest Quarter of said Section 23 a distance of 445.51 feet; thence North 71 degrees 44 minutes 15 seconds East a distance of 243.73 feet; thence North 89 degrees 46 minutes 19 seconds East a distance of 450.82 feet to the westerly line of CHESTERTON COMMONS, according to the recorded plat thereof; thence South 00 degrees 13 minutes 10 degrees East along said westerly line a distance of 166.28 feet; thence South 10 degrees 44 minutes 12 seconds West along said westerly line a distance of 61.12 feet; thence South 03 degrees 14 minutes 27 seconds East along said westerly line a distance of 130.18 feet; thence South 89 degrees 46 minutes 19 seconds West along said westerly line a distance of 47.50 feet; thence South 00 degrees 13 minutes 41 seconds East along said westerly line a distance of 236.51 feet; thence South 11 degrees 43 minutes 38 seconds West along said westerly line a distance of 56.90 feet; thence South 37 degrees 51 minutes 12 seconds West along said westerly line a distance of 104.21 feet; thence South 52 degrees 13 minutes 25 seconds West along said westerly line a distance of 624.41 feet; thence South 88 degrees 40 minutes 17 seconds West along said westerly line a distance of 96.84 feet; thence South 02 degrees 32 minutes 23 seconds West along said westerly line a distance of 242.74 feet; thence South 53 degrees 42 minutes 55 seconds West along said westerly line a distance of 62.34 feet; thence North 52 degrees 02 minutes 15 seconds West along said westerly line a distance of 79.76 feet; thence South 41 degrees 07 minutes 43 seconds West along said westerly line a distance of 137.19 feet; thence North 52 degrees 01 minutes 42 seconds West along said westerly line a distance of 17.77 feet to the most northerly corner of Lot 7, Block 1, of said CHESTER COMMONS; thence continue North 52 degrees 01 minutes 42 seconds West a distance of 190.28 feet; thence North 46 degrees 34 minutes 15 seconds West a distance of 69.61 feet; thence North 52 degrees 01 minutes 42 seconds West a distance of 1088.78 feet to the west line of said Northwest Quarter; thence North 00 degrees 02 minutes 19 seconds East along said west line of the Northwest Quarter a distance of 107.62 feet to the point of beginning.

Has caused the same to be surveyed and platted as CHESTERTON COMMONS SECOND ADDITION and does hereby donate and dedicate to the public for public use forever the Streets, Avenues, Lanes, Boulevard and Park as shown on this plat and also dedicate the drainage and utility easements as shown on this plat. Also dedicating to Anoka County the right of access to Hanson Boulevard (C.S.A.H. No. 78) from Lot 1, Block 1 as designated on the plat.

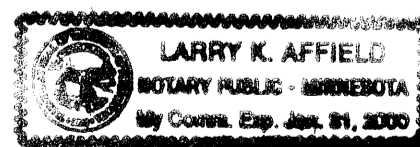
In witness whereof said Ashford Development Corporation, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 18TH day of FEBRUARY, 1999.

ASHFORD DEVELOPMENT CORPORATION, INC.

Gerald G. Windschitt  
Gerald G. Windschitt, President

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 18TH day of FEBRUARY, 1999 by Gerald G. Windschitt, 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

Receipt no. 1999020548 \$ 2535.00

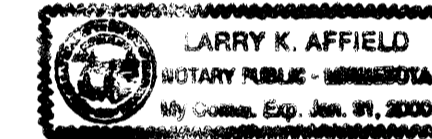
1411071  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the Feb 26 A.D. 1999  
in book A, page 44  
Edward M. Traska  
By EIC

I hereby certify that I have surveyed and platted the property described on this plat as CHESTERTON COMMONS SECOND 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.



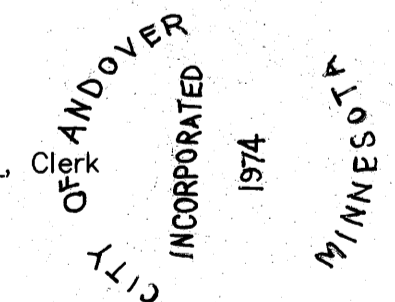
Larry K. Affield  
Notary Public HENNEPIN County, Minnesota  
My Commission Expires JANUARY 31, 2000

ANDOVER, MINNESOTA

This plat of CHESTERTON COMMONS SECOND ADDITION was approved and accepted by the City Council of Andover, Minnesota, at a regular meeting thereof held this 19TH 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

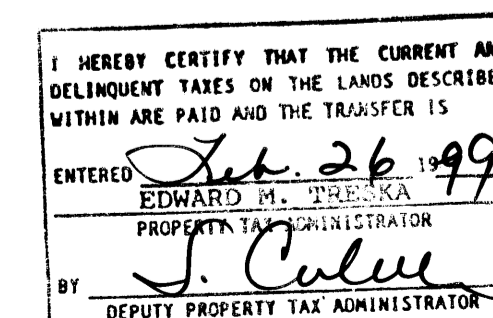
J. E. McKelvey Mayor Antoin Doll Clerk



ANOKA COUNTY SURVEYOR

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

Larry D. Hain  
Larry Hain, Anoka County Surveyor



# CHESTERTON COMMONS SECOND 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
- △— Denotes right of access dedicated to Anoka County

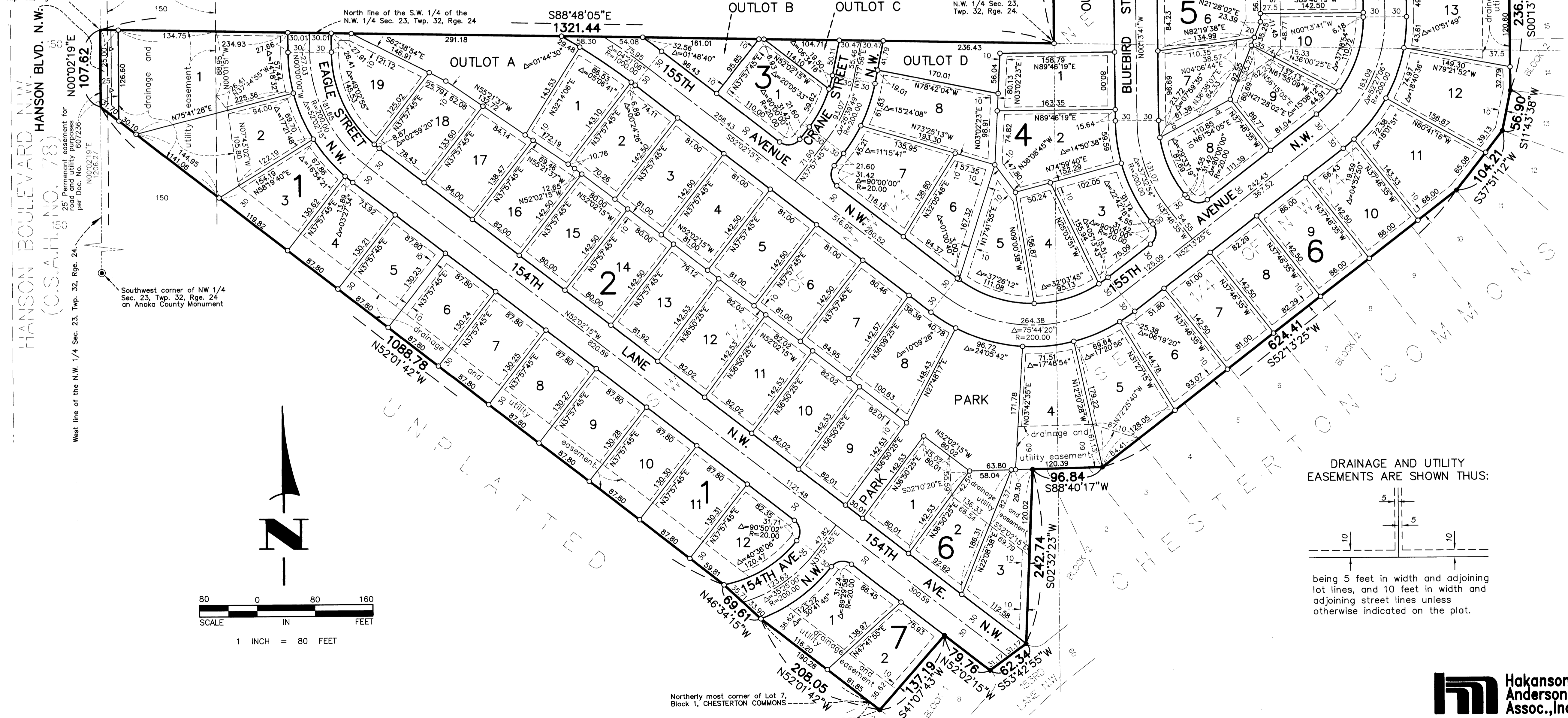
For the purposes of this plat the north line of S.W. 1/4 of the N.W. 1/4, Sec. 23, Twp. 32, Rge. 24, is assumed to bear N 88°48'05" E

UNPLATTED

Northwest corner of NW 1/4 Sec. 23, Twp. 32, Rge. 24 an Anoka County Monument

Northwest corner of the S.W. 1/4 of the N.W. 1/4 Sec. 23, Twp. 32, Rge. 24

West line of the N.E. 1/4 of the N.W. 1/4 Sec. 23, Twp. 32, Rge. 24



HANSON BOULEVARD N.W.  
HANSON BLVD. N.W.  
(C.S.A.H. NO. 78)

West line of the N.W. 1/4 Sec. 23, Twp. 32, Rge. 24

North line of the S.W. 1/4 of the N.W. 1/4 Sec. 23, Twp. 32, Rge. 24

Southwest corner of NW 1/4 Sec. 23, Twp. 32, Rge. 24 an Anoka County Monument

North line of the S.W. 1/4 of the N.W. 1/4 Sec. 23, Twp. 32, Rge. 24

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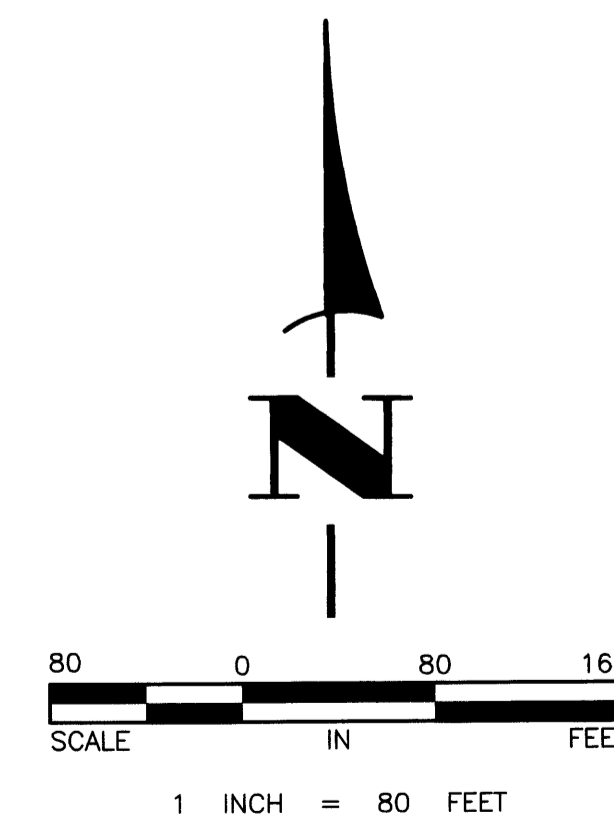
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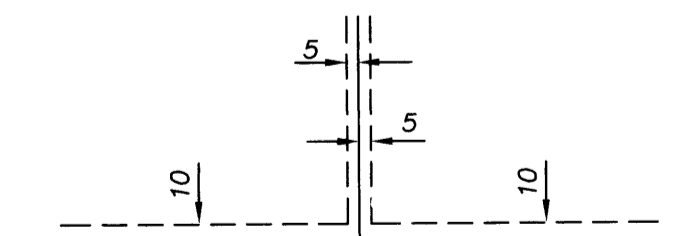
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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise indicated on the plat.

Northerly most corner of Lot 7, Block 1, CHESTERTON COMMONS