

CHESTERTON COMMONS THIRD 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:

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

Beginning at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 13 minutes 20 seconds East, assumed bearing, along the east line of said Northeast Quarter of the Northwest Quarter a distance of 723.63 feet to the north line of CHESTERTON COMMONS according to the recorded plat thereof; thence South 89 degrees 46 minutes 19 seconds West along said north line of CHESTERTON COMMONS a distance of 316.36 feet; thence South 78 degrees 03 minutes 19 seconds West along the north line of said CHESTERTON COMMONS a distance of 157.71 feet; thence South 89 degrees 46 minutes 19 seconds West a distance of 617.49 feet along said north line of CHESTERTON COMMONS and its westerly extension; thence South 71 degrees 44 minutes 15 seconds West a distance of 243.73 feet to the west line of said Northeast Quarter of the Northwest Quarter; thence North 00 degrees 05 minutes 30 seconds West along said west line of the Northeast Quarter of the Northwest Quarter a distance of 627.39 feet; thence North 32 degrees 47 minutes 03 seconds East a distance of 96.86 feet; thence northwesterly along a nontangential curve, concave to the northeast, having a radius of 230.00 feet, a central angle of 17 degrees 36 minutes 24 seconds, having a chord that bears North 48 degrees 24 minutes 45 seconds West a distance of 70.68 feet to the west line of said Northeast Quarter of the Northwest Quarter; thence North 00 degrees 05 minutes 30 seconds West along said west line of the Northeast Quarter of the Northwest Quarter a distance of 110.64 feet to the northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 88 degrees 42 minutes 12 seconds East along the north line of said Northeast Quarter of the Northwest Quarter a distance of 1318.51 feet to the point of beginning.

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

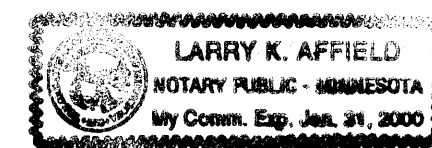
In witness whereof said Ashford Development Corporation, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 18TH day of FEBRUARY, 1999.

ASHFORD DEVELOPMENT CORPORATION, INC.

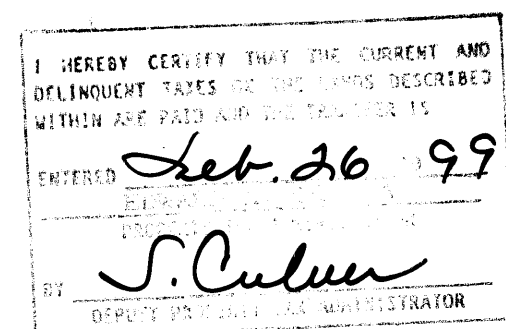
Gerald G. Windschitt
Gerald G. Windschitt, President

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 CO County, Minnesota
My Commission Expires JANUARY 31, 2000

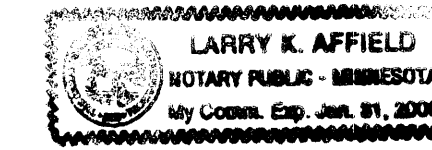


I hereby certify that I have surveyed and platted the property described on this plat as CHESTERTON COMMONS THIRD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly 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.



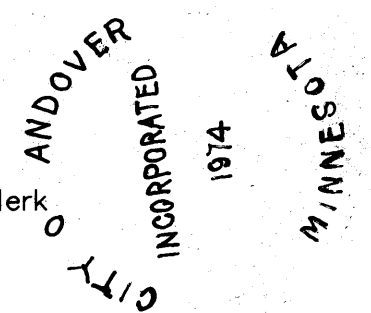
Larry K. Affield
Notary Public HENNEPIN CO County, Minnesota
My Commission Expires JANUARY 31, 2000

ANDOVER, MINNESOTA

This plat of CHESTERTON COMMONS THIRD 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. Mc Kelvey Mayor Victoria Hill Clerk



ANOKA COUNTY SURVEYOR

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

1411072
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 day of AD, 1999 at 11:45 o'clock A.M. and that it is recorded in book 56 ABST page 45

Edward M. Trezka
By EIC

Larry D. Hill
Anoka County Surveyor

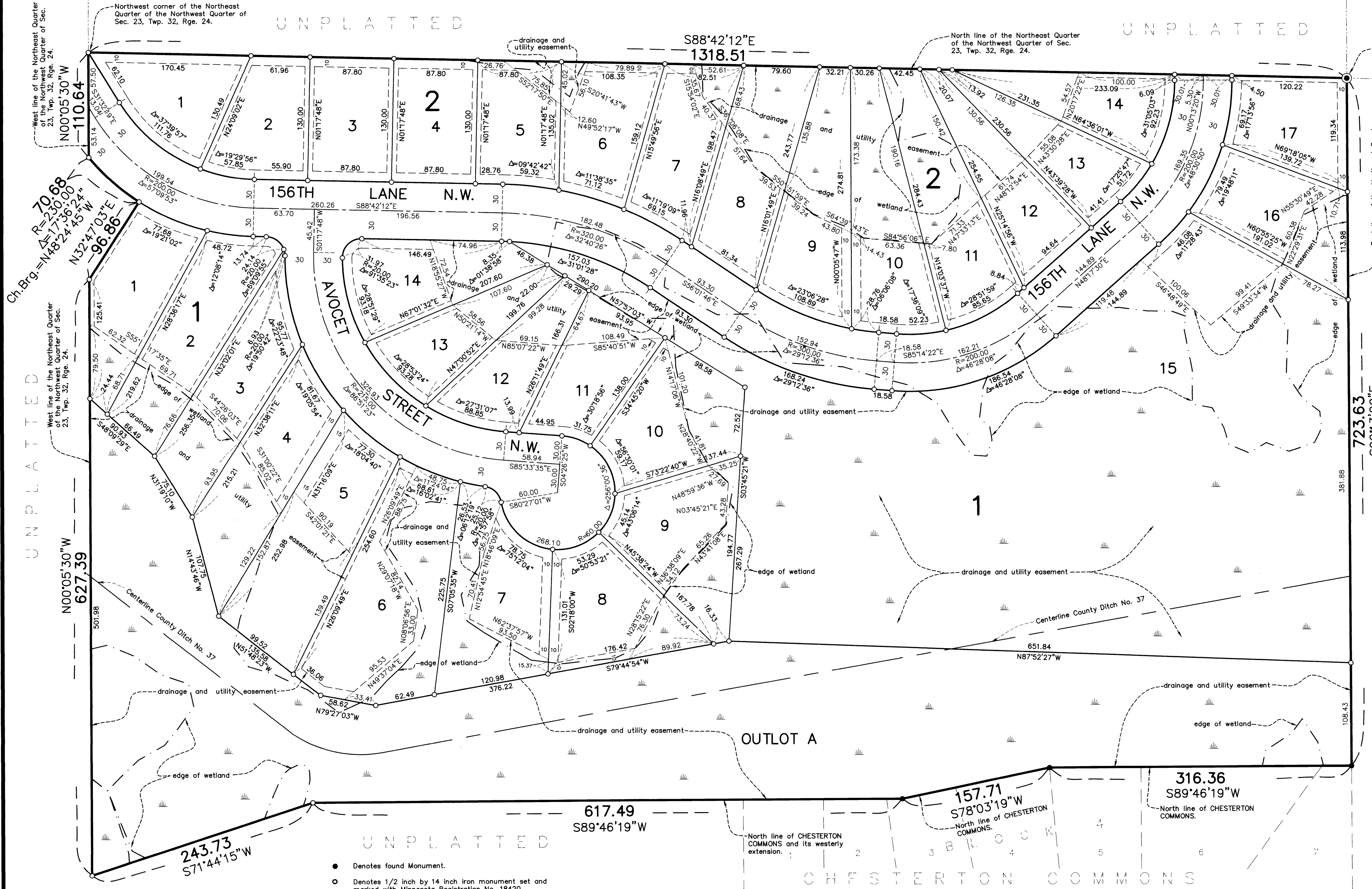
Receipt no. 1999020550 \$ 1055.00



CHESTERTON COMMONS THIRD ADDITION

CITY OF ANDOVER

COUNTY OF ANOKA



Northwest corner of the Northeast Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.

North line of the Northeast Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.

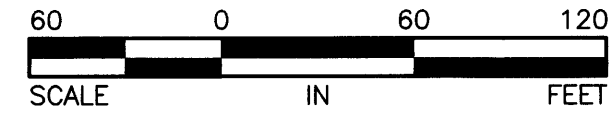
East line of the Northeast Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.

West line of the Northeast Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.

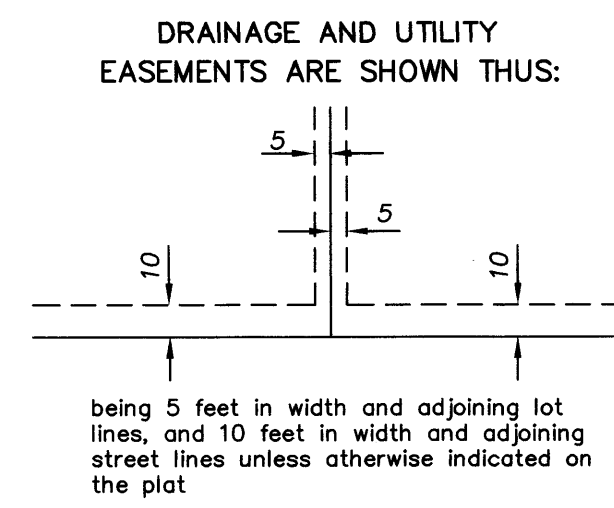
Ch. Brg. = $N48^{\circ}24'45.2''W$
 $R=20.68$
 $\Delta=17^{\circ}36'00''$
 $N32^{\circ}47'03.4''E$
 96.86

West line of the Northeast Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.

West line of the Northeast Quarter of the Northwest Quarter of Sec. 23, Twp. 32, Rge. 24.



723.63
 $S001^{\circ}3'20''E$



- 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 north line of the N.E. 1/4 of the N.W. 1/4, Sec. 23, Twp. 32, Rge. 24, is assumed to bear $S 88^{\circ}42'12'' E$.

North line of CHESTERTON COMMONS and its westerly extension.

CHESTERTON COMMONS