

CHESTERTON COMMONS

CITY OF ANDOVER

COUNTY OF ANOKA

1295765
 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 8 day of Sept. A.D., 1997
 3:44 o'clock P.M., and was duly recorded in book 55 page 2
Edward M. Preska
 County Recorder
 By GKE
 Deputy

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.

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

Beginning at a point on the east line of said Northwest Quarter distant 723.63 feet south from the northeast corner of said Northwest Quarter; thence South 89 degrees 46 minutes 19 seconds West, assuming the east line of said Northwest Quarter bears North 00 degrees 13 minutes 20 seconds West, a distance of 316.36 feet; thence South 78 degrees 03 minutes 19 seconds West a distance of 157.71 feet; thence South 89 degrees 46 minutes 19 seconds West a distance of 166.67 feet; thence South 00 degrees 13 minutes 41 seconds East a distance of 166.28 feet; thence South 10 degrees 44 minutes 12 seconds West a distance of 61.12 feet; thence South 03 degrees 14 minutes 27 seconds East a distance of 130.18 feet; thence South 89 degrees 46 minutes 19 seconds West a distance of 47.50 feet; thence South 00 degrees 13 minutes 41 seconds East a distance of 236.51 feet; thence South 11 degrees 43 minutes 38 seconds West a distance of 56.90 feet; thence South 37 degrees 51 minutes 12 seconds West a distance of 104.21 feet; thence South 52 degrees 13 minutes 25 seconds West a distance of 624.41 feet; thence South 88 degrees 40 minutes 17 seconds West a distance of 96.84 feet; thence South 02 degrees 32 minutes 23 seconds West a distance of 242.74 feet; thence South 53 degrees 42 minutes 55 seconds West a distance of 62.34 feet; thence North 52 degrees 02 minutes 15 seconds West a distance of 79.76 feet; thence South 41 degrees 07 minutes 43 seconds West a distance of 137.19 feet; thence North 52 degrees 01 minutes 42 seconds West a distance of 17.77 feet; thence South 65 degrees 36 minutes 14 seconds West a distance of 71.12 feet; thence South 76 degrees 49 minutes 52 seconds West a distance of 59.79 feet; thence North 88 degrees 54 minutes 25 seconds West a distance of 398.01 feet; thence South 01 degrees 05 minutes 35 seconds West a distance of 143.57 feet; thence South 37 degrees 50 minutes 10 seconds West a distance of 74.88 feet; thence South 01 degrees 05 minutes 35 seconds West a distance of 142.76 feet to the south line of said Northwest Quarter; thence South 88 degrees 53 minutes 56 seconds East, along said south line, to the southeast corner of said Northwest Quarter; thence North 00 degrees 13 minutes 20 seconds West, along the east line of said Northwest Quarter, to the point of beginning.

EXCEPT the following two parcels:

Parcel 1:

That part of the Northwest Quarter of Section 23, Township 32, Range 24, Anoka County, Minnesota, lying southeasterly of the centerline of County Road No. 18.

Parcel 2:

That part of the Northwest Quarter of Section 23, Township 32, Range 24, Anoka County, Minnesota, described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 23; thence east on the south line thereof to the centerline of Anoka County Road No. 18; thence northeasterly along said centerline a distance of 551.50 feet; thence northwesterly at right angles to said centerline a distance of 404.00 feet; thence southwesterly at right angles to last described line 675.26 feet, more or less, to the west line of said Southeast Quarter of the Northwest Quarter; thence southerly on the west line thereof to the point of beginning, according to the United States Government survey thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as CHESTERTON COMMONS and does hereby donate and dedicate to the public for public use forever the Streets, Avenues, Lanes and Boulevard 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 3rd day of September, 1997.

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 3rd day of September, 1997 by Gerald G. Windschitl, as President of Ashford Development Corporation, Inc., a Minnesota Corporation, on behalf of the corporation.

KARI A. WHEELER
 NOTARY PUBLIC - MINNESOTA
 My Comm. Exp. Jan. 31, 2000

Kari A. Wheeler
 Notary Public Anoka County, Minnesota
 My Commission Expires January 31, 2000

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
 ENTERED Sept 8 1997
EDWARD M. PRESKA
 PROPERTY TAX ADMINISTRATOR
 BY Debra S. Ramin

I hereby certify that I have surveyed and platted the property described on this plat as CHESTERTON COMMONS; 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 3rd day of SEPTEMBER, 1997 by Charles R. Christopherson, Land Surveyor.

LARRY K. AFFIELD
 NOTARY PUBLIC - MINNESOTA
 My Comm. Exp. Jan. 31, 2000

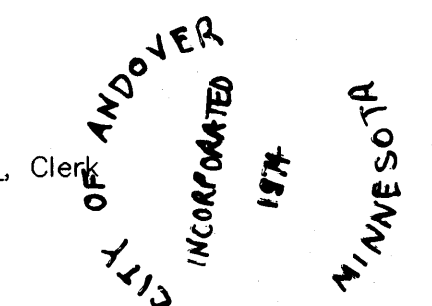
Larry K. Affield
 Notary Public HENNEPIN County, Minnesota
 My Commission Expires JANUARY 31, 2000

ANDOVER, MINNESOTA

This plat of CHESTERTON COMMONS was approved and accepted by the City Council of Andover, Minnesota, at a regular meeting thereof held this 19th day of August, 1997. 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 Urtain Doll Clerk



ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 8th day of SEPT, 1997.

MERYLN D. ANDERSON
 Meryln D. Anderson, Anoka County Surveyor
 by Jerry D. Hanson deputy

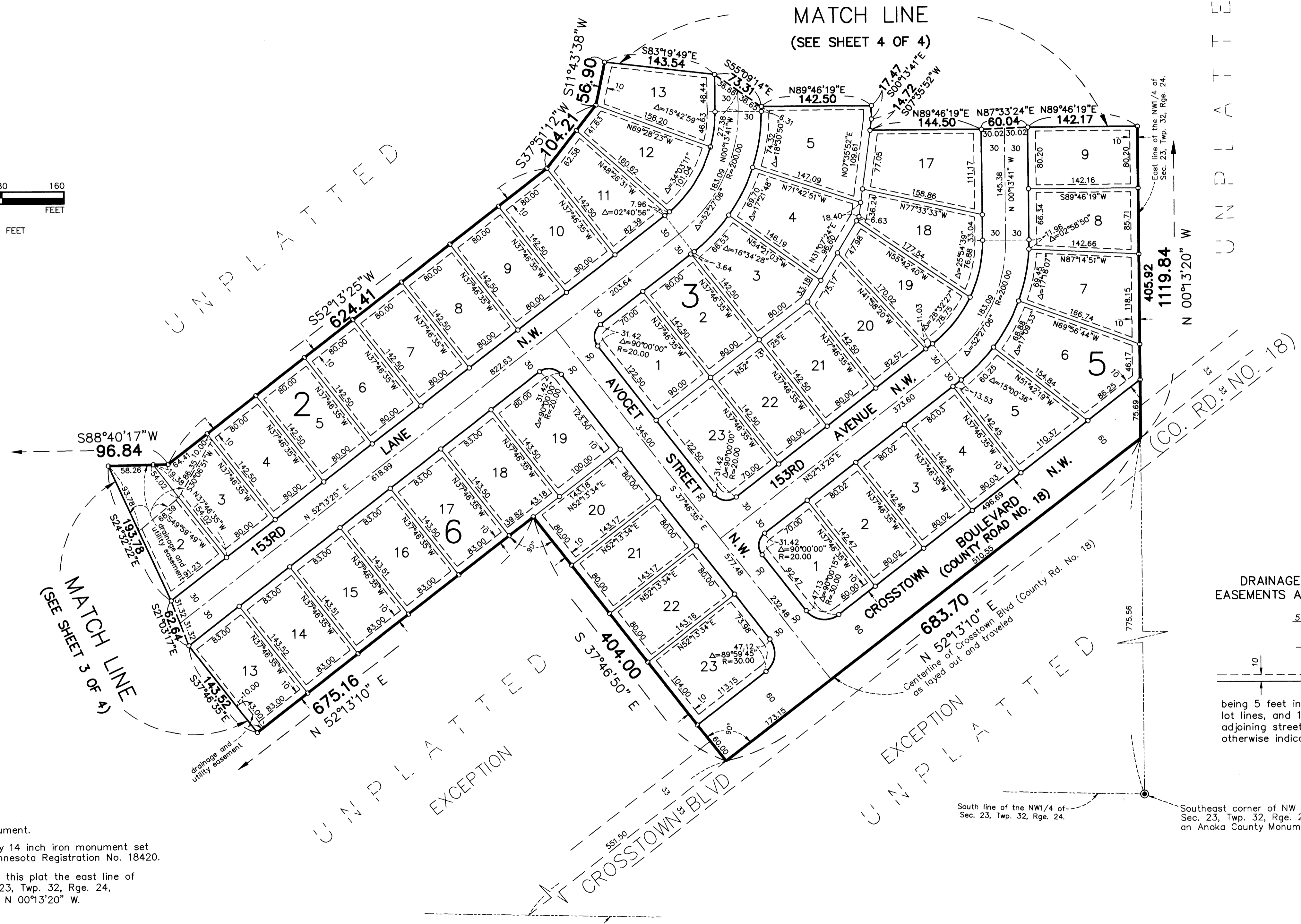
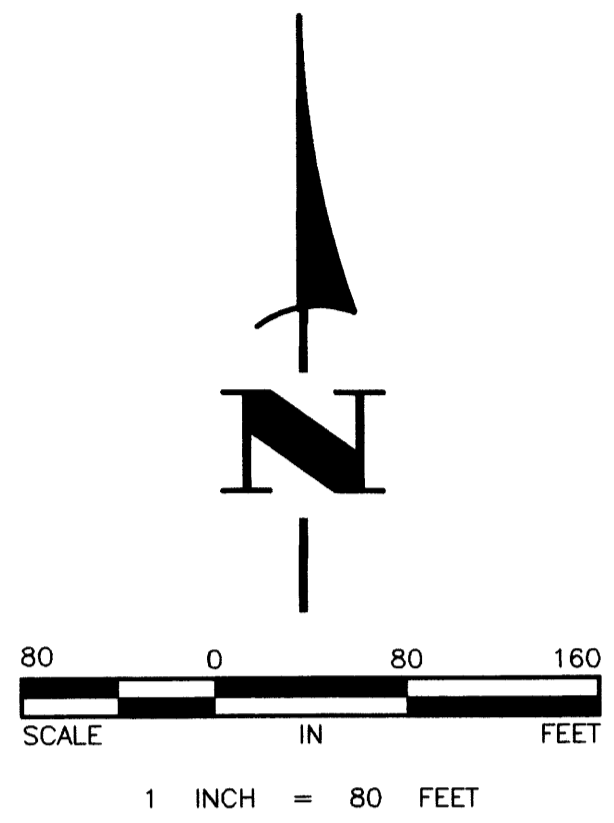


Receipt # 97059718 \$2,961.00

CHESTERTON COMMONS

CITY OF ANDOVER

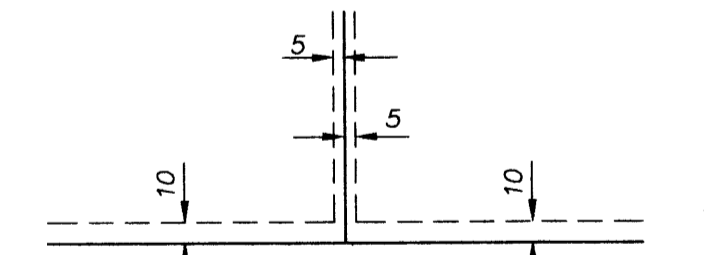
COUNTY OF ANOKA



- 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 east line of the N.W. 1/4, Sec. 23, Twp. 32, Rge. 24, is assumed to bear N 00°13'20" W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



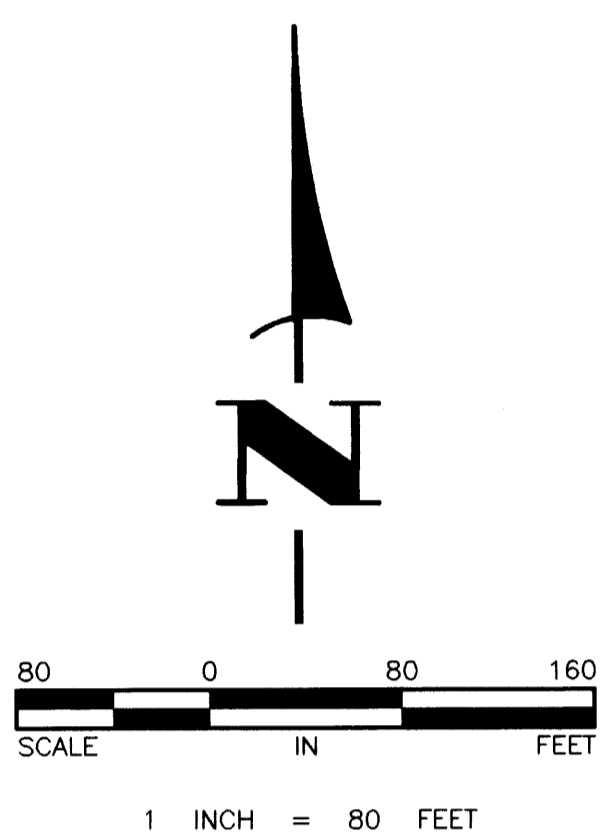
being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise indicated on the plat.

South line of the NW1/4 of Sec. 23, Twp. 32, Rge. 24.
Southeast corner of NW 1/4 of Sec. 23, Twp. 32, Rge. 24 an Anoka County Monument

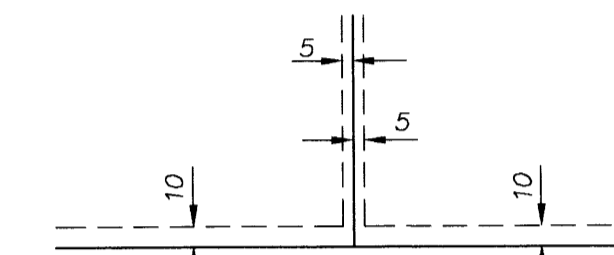
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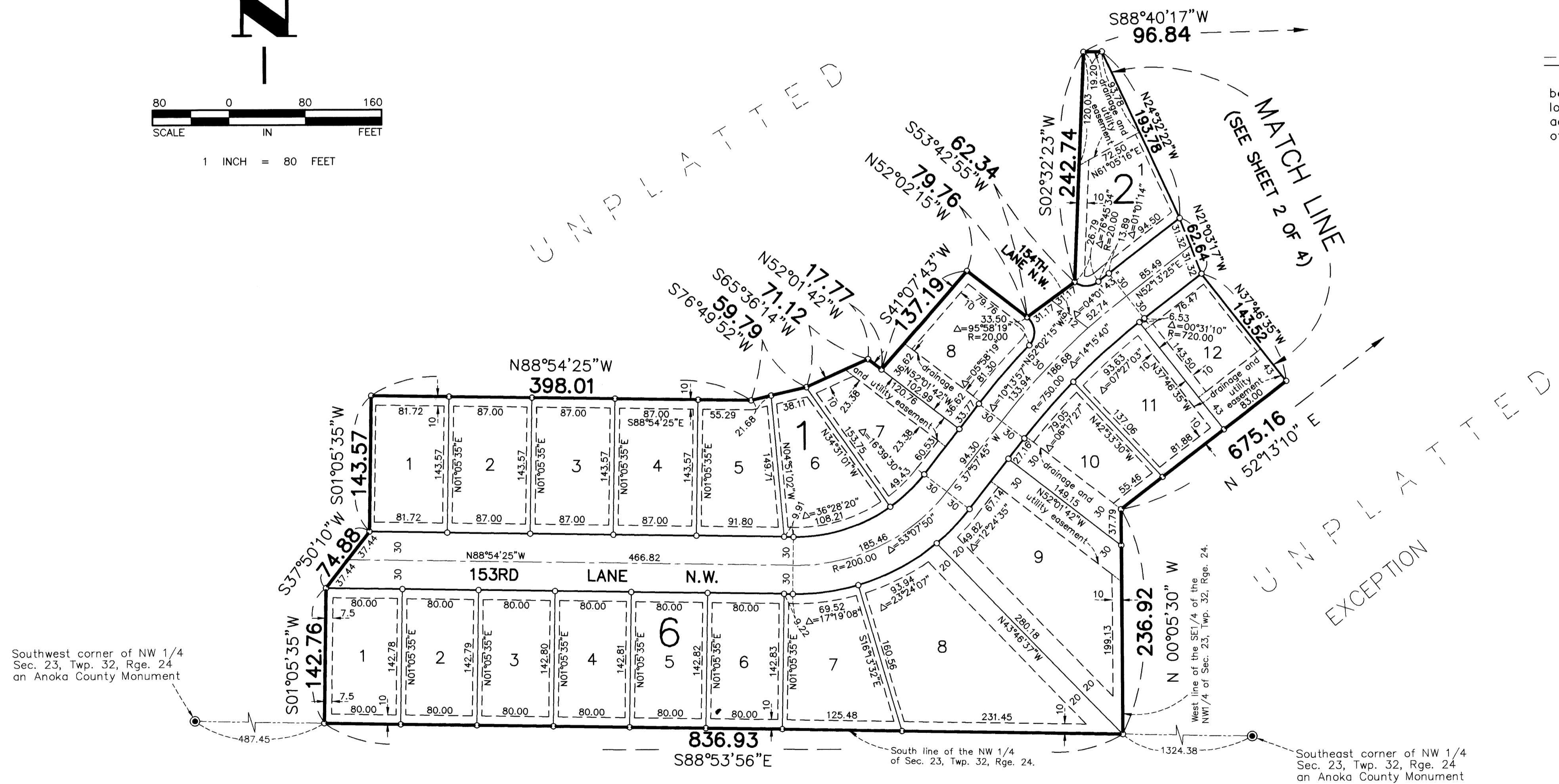
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UNPLATTED

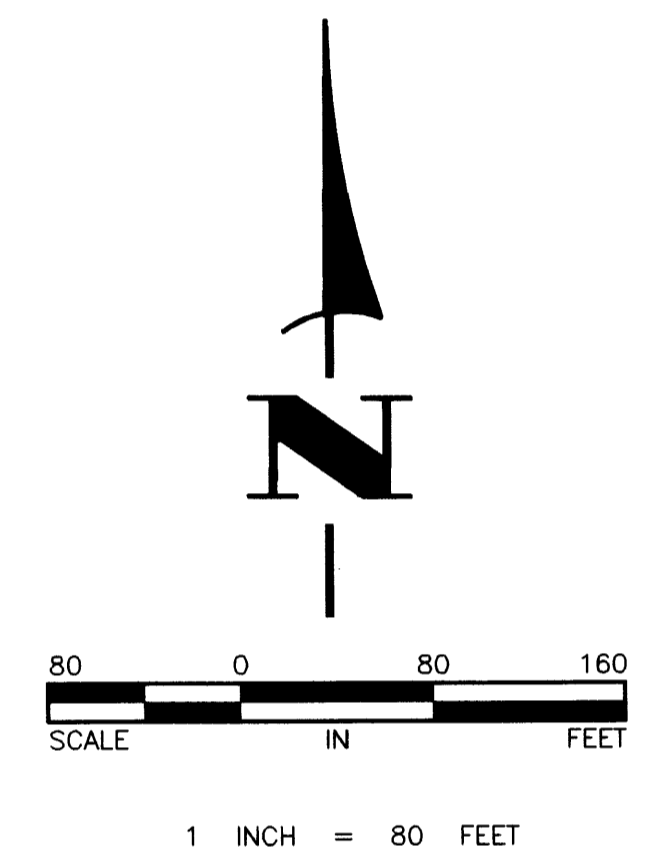
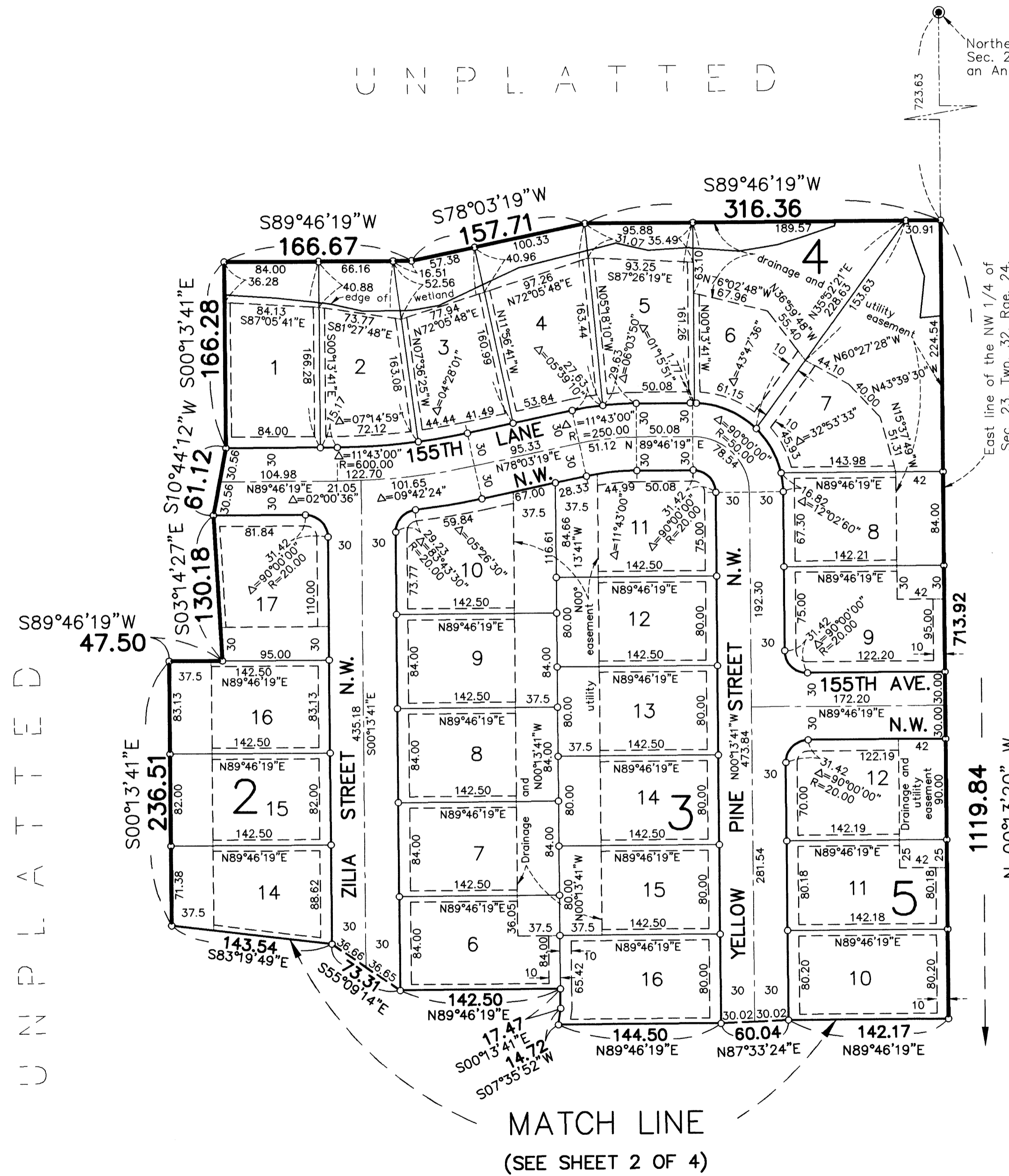
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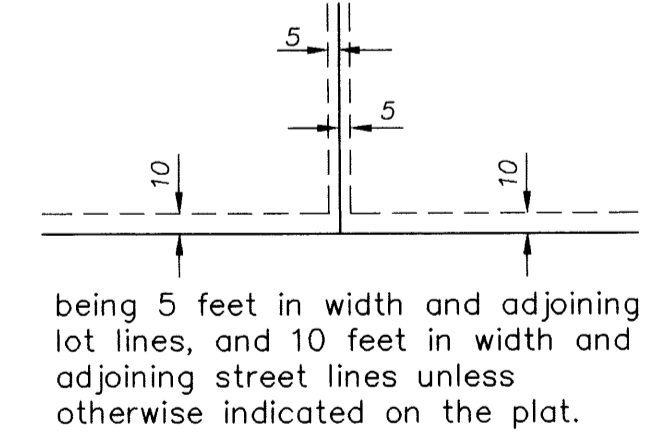
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Northeast corner of NW 1/4 Sec. 23, Twp. 32, Rge. 24 on Anoka County Monument



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