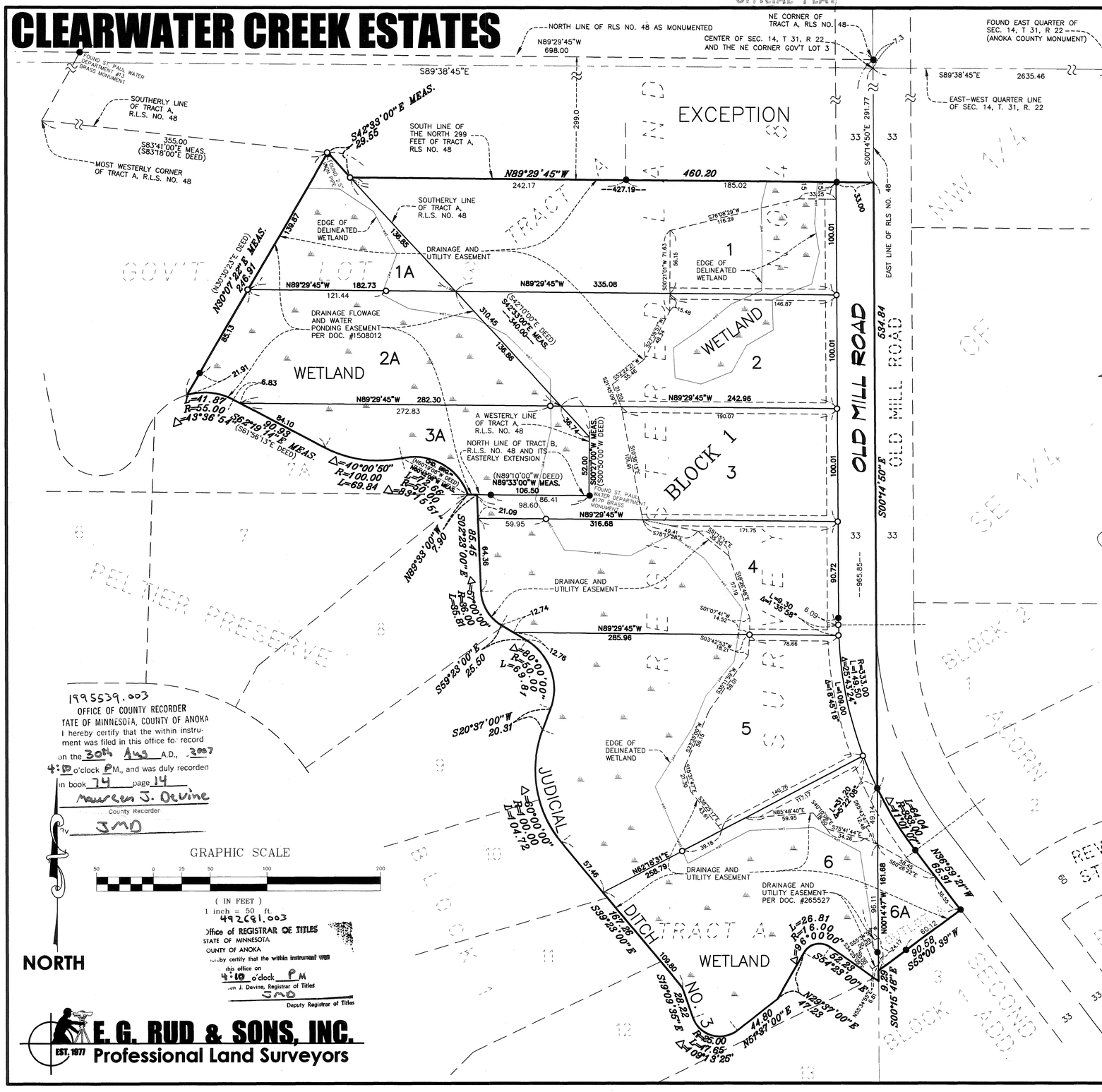
OFFICIAL PLAT

Bk 74 of Abst pg 14

CLEARWATER CREEK ESTATES

CITY OF CENTERVILLE
COUNTY OF ANOKA
SECTION 14, T31, R22



KNOW ALL MEN BY THESE PRESENTS: That Jeffery J. Hanzal and Laura J. Hanzal, husband and wife, owners of the following described property situated in the State of Minnesota, County of Anoka, to wit:

All of Tract A, Registered Land Survey No. 48, files of the Registrar of Titles, Anoka County, Minnesota, Except the north 299.00 feet thereof. (Torrens)

AND

Outlot A, ACORN CREEK SECOND ADDITION, Anoka County, Minnesota. (Abstract)

AND

That part of Government Lot 3, Section 14, Township 31, Range 22, Anoka County, Minnesota described as follows:

Commencing at the most westerly corner of Tract A, Registered Land Survey No. 48; thence on an assumed bearing of South 83 degrees 18 minutes 00 seconds East along the southerly line of said Tract A a distance of 355.00 feet to an angle point in said southerly line and the point of beginning of the property to be described; thence South 42 degrees 10 minutes 00 seconds East along said southerly line a distance of 340.00 feet to the westerly line of said Tract A; thence South 00 degrees 50 minutes 00 seconds West along said westerly line a distance of 52.00 feet to the easterly extension of the northerly line of Tract B, Registered Land Survey No. 48; thence North 89 degrees 10 minutes 00 seconds West along said north line and its easterly extension a distance of 106.50 feet; thence northwesterly 72.66 feet along a non-tangential curve concave to the southwest with a chord bearing of North 60 degrees 19 minutes 08 seconds West, a radius of 50.00 feet and a central angle of 83 degrees 15 minutes 51 seconds to a point of reverse curvature; thence westerly 69.84 feet along a reverse curve concave to the north with a radius of 100.00 feet and a central angle of 40 degrees 00 minutes 50 seconds; thence North 61 degrees 56 minutes 13 seconds West tangent to the previously described curve a distance of 90.93 feet; thence westerly 41.87 feet along a tangential curve concave to the south with a radius of 55.00 feet and a central angle of 43 degrees 36 minutes 54 seconds; thence North 30 degrees 30 minutes 23 seconds East a distance of 246.91 feet to the point of beginning. (Abstract)

Have caused the same to be surveyed and platted as CLEARWATER CREEK ESTATES and do hereby dedicate to the public for public use forever the road and drainage and utility easements as shown on this plat.

In witness whereof said Jeffery J. Hanzal and Laura J. Hanzal, husband and wife, have hereunto set their hands this 18th day of May, 2007

Jeffery J. Hanzal

Laura J. Hanzal

STATE OF MINNESOTA
COUNTY OF Sherburne
The foregoing instrument was acknowledged before me this 18th day of May, 2007, by Jeffery J. Hanzal and Laura J. Hanzal, husband and wife.

Notary Public, Sherburne County, Minnesota
My Commission Expires January 31st, 2010

ALETA L. JOHNSON
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2010

I hereby certify that I have surveyed and platted the property described on this plat as CLEARWATER CREEK ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat and that there are no wet lands as defined in Minnesota Statutes, Sec. 505.01 Subd. 3 or public highways to be designated other than as shown on said plat.

Jason E. Rud, Land Surveyor
Minnesota Registration No. 41578

STATE OF MINNESOTA
COUNTY OF Sherburne
The foregoing Surveyor's Certificate was acknowledged before me this 14th day of May, 2007, by Jason E. Rud, Land Surveyor.

Notary Public, Sherburne County, Minnesota
My Commission Expires January 31, 2010

ALETA L. JOHNSON
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2010

This plat of CLEARWATER CREEK ESTATES was approved by the City Council of Centerville, Minnesota at a regular meeting thereof held this 11th day of July, 2007, and 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 Minnesota Statutes, Section 505.03, Subd. 2.

By Mary Capra Mayor By Teresa Bender Clerk

This plat has been checked and approved this 28th day of August, 2007

Larry D. Hoium by Charles F. Getzen, Deputy
Larry D. Hólum
Anoka County Surveyor

1995539.003
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 30th day of Aug A.D., 2007 at 4:10 o'clock PM., and was duly recorded in book 74 page 14
Maureen J. Devine
County Recorder
By JMD

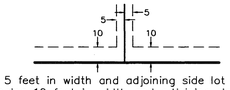
492681.003
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on 4:10 o'clock PM
Jon J. Devine, Registrar of Titles
JMD
Deputy Registrar of Titles

LEGEND

- Denotes Anoka County Cast Iron Monument
- ● Denotes 1/2" Found Iron Monument unless otherwise noted.
- ○ Denotes 1/2 inch by 18 inch set iron pipe monument marked by Registered Land Surveyor no. 41578
- (DEED) Denotes dimension as described in deed.

EASEMENT DETAIL

Drainage and utility easements are shown thus:



Being 5 feet in width and adjoining side lot lines. Also being 10 feet in width and adjoining right-of-way lines, unless otherwise shown on this plat.

NOTES:

All monuments required by Minnesota Statute, whether shown on this plat or not, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch by 18 inch iron pipe marked by RLS 41578.

For the purposes of this plat the east-west quarter line of Section 14, Township 31, Range 22 is assumed to have a bearing of S89°38'45"E.

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED Aug. 30 2007
MAUREEN J. DEVINE
PROPERTY TAX ADMINISTRATOR
BY DEPUTY PROPERTY TAX ADMINISTRATOR

56.00

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors