

# CLEARWATER MEADOWS

## CITY OF CENTERVILLE, ANOKA COUNTY

KNOW ALL MEN BY THESE PRESENTS that K-G Development, Inc., a Minnesota Corporation, owners and Builders Development & Finance, Inc., a Minnesota Corporation, mortgagee of the following described property situated in Anoka County, Minnesota:

That part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 31, Range 22, Anoka County, Minnesota described as follows:

Beginning at the northeast corner of said Southeast Quarter of the Northeast Quarter; thence south along east line thereof to southeast corner thereof; thence west along the south line thereof to southwest corner thereof; thence North 00 degrees 08 minutes 57 seconds East on an assumed bearing along the west line thereof 530.00 feet; thence South 89 degrees 13 minutes East, 210.00 feet; thence south parallel to west line 32.10 feet; thence South 50 degrees 23 minutes East 109.72 feet; thence North 39 degrees 37 minutes East 154.45 feet; thence North 45 degrees 11 minutes 22 seconds West 46.20 feet to the intersection with the east line of west 360 feet of said Southeast Quarter of the Northeast Quarter; thence North along said east line to north line of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 19 minutes East along said north line to a point 831.50 feet east of the northwest corner of said Southeast Quarter of the Northeast Quarter; thence south parallel to west line 212.60 feet; thence South 88 degrees 32 minutes East, 125 feet; thence north parallel to west line, 214.30 feet to said north line; thence east along said north line to point of beginning.

ALSO EXCEPT: the south 277.10 feet of the north 588.47 feet of said Southeast Quarter of the Northeast Quarter lying easterly of the west 956.50 feet of said Southeast Quarter of the Northeast Quarter.

Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 00 minutes 04 seconds West, on an assumed bearing along the south line of said Southeast Quarter of the Northeast Quarter to a point 724.04 feet west of said southeast corner; thence north at right angle 335.00 feet; thence South 42 degrees 20 minutes 33 seconds East 84.80 feet; thence South 46 degrees 40 minutes 47 seconds East 60.11 feet; thence South 72 degrees 03 minutes 58 seconds East, 108.09 feet; thence South 66 degrees 58 minutes 01 seconds East, 131.29 feet; thence South 64 degrees 27 minutes 56 seconds East, 133.02 feet; thence South 68 degrees 02 minutes 55 seconds East, 99.04 feet; thence South 73 degrees 13 minutes 19 seconds East, 189.36 feet to the east line of said Southeast Quarter of the Northeast Quarter; thence South 0 degrees 04 minutes 35 seconds West, along said east line 10.35 feet to the point of beginning.

ALSO EXCEPT: that part of the east 246.44 feet of said Southeast Quarter of the Northeast Quarter, lying northerly of the following described line: Commencing at the northeast corner thereof; thence south along the east line thereof 310.89 feet to the point of beginning; thence deflect right 90 degrees 58 minutes, 246.48 feet, more or less, to the west line of said east 246.44 feet and there terminating.

Have caused the same to be surveyed, platted and known as CLEARWATER MEADOWS and do hereby dedicate to the public for the public use forever the drive, courts, and avenue and the drainage and utility easements as shown on the plat.

In witness whereof said K-G Development, Inc., a Minnesota corporation, has caused these presents to be signed this 6<sup>th</sup> day of Aug, 1996

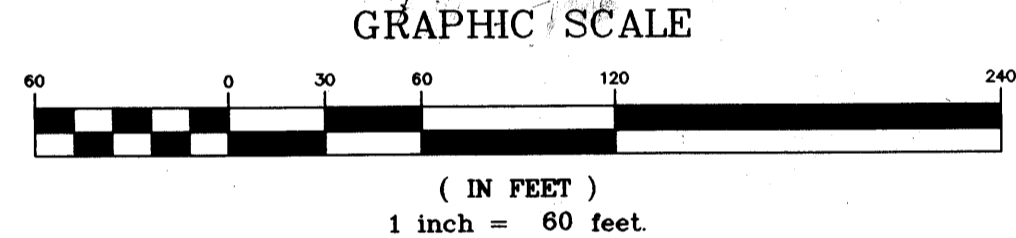
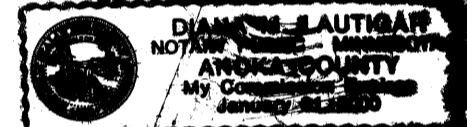
K-G DEVELOPMENT, INC.  
By Rockne J. Goertz, President  
By Timothy R. Klosner, Vice President

In witness whereof said Builders Development & Finance, Inc., a Minnesota Corporation, has caused these presents to be signed this 30<sup>th</sup> day of July, 1996

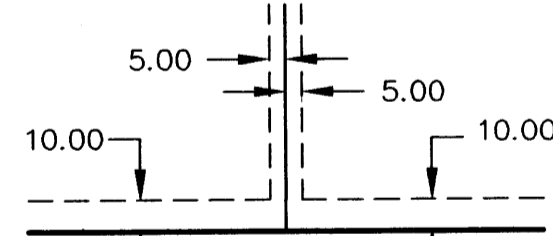
BUILDERS DEVELOPMENT & FINANCE, INC.  
By Tim N. Golie, Vice President

STATE OF MINNESOTA  
COUNTY OF Anoka  
The foregoing instrument was acknowledged before me this 6 day of August, 1996, by Rockne J. Goertz, President and Timothy R. Klosner, Vice President of K-G Development, Inc., a Minnesota corporation, on behalf of the corporation.

Diana M. Lauterbach  
Notary Public, Anoka County, Minnesota  
My Commission Expires 1-31-2000



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

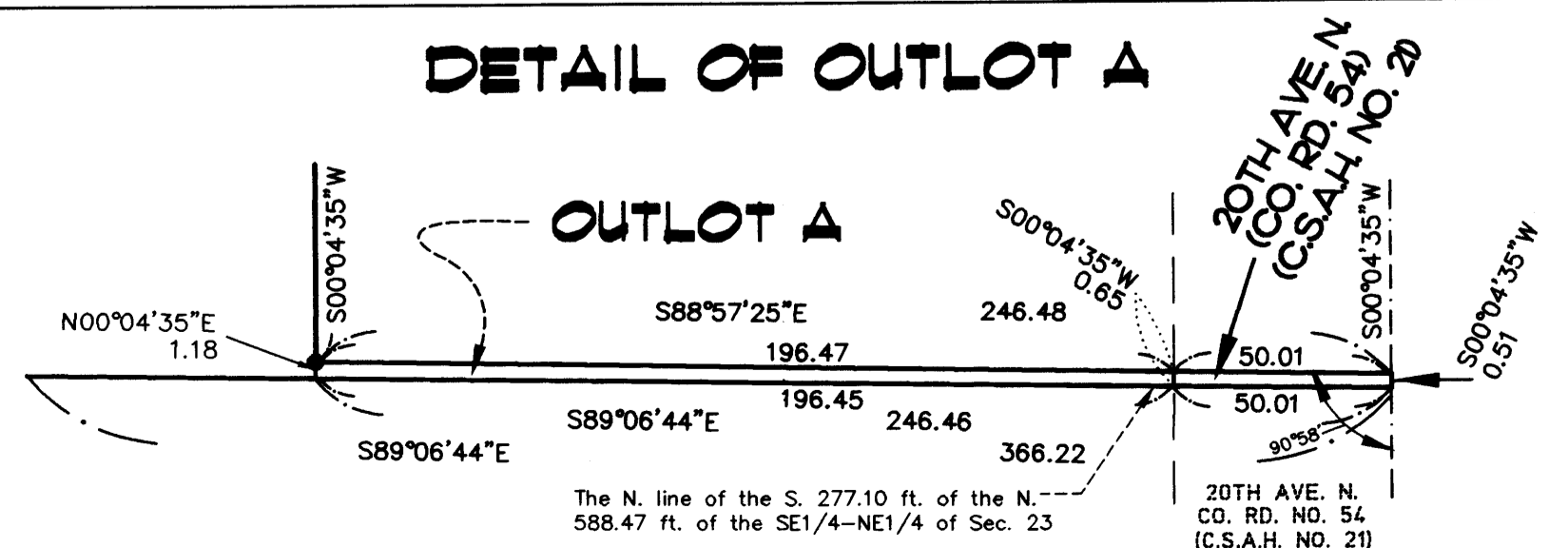


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

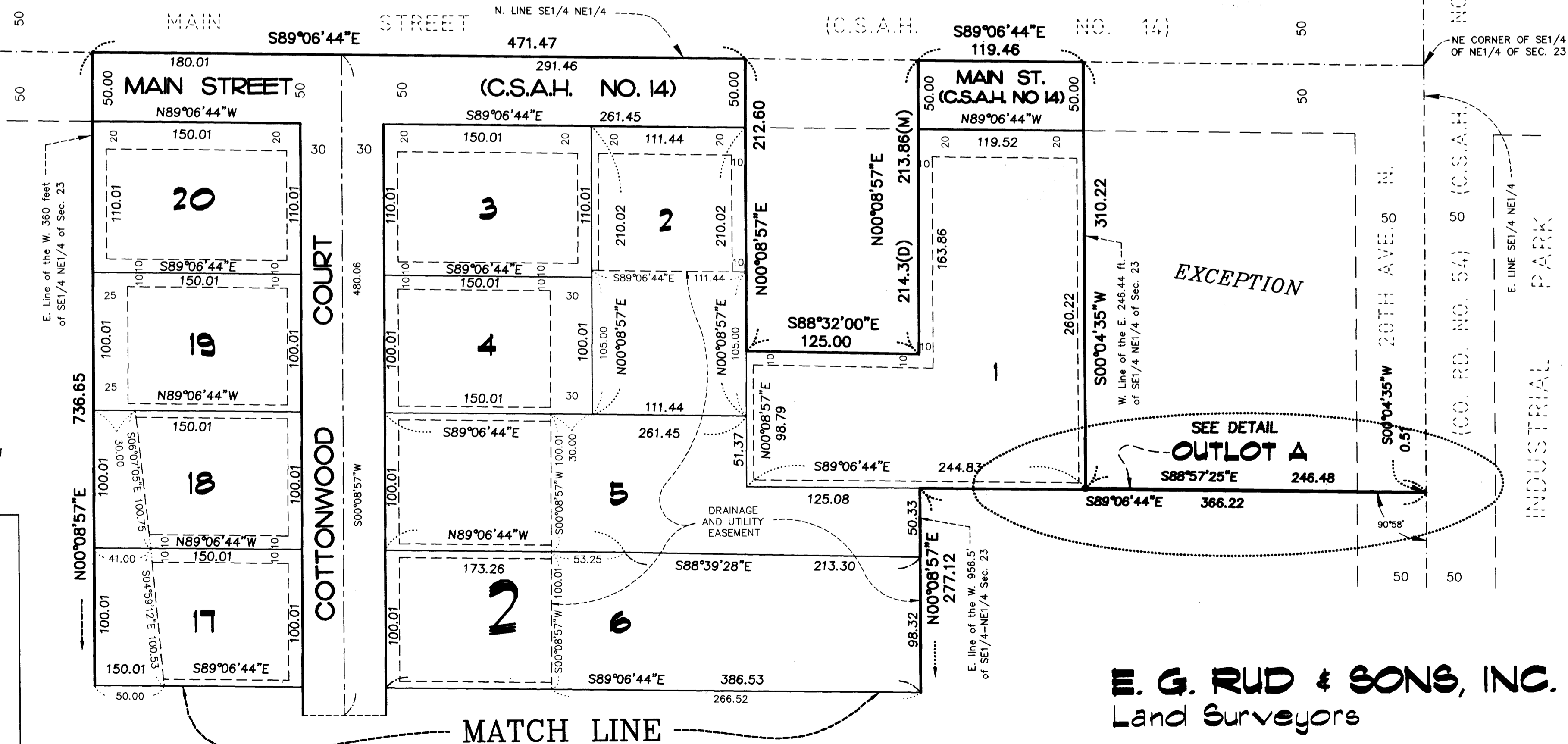
(D) Denotes deed  
(M) Denotes measured

• Denotes 1/2" monument found.

As required by statute, a 1/2 inch by 14" iron pipe will be set on each lot and block corner and shall be in place on or before one year of the recording of this plat.



HARDWOOD POND ESTATES



# 1234546  
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 7<sup>th</sup> day of Aug, 1996 at 3:30 o'clock P.M., and was duly recorded in book 53 of page 10 at Anoka, Minnesota.  
By Edward M. Trezka, County Recorder  
EIC

STATE OF MINNESOTA  
COUNTY OF Anoka  
The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 1996, by Tim N. Golie, Vice President of Builders Development & Finance, Inc., a Minnesota corporation, on behalf of the corporation.

Kathleen L. Jewell  
Notary Public, Anoka County, Minnesota  
My Commission Expires Jan 31, 2000

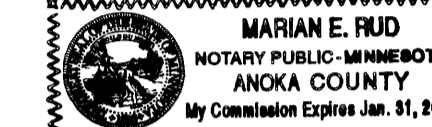


I, Ronald P. Alwin hereby certify that I have surveyed and platted the property described in the dedication of this plat as CLEARWATER MEADOWS; that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments 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 the plat; and there are no wet lands or public highways other than as shown thereon.

Ronald P. Alwin  
Ronald P. Alwin, Land Surveyor  
Minnesota Registration No. 17765

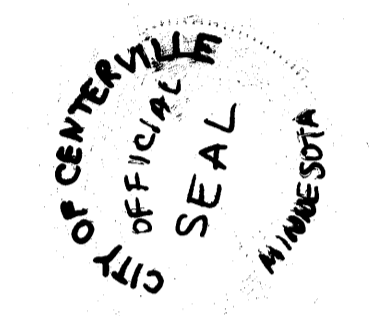
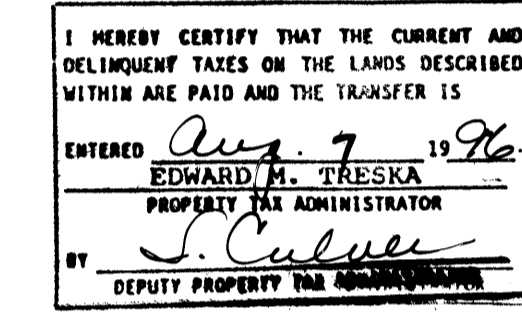
STATE OF MINNESOTA  
COUNTY OF ANOKA  
The surveyor's certificate was acknowledged before me this 29<sup>th</sup> day of July, 1996, by Ronald P. Alwin, Registered Land Surveyor.

Marian E. Rud  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2000



This plat of CLEARWATER MEADOWS was approved and accepted by the City Council of the City of Centerville, Minnesota, at a regular meeting thereof held this 2<sup>nd</sup> day of Aug, 1996. If applicable the written comments and recommendation 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, Subdivision No. 2.

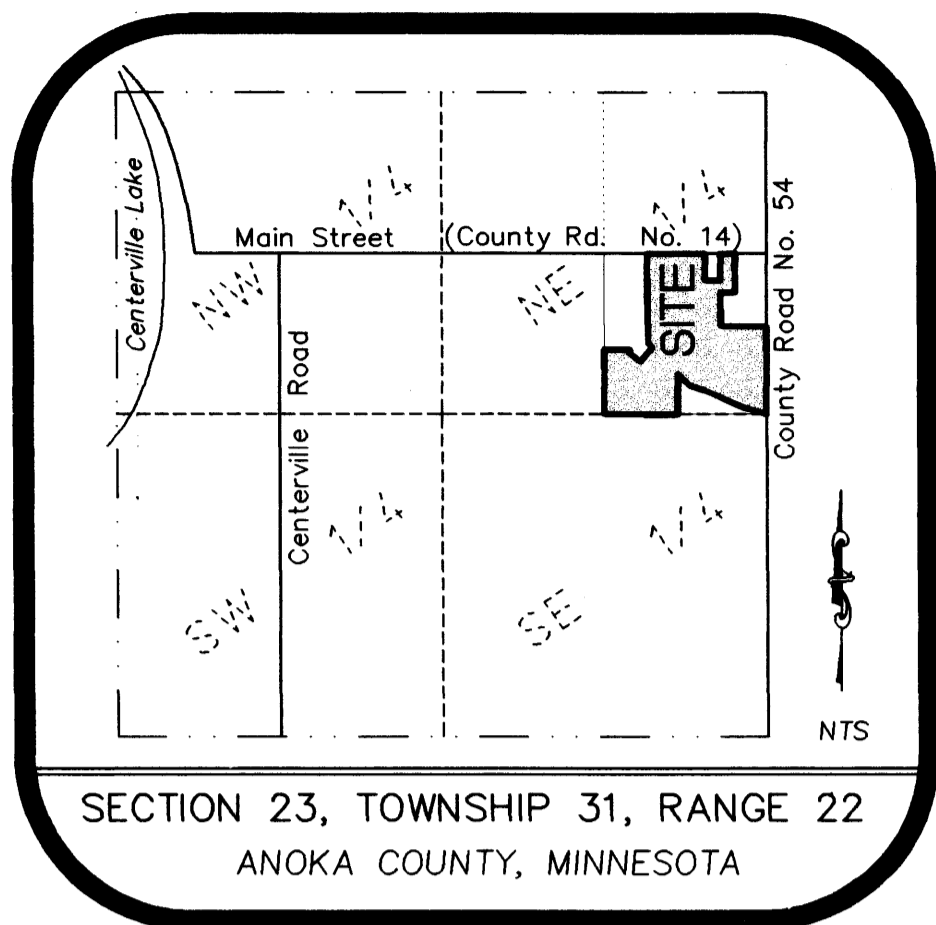
Jeffrey Breuninger  
Clerk  
W. D. Anderson  
Mayor/ACTING  
Anoka County Surveyor



# CLEARWATER MEADOWS

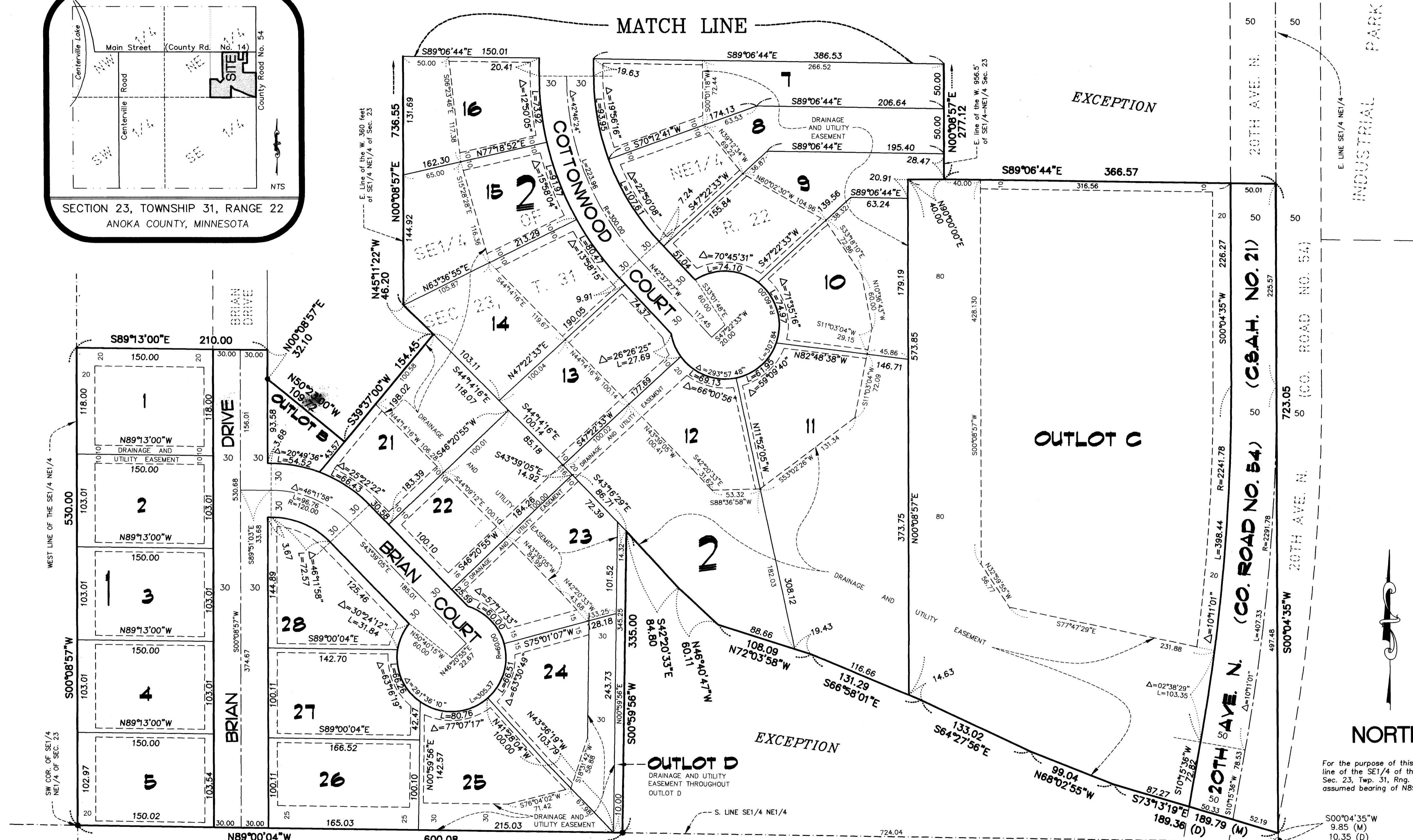
CITY OF CENTERVILLE, ANOKA COUNTY

## VICINITY MAP



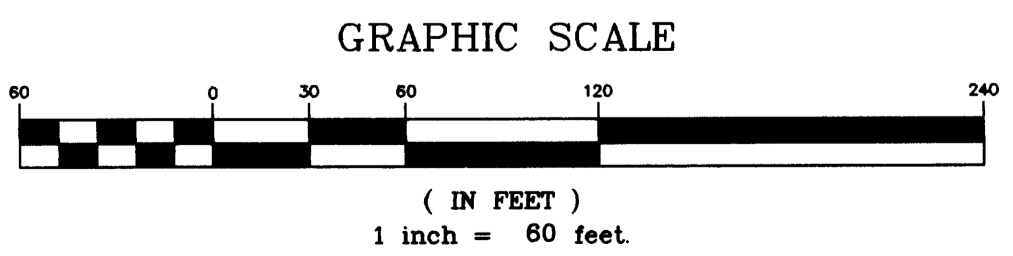
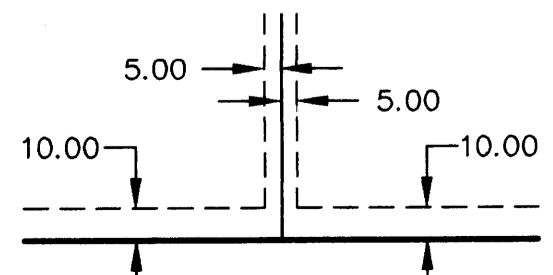
SECTION 23, TOWNSHIP 31, RANGE 22  
ANOKA COUNTY, MINNESOTA

MATCH LINE



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING  
SIDE LOT LINES, AND 10 FEET IN WIDTH  
AND ADJOINING STREET LINES AND REAR  
LOT LINES, UNLESS OTHERWISE SHOWN  
ON THIS PLAT.



- Denotes 1/2" monument found.
- (D) Denotes deed
- (M) Denotes measured

As required by statute, a 1/2 inch by 14" iron pipe will be set on each lot and block corner and shall be in place on or before one year of the recording of this plat.

For the purpose of this plat the S. line of the SE1/4 of the NE1/4 of Sec. 23, Twp. 31, Rng. 22, has an assumed bearing of N89°00'04"W.

E1/4 COR. SEC. 23  
ANOKA CO. - C.I.M.

**E. G. RUD & SONS, INC.**  
Land Surveyors