

CLUB WEST

OFFICIAL PLAT

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23
BK 17 Torns Pg 30

KNOW ALL MEN BY THESE PRESENTS: That Tradition Development, LLC, a Minnesota Limited Liability Company owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The Northeast Quarter of the Northeast Quarter of Section Seventeen (17), Township Thirty-one (31), Range Twenty-three (23), according to the United States Government Survey thereof.

AND

The West One-Half of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Thirty-one (31), Range Twenty-three (23), according to the United States Government Survey thereof.

AND

That part of the West One-Half of the Southeast Quarter of Section Seventeen (17), Township Thirty-one (31), Range Twenty-three (23) lying north of the following described property:
The South 40 acres of the Southeast Quarter of Section Seventeen (17), Township Thirty-one (31), Range Twenty-three (23), according to the United States Government Survey thereof.

AND THAT Centex Homes, a Nevada general partnership, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The Southeast Quarter of the Northeast Quarter of Section 17, Township 31, Range 23.

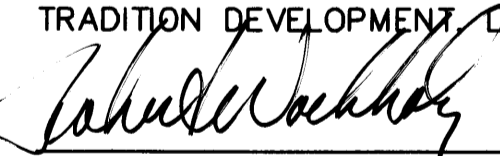
AND

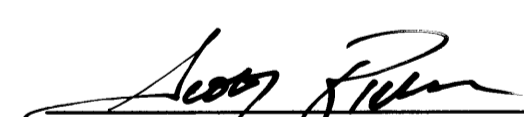
That part of the East One-Half of the Southeast Quarter of Section 17, Township 31, Range 23, lying north of the following described property:
The South 40 acres of the Southeast Quarter of Section 17, Township 31, Range 23.

AND

The South 40 acres of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Thirty-one (31), Range Twenty-Three (23), according to the United States Government Survey thereof, EXCEPTING that part now platted as ROSELAND INDUSTRIAL PARK.

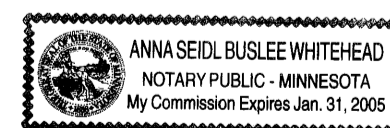
Have caused the same to be surveyed and platted as CLUB WEST and do hereby donate and dedicate to the public for public use forever the avenues, lane, streets, parkway, highway and easements for drainage and utility purposes only. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 12 as designated on this plat. Also dedicating to the State of Minnesota the right of access onto State Trunk Highway No. 65, as designated on this plat. In witness whereof said Tradition Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 15th day of OCTOBER, 2001, and in witness whereof said Centex Homes, a Nevada general partnership, has caused these presents to be signed by its proper officer this 15th day of OCTOBER, 2001.

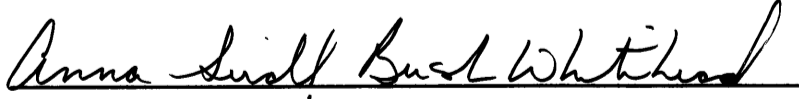
TRADITION DEVELOPMENT LLC

Robert M. Wachholz as President/Manager

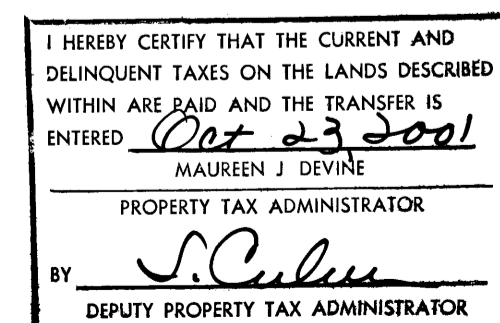
CENTEX HOMES

Scott J. Richter as Division President of CENTEX Real Estate Corporation, a Nevada Corporation, its managing General Partner.

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 15th day of October, 2001 by Robert M. Wachholz as president/manager of Tradition Development, LLC, a Minnesota Limited Liability Company, on behalf of said company.

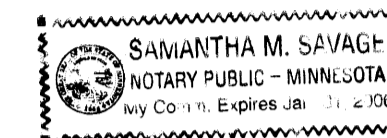



Anna Seidl Buslee Whitehead
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2005



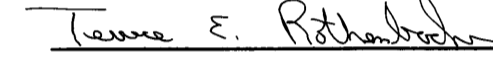
STATE OF Minnesota
COUNTY OF Scott

The foregoing instrument was acknowledged before me this 16th day of October, 2001 by Scott J. Richter, as Division President of Centex Homes, a Nevada general partnership, on behalf of said partnership.
Centex Real Estate Corporation, a Nevada Corporation, managing General Partner of



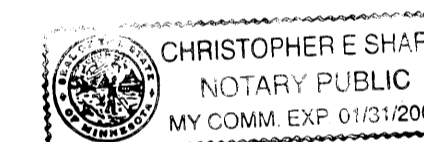

Samantha M. Savage
Notary Public, Scott County, Minnesota
My Commission Expires January 31, 2006

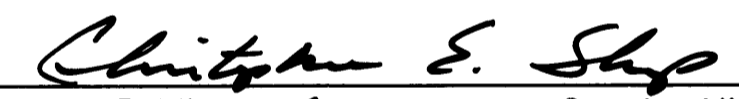
I hereby certify that I have surveyed and platted the property described on this plat as CLUB WEST; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be placed as required by the local governmental unit; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands, in accordance with section 505.02 Subdivision 1, or public highways to be designated other than as shown.


Terrence E. Rothenbacher, Land Surveyor
Minnesota License Number 20595

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 15th day of October, 2001, by Terrence E. Rothenbacher, Land Surveyor, Minnesota License No. 20595.



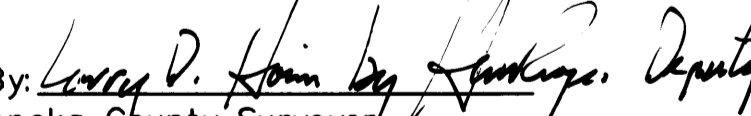

Christopher E. Sharp
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2005

BLAINE, MINNESOTA

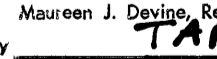
This plat of CLUB WEST was approved and accepted by the City Council of the City of Blaine, Minnesota, at a regular meeting thereof held this 19th day of July, 2001. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been 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, Section 2.

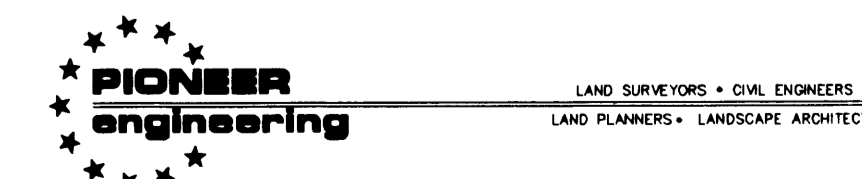
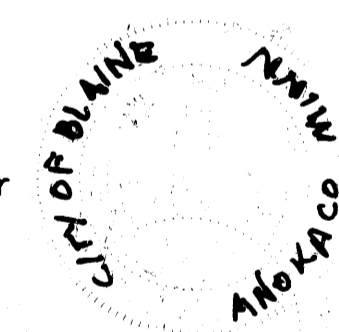
By:  Mayor By:  Clerk

Checked and approved this 23rd day of October, 2001.

By:  Deputy
Anoka County Surveyor

382664

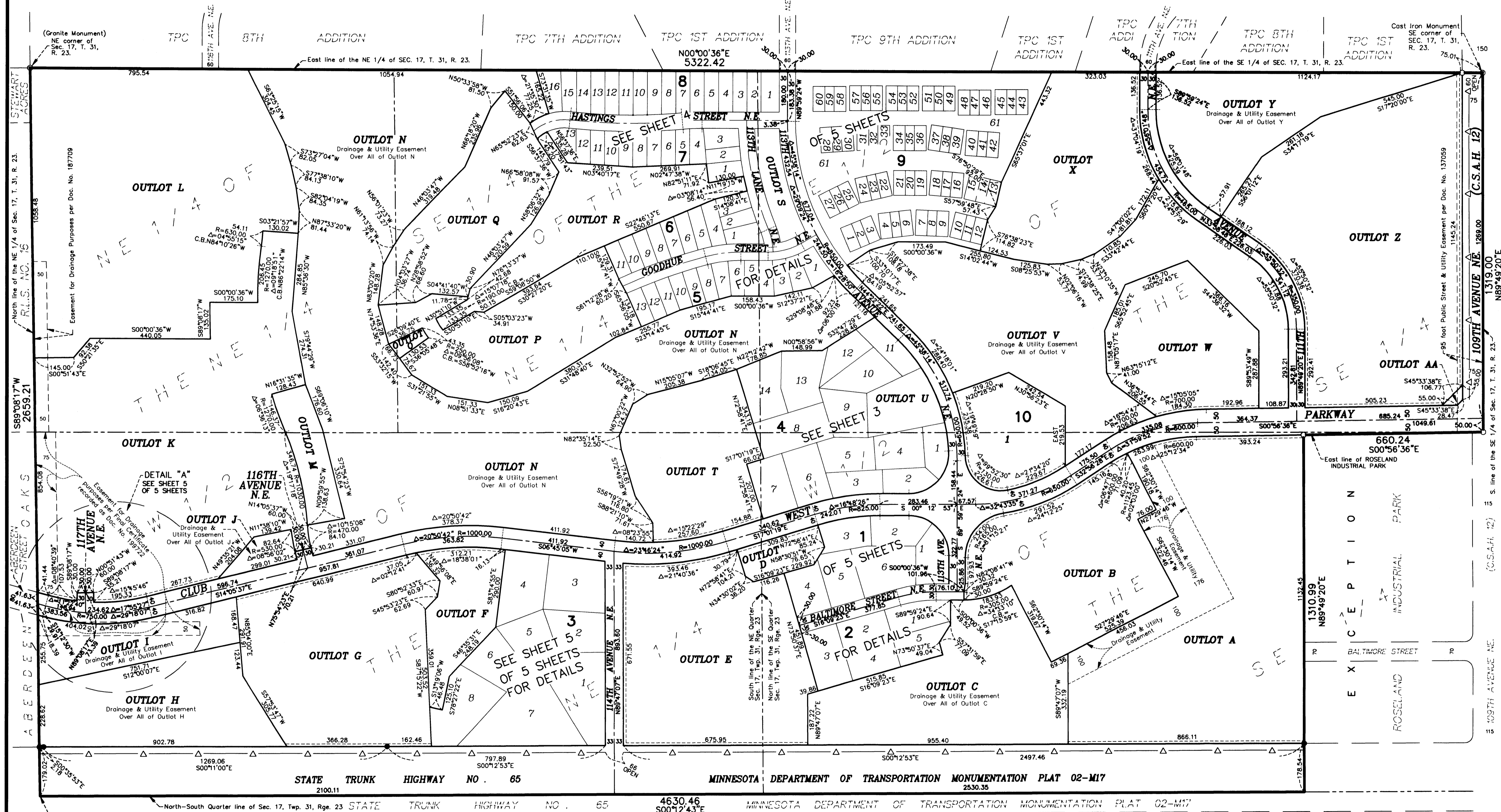
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on Oct 23, 2001 at 4:30 o'clock PM
Maureen J. Devine, Registrar of Titles
By:  Registrar of Titles



CLUB WEST

OFFICIAL FLAT

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23
SK17 Torns R30



STATE TRUNK HIGHWAY NO. 65
MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M17
2100.11 4630.46 2530.35
North-South Quarter line of Sec. 17, Twp. 31, Rge. 23
North line of the NE 1/4 of Sec. 17, Twp. 31, Rge. 23
East line of the SE 1/4 of Sec. 17, Twp. 31, Rge. 23

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

PIONEER engineering

Denotes right of access
● Denotes iron monument found
○ Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595
⊙ Denotes Anoka County Monument

All monuments required by Minnesota Statute, and not shown on this plat, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch by 14 inch iron pipe marked by RLS 20595.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)

being 10 feet in width and adjoining right of way lines unless otherwise indicated on the plat.

CLUB WEST

OFFICIAL PLAT

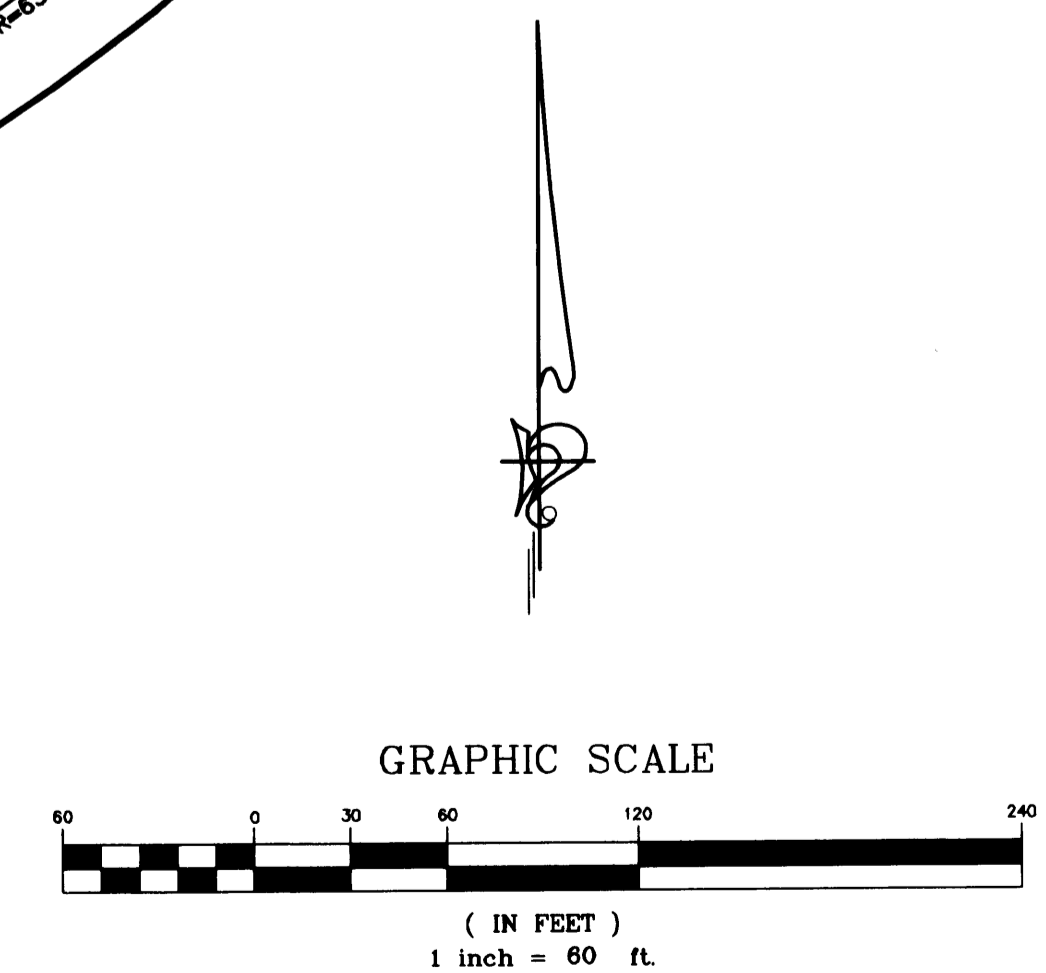
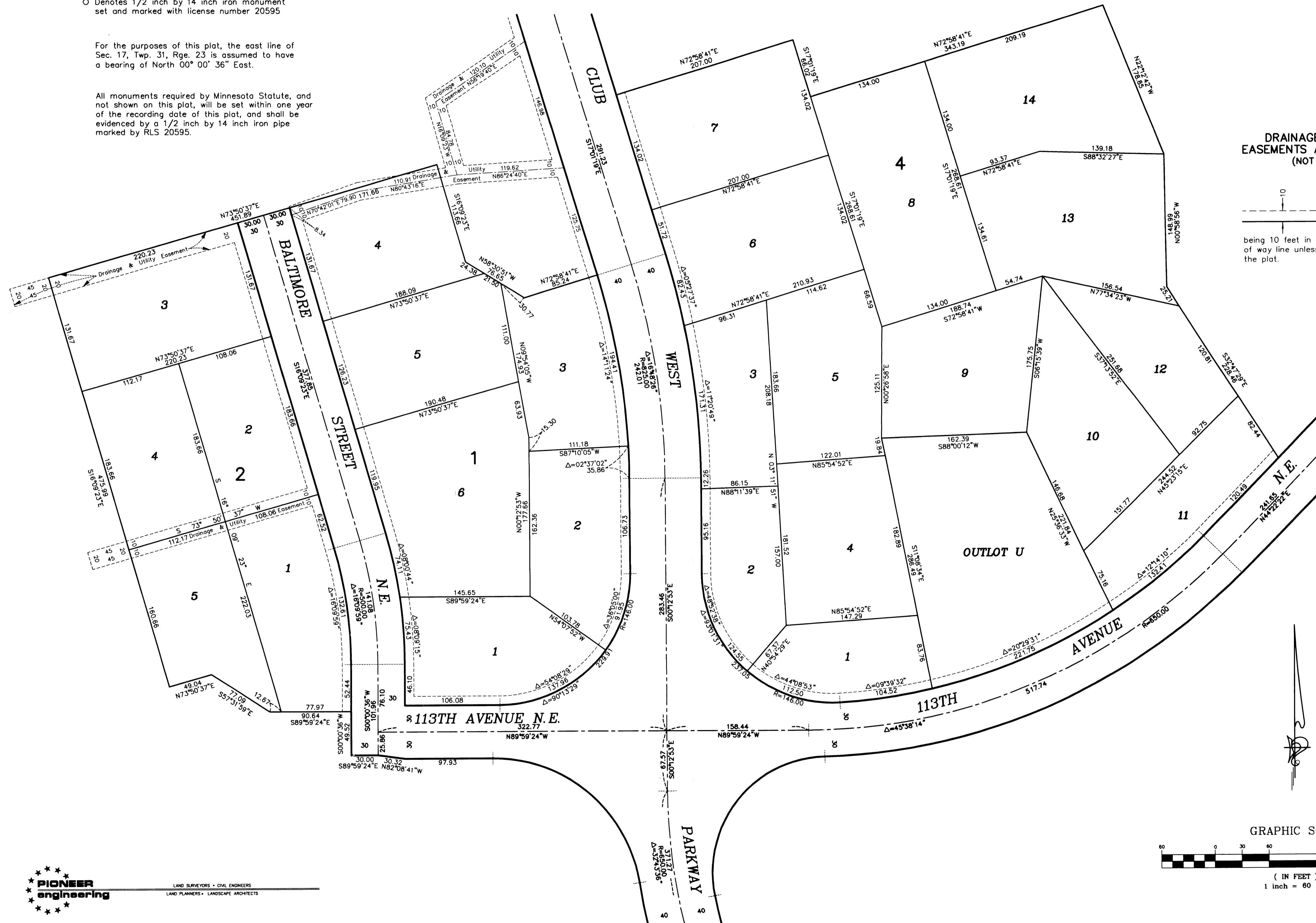
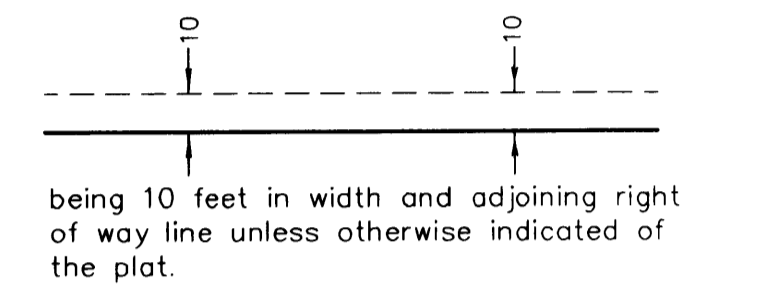
CITY OF BLAINE
 COUNTY OF ANOKA
 SEC. 17, TWP. 31, RGE. 23
 BK 17 Towns *Pg 30*

- Denotes iron monument found
- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595

For the purposes of this plat, the east line of Sec. 17, Twp. 31, Rge. 23 is assumed to have a bearing of North 00° 00' 36" East.

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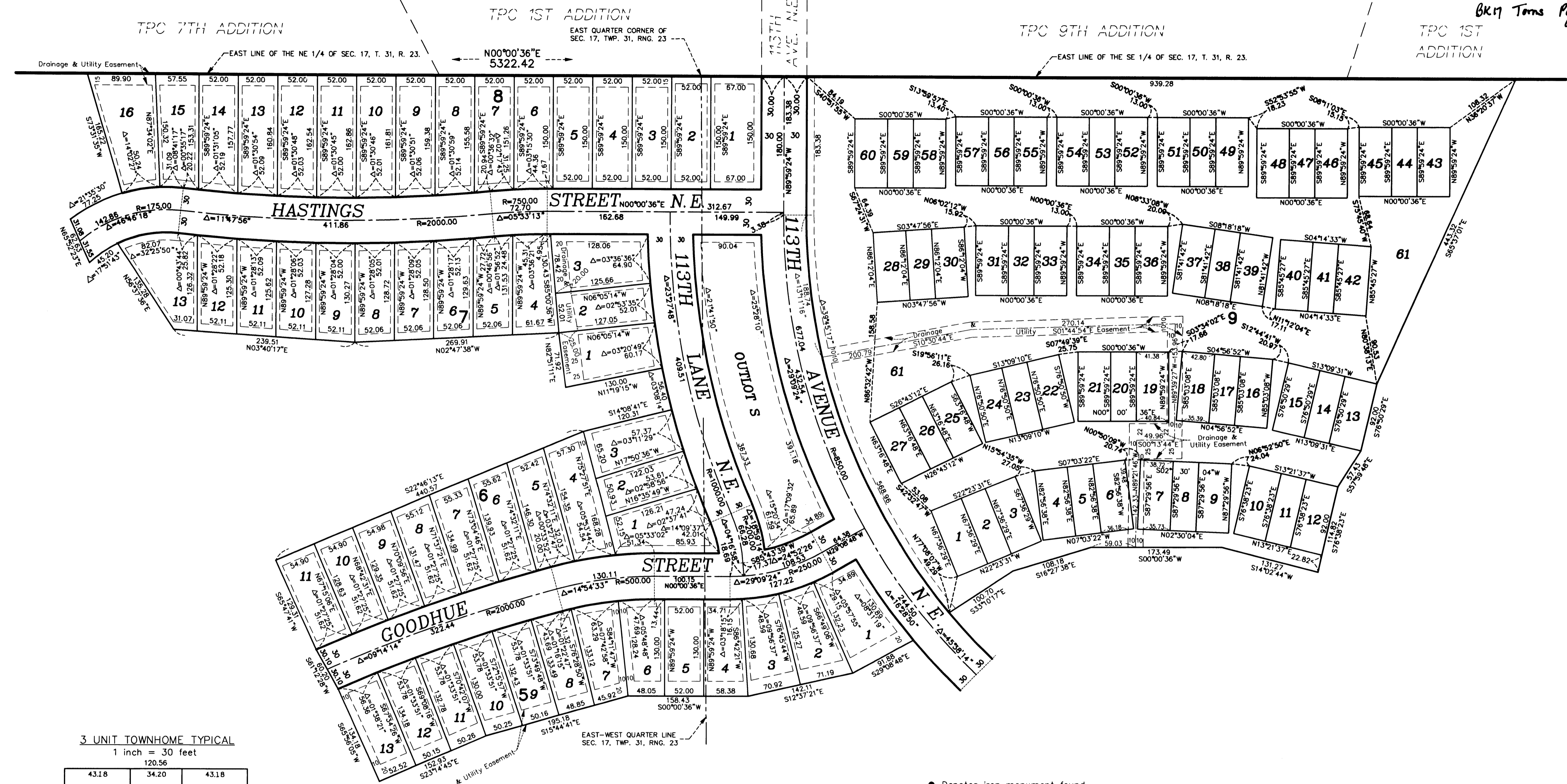
PIONEER engineering
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 LAND PLANNERS • LANDSCAPE ARCHITECTS

CLUB WEST

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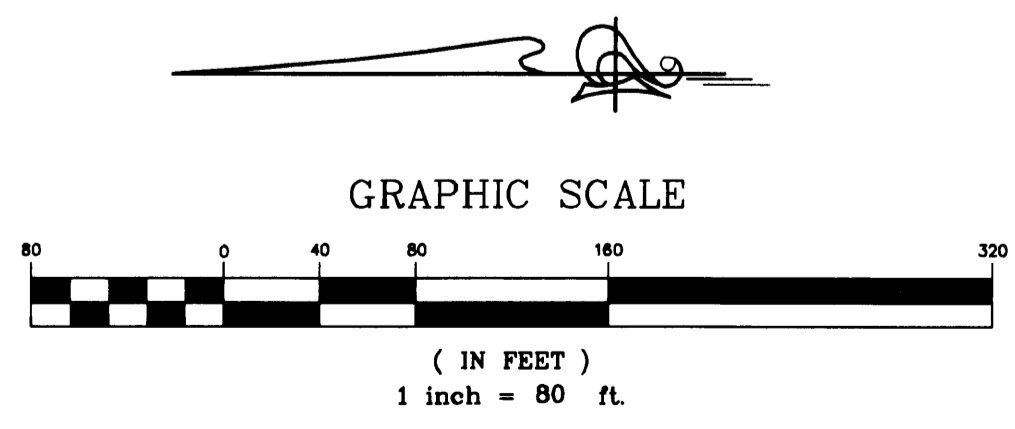
CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

Bk. 17 Toms Pg 30



3 UNIT TOWNHOME TYPICAL
1 inch = 30 feet

43.18	34.20	43.18
92.00	120.56	92.00
43.18	34.20	43.18
92.00	120.56	92.00

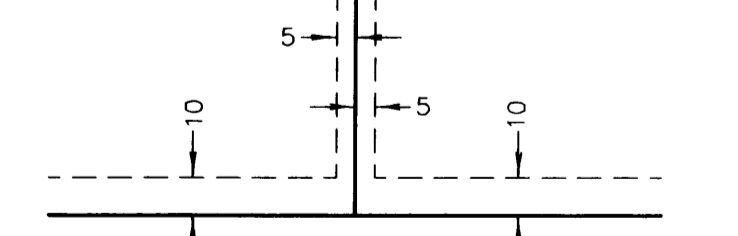


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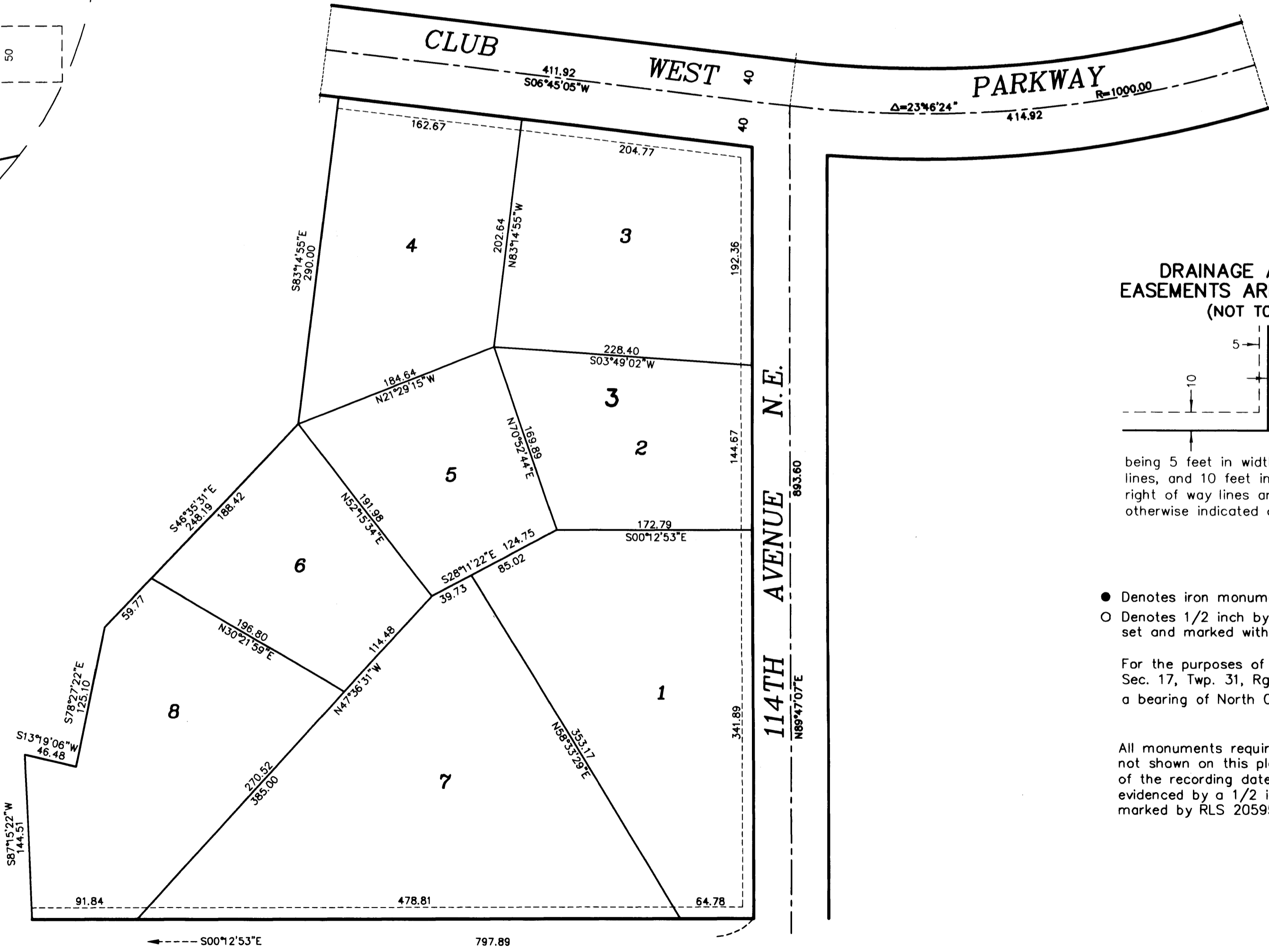
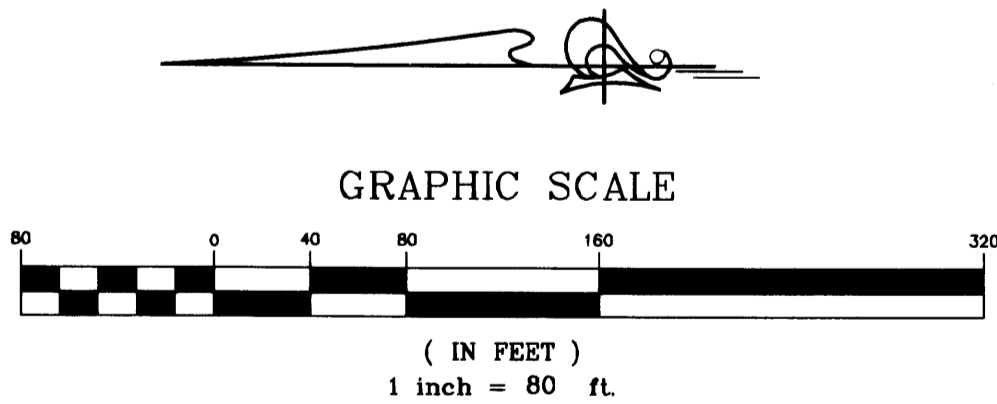
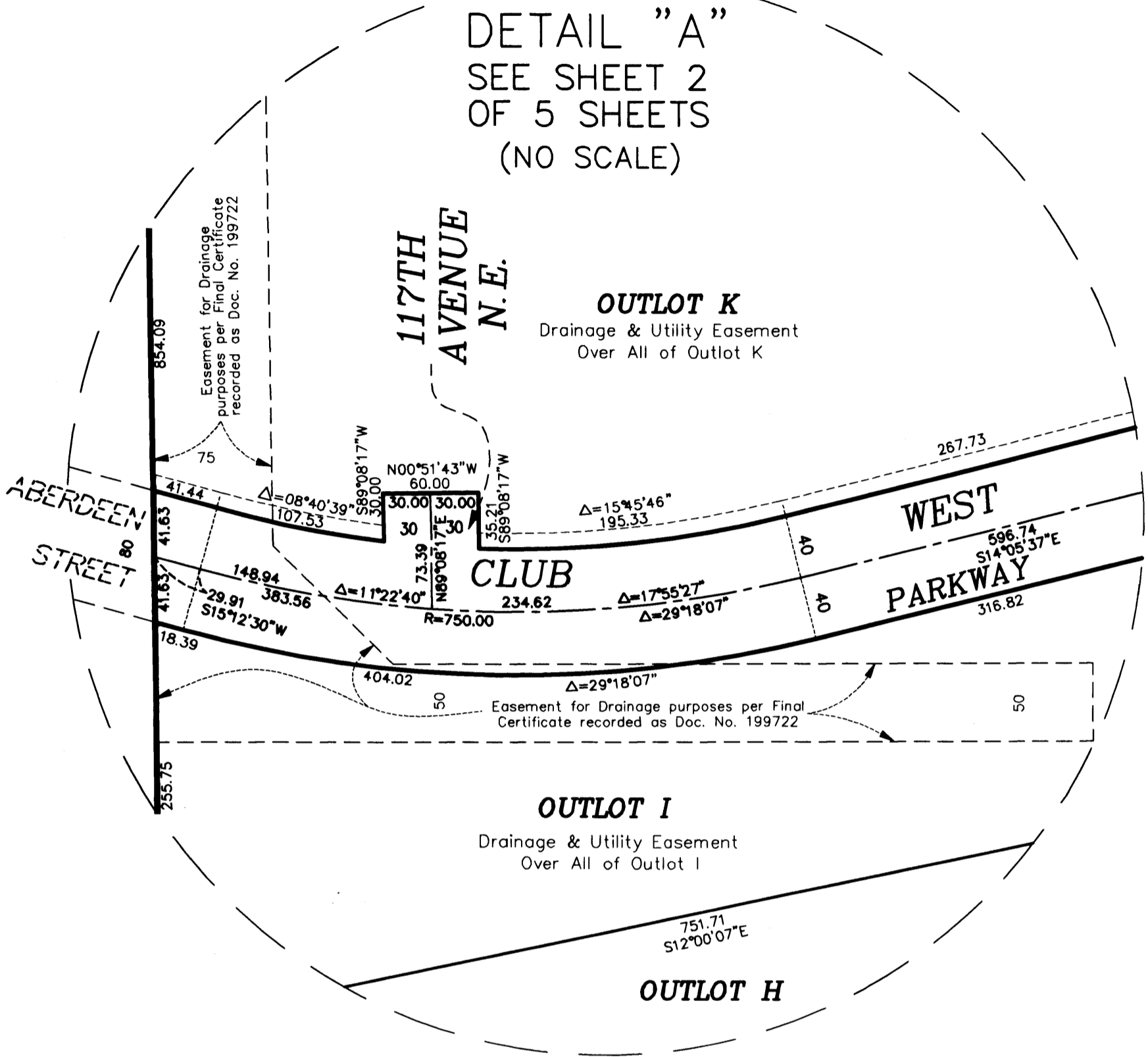


being 5 feet in width, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines and rear lot lines unless otherwise indicated on the plat.

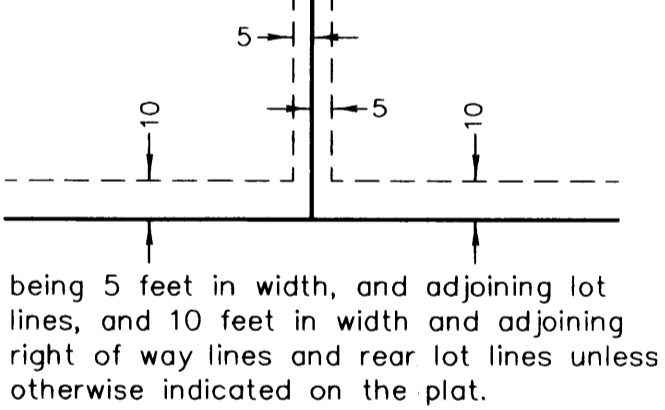
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CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE 23
Bl 17 Toms Pg 30



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STATE TRUNK HIGHWAY NO. 65 MINNESOTA DEPT. OF TRANSPORTATION MONUMENTATION PLAT 02-M17

PIONEER
engineering

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