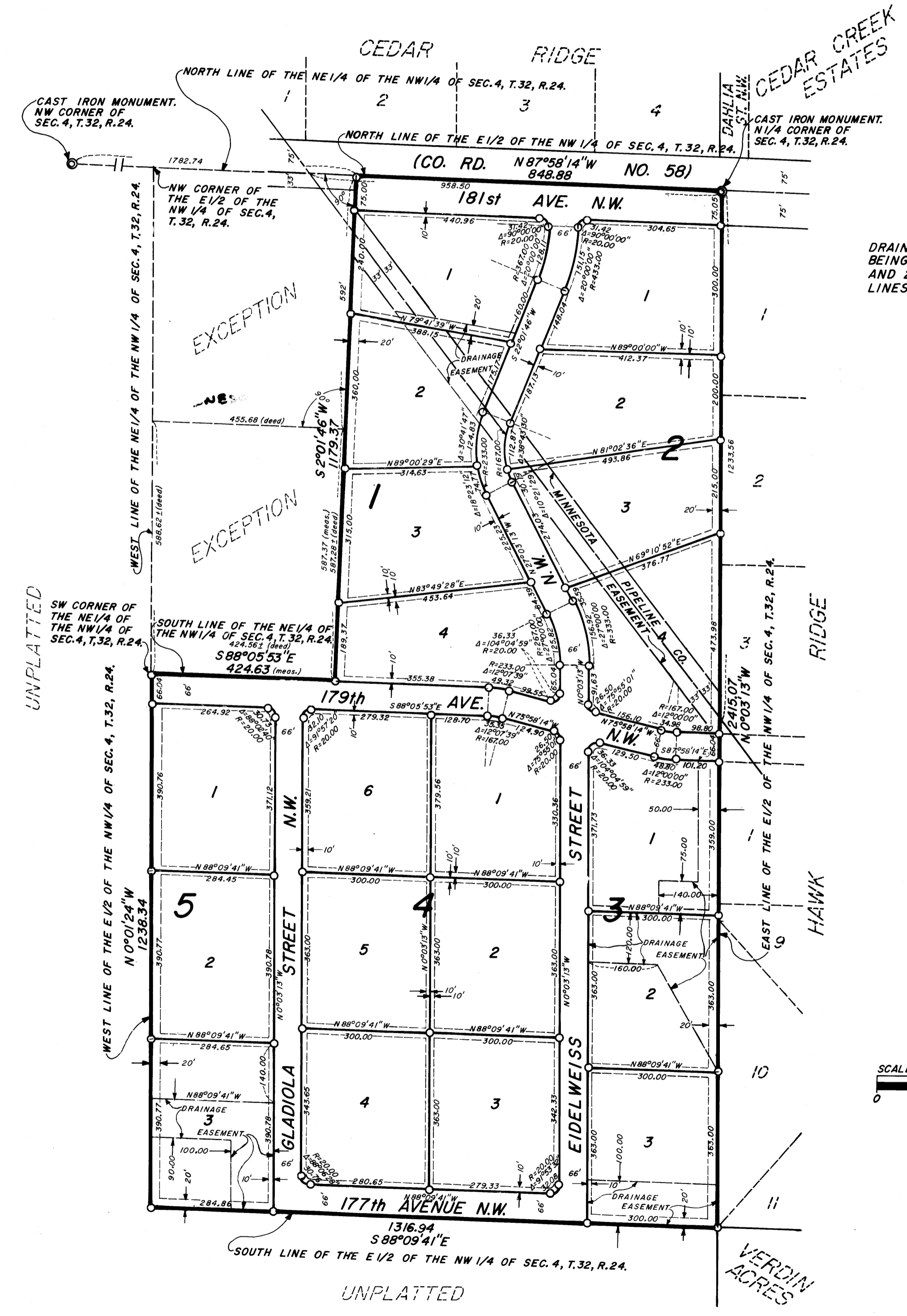
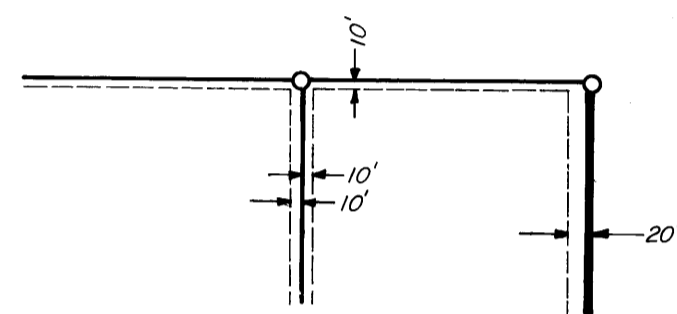


# COUNTRYVIEW ESTATES

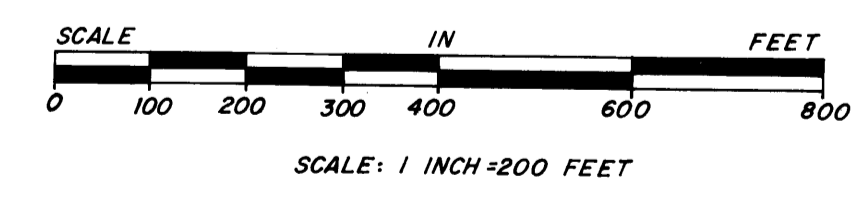
CITY OF ANDOVER COUNTY OF ANOKA



DRAINAGE & UTILITY EASEMENTS SHOWN THUS, BEING 10' IN WIDTH ALONG INTERIOR LOT LINES AND 20' IN WIDTH ALONG OUTSIDE BOUNDARY LINES UNLESS OTHERWISE SHOWN.



O DENOTES 1/2 INCH IRON PIPE. BEARINGS SHOWN ARE ASSUMED.



KNOW ALL MEN BY THESE PRESENTS: That P. B. Ventures, Inc., a Minnesota Corporation, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

All of the East Half of the Northwest Quarter of Section 4, Township 32, Range 24, in Anoka County, Minnesota, except that part described as follows:

Beginning at the Northwest corner of said East Half of the Northwest Quarter; thence East on the North line thereof to a point 1782.74 feet East of the Northwest corner of said Section 4; thence South at right angles a distance of 592 feet; thence west, at right angles, to the West line of said East Half of the Northwest Quarter; thence North on said West line to the point of beginning.

And except that part of the Northeast Quarter of the Northwest Quarter of Section 4, Township 32, Range 24, Anoka County, Minnesota described as follows:

Commencing at a point on the North line of said Northeast Quarter of the Northwest Quarter distant 1782.74 feet East from the Northwest corner of said Northwest Quarter of Section 4; thence South at right angles to said North line a distance of 592.0 feet to the actual point of beginning of the tract of land to be hereby described; thence continuing Southerly on last course a distance of 587.28 feet, more or less, to its intersection with the South line of said Northeast Quarter of the Northwest Quarter; thence West along said South line a distance of 424.56 feet, more or less, to the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence Northerly along the West line of said Northeast Quarter of the Northwest Quarter a distance of 588.62 feet, more or less, to a point distant 592 feet South from the North line of said Northeast Quarter of the Northwest Quarter, as measured at right angles to said North line; thence East and parallel with the North line of said Northeast Quarter of the Northwest Quarter a distance of 445.68 feet to the actual point of beginning.

Have caused the same to be surveyed and platted as COUNTRYVIEW ESTATES and do hereby donate and dedicate to the public for public use forever the Avenues and Streets as shown on the plat, also dedicating the easements for utility and/or drainage purposes only, also dedicating to the County of Anoka the right of access onto County Road No. 58 from Lot 1, Block 1, and Lot 1, Block 2. In witness whereof, P. B. Ventures, Inc. has caused these presents to be signed by its proper officers on this 7 day of August, 1979.

SIGNED: P. B. Ventures, Inc.  
By P. B. Madison, Jr., President  
By Chas. J. Rodman, Secretary

STATE OF MINNESOTA )  
COUNTY OF ANOKA ) ss. The foregoing instrument was acknowledged before me this 7 day of August, 1979, by P. B. Madison, Jr., President, and Chas. J. Rodman, Secretary, of P. B. Ventures, Inc., a Minnesota Corporation, on behalf of the corporation.  
*My Commission Expires Jan. 21, 1986.*  
Patricia A. Robinson  
Notary Public, Hennepin County, Minnesota

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as COUNTRYVIEW ESTATES; that the 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 the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wet lands or public highways to be designated on said plat other than are shown thereon.

STATE OF MINNESOTA )  
COUNTY OF ANOKA ) ss. The surveyors certificate was subscribed and sworn to before me, a Notary Public this 7th day of August, 1979.  
Patricia A. Robinson  
Notary Public, Anoka County, Minnesota

We hereby certify that the City Council of the City of Andover, Anoka County, Minnesota, duly accepted and approved the plat of COUNTRYVIEW ESTATES at a regular meeting thereof held this 7th day of August, 1979.

By John W. Weiland, Mayor  
By Patricia A. Robinson, Notary Public  
Checked and approved this 9th day of August, 1979.  
531940  
By Poland W. Anderson, County Surveyor, Anoka County, Minnesota

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 9th day of August, 1979 A.D., 1979.  
5 o'clock P.M., and was duly recorded in Book 30 of PLATS, page 15.  
Patricia A. Robinson  
County Recorder  
By R. E. Hollander, Deputy

CAINE & O'MALLEY  
LAND SURVEYORS, INC.

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