

CREEKHAVEN

CITY OF ANDOVER
COUNTY OF ANOKA

822650
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 12 day of Sept, 1988 at 11:35 o'clock A.M., and was duly recorded in book 39 of Plats, page 41
Red O'Connell
County Recorder
By Debra Kay Ege
Deputy

EGAN, FIELD & NOWAK, INC.
SURVEYORS

KNOW ALL MEN BY THESE PRESENTS that Donna L. Green, a single ^{person} owner and proprietor and R & B Investments, a general partnership, purchaser under contract for deed of the following described property situated in the State of Minnesota and County of Anoka to wit:

That part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 33, Township 32, Range 24, described as follows:

Beginning at a point on the South line of the Southwest Quarter of the Northeast Quarter of said Section 33, distant 453 feet East of the Southwest Corner of said Southwest Quarter of the Northeast Quarter; thence North 1 degree 03 minutes 30 seconds West a distance of 220 feet; thence North 57 degrees 15 minutes 15 seconds East a distance of 49.35 feet; thence North 38 degrees 38 minutes 55 seconds West a distance of 215.26 feet; thence South 29 degrees 33 minutes West a distance of 10 feet; thence on a tangential curve to the right with a radius of 103.05 feet a distance of 170.44 feet; thence North 55 degrees 41 minutes 10 seconds West a distance of 185 feet; thence on a tangential curve to the right with a radius of 170.4 feet a distance of 80 feet; thence South 68 degrees 26 minutes 45 seconds West a distance of 311.10 feet more or less to the center line of Coon Creek; thence Southeasterly along said center line of Coon Creek to its intersection with the South line of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 56 minutes 30 seconds East along said South line a distance of 200 feet more or less to the point of beginning, subject to the rights of the Public over the South 50 feet for road purposes and other easements of record. All being in Anoka County, Minnesota.

And

That part of the Southwest Quarter of the Northeast Quarter of Section 33, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Northeast Quarter; thence North 88 degrees 56 minutes 30 seconds East along the South line of said Southwest Quarter of the Northeast Quarter a distance of 674.03 feet to its intersection with the center line of old County State Aid Highway No. 18; thence North 29 degrees 34 minutes 25 seconds East along said center line a distance of 510.73 feet to the actual point of beginning of the tract of land to be described; thence North 60 degrees 25 minutes 35 seconds West a distance of 280.0 feet; thence North 66 degrees 52 minutes 20 seconds West a distance of 201.28 feet; thence North 29 degrees 34 minutes 25 seconds East a distance of 112.12 feet to the Southwest corner of Lot 2, Block 3, Northwoods Addition, according to the plat thereof; thence South 60 degrees 25 minutes 35 seconds East along the Southwesterly line of said Block 3 and its extension Southeasterly a distance of 480 feet to the center line of County State Aid Highway No. 18; thence South 29 degrees 34 minutes 25 seconds West along said center line a distance of 89.51 feet to the actual point of beginning. Subject to easements of record.

And

Lots 1 and 2, Block 3, Northwoods Addition, Anoka County, Minnesota.

And

That part of the Southwest Quarter of the Northeast Quarter of Section 33, Township 32, Range 24, Anoka County, Minnesota, and that part of Lot 5, Block 4, Northwoods Addition, Anoka County, Minnesota, described as follows:

Beginning at the Southeast corner of Lot 5, Block 4, in said Northwoods Addition; thence South 29 degrees 34 minutes 25 seconds West a distance of 173.90 feet; thence North 66 degrees 52 minutes 20 seconds West a distance of 320.34 feet; thence North 23 degrees 07 minutes 40 seconds East a distance of 112.98 feet; thence North 1 degree 17 minutes 40 seconds West a distance of 62.59 feet; thence North 88 degrees 48 minutes 25 seconds East a distance of 163.94 feet; thence South 60 degrees 25 minutes 35 seconds East a distance of 222.25 feet to the ^{new} Southeasterly line of said Lot 5; thence South 29 degrees 34 minutes 25 seconds West along the Southeasterly line of said Lot 5 a distance of 40 feet to the point of beginning. ^{For purposes of this description the Southeasterly line of said Lot 5 is assumed to have a bearing of South 29 degrees 34 minutes 25 seconds West.}

And

That part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 33, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Southwest Corner of said Southwest Quarter of the Northeast Quarter; thence North 88 degrees 56 minutes 30 seconds East along the South line of said Southwest Quarter of the Northeast Quarter a distance of 674.03 feet to its intersection with the center line of County State Aid Highway No. 18; thence North 29 degrees 34 minutes 25 seconds East along said center line a distance of 410.09 feet; thence North 60 degrees 25 minutes 35 seconds West a distance of 280 feet; thence North 66 degrees 52 minutes 20 seconds West a distance of 155 feet to the actual point of beginning of the tract of land to be described; thence North 23 degrees 07 minutes 40 seconds East a distance of 100 feet; thence North 66 degrees 52 minutes 20 seconds West a distance of 34.98 feet; thence North 29 degrees 34 minutes 25 seconds East a distance of 112.12 feet to the Southwest corner of Lot 2, Block 3, Northwoods Addition, according to the plat thereof; thence North 60 degrees 25 minutes 35 seconds West a distance of 30 feet to the Southeast corner of Lot 5, Block 4, Northwoods Addition; thence South 29 degrees 34 minutes 25 seconds West a distance of 173.90 feet; thence North 66 degrees 52 minutes 20 seconds West a distance of 999.91 feet; more or less to the center line of Coon Creek; thence Southerly along the center line of said Coon Creek to its intersection with a line having a bearing of North 66 degrees 52 minutes 20 seconds West and drawn from the actual point of beginning; thence South 66 degrees 52 minutes 20 seconds East a distance of 767.55 feet more or less to the actual point of beginning.

And

That part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 33, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of the Northeast Quarter 1808.12 feet West of the Southeast corner thereof; thence North 2 degrees 36 minutes 30 seconds East along the center line of County State Aid Highway No. 18, 130.18 feet; thence Northeastly on said center line and on a tangential curve concave to the Southeast and having a radius of 583.95 feet a distance of 274.82 feet; thence North 29 degrees 34 minutes 25 seconds East along said center line and tangential to said curve a distance of 7.31 feet to the point of beginning of land to be described; thence North 63 degrees 38 minutes 40 seconds West 281.14 feet; thence South 29 degrees 16 minutes 15 seconds West 257.18 feet; thence South 63 degrees 22 minutes 30 seconds East 335.29 feet to the center line of County State Aid Highway No. 18; thence Southwesterly on said center line 148.43 feet to the South line of the Northeast Quarter; thence West along the South line of said quarter to a point 453 feet East of the Southwest corner of said quarter; thence North 1 degree 3 minutes 30 seconds West 220 feet; thence North 57 degrees 14 minutes 15 seconds East 49.35 feet; thence North 38 degrees 38 minutes 55 seconds West 215.26 feet; thence South 29 degrees 33 minutes 30 seconds West 10 feet; thence on a tangential curve to the right having a radius of 103.05 feet 170.44 feet; thence North 55 degrees 41 minutes 10 seconds West 185 feet; thence on a tangential curve to the right having a radius of 170.4 feet 80 feet; thence South 68 degrees 26 minutes 45 seconds West 201.25 feet to a point hereinafter called "Point A"; thence South 68 degrees 26 minutes 45 seconds West 109.85 feet plus or minus to the center line of Coon Creek; thence Northerly along said center line to its intersection with the following described line: Commencing at "Point A" thence North 1 degree 5 minutes 20 seconds East 386.39 feet to the point of beginning of line to be described; thence North 66 degrees 52 minutes 20 seconds West 36 feet more or less to the center line of Coon Creek and there terminating; thence South 66 degrees 52 minutes 20 seconds East on said line 36 feet more or less to its point of beginning; thence continuing South 66 degrees 52 minutes 20 seconds East 731.71 feet; thence North 23 degrees 7 minutes 40 seconds East 100 feet; thence South 66 degrees 52 minutes 20 seconds East 166.3 feet; thence South 60 degrees 25 minutes 35 seconds East 280 feet to the center line of County State Aid Highway No. 18; thence Southwesterly along said center line 46 feet more or less to the point of beginning, subject to easements of record. ^{For purposes of this description the south line of the NW 1/4 is assumed to have a bearing of South 60 degrees 25 minutes 30 seconds West.}

And

That portion of Crosstown Boulevard Northwest (Anoka County State Aid Highway No. 18) and that portion of 138th Avenue Northwest adjoining Lot 1, Block 3, NORTHWOODS ADDITION, described as follows:

Commencing at the most northerly corner of said Lot 1; thence Southeasterly along the northeasterly line of said Lot 1, a distance of 170 feet to the point of beginning of the tract of land to be described; thence Southeasterly along the southeasterly extension of the northeasterly line of said Lot 1, a distance of 30 feet; thence Southeasterly, Southerly and Southwesterly a distance of 47.12 feet along a tangential curve to the right, having a radius of 30 feet and a central angle of 90 degrees; thence Southwesterly, parallel with the southeasterly line of said Lot 1 to an intersection with the southeasterly extension of the southwesterly line of said Lot 1; thence Northwesterly a distance of 30 feet to the most southerly corner of said Lot 1; thence Northeastly, Northerly and Northwesterly along the southeasterly line of said Lot 1 to the point of beginning.

EXCEPT the following described parcel:

That part of the Southwest Quarter of the Northeast Quarter of Section 33, Township 32, Range 24, described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 88 degrees 56 minutes 30 seconds East along the south line of said Southwest Quarter of the Northeast Quarter a distance of 467.33 feet to the point of beginning of the tract of land to be described; thence North 1 degree 03 minutes 30 seconds West, a distance of 336.37 feet; thence North 54 degrees 30 minutes 59 seconds West, a distance of 170.10 feet; thence Westerly, a distance of 130.00 feet along a non-tangential curve concave to the North, having a radius of 140.68 feet, a chord of 125.42 feet and a chord bearing of North 80 degrees 34 minutes 17 seconds West; thence South 37 degrees 57 minutes 42 seconds West, a distance of 291 feet, more or less, to the center line of Coon Creek; thence Southeasterly along the center line of said creek to the south line of said Southwest Quarter of the Northeast Quarter; thence North 88 degrees 56 minutes 30 seconds East along said south line to the point of beginning.

Also EXCEPT the following described property:

All that part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 33, Township 32, Range 24, Anoka County, Minnesota described as follows:
Commencing at the Southeast corner of Lot 9, Block 4, Northwoods Addition Plat 2 according to the plat thereof on file and of record in the Office of the Register of Deeds in and for Anoka County, Minnesota; thence on an assumed bearing of South 23 degrees 07 minutes 40 seconds West along the Westerly line of Crocus Street Northwest a distance of 100 feet; thence South 66 degrees 52 minutes 20 seconds East a distance of 30.0 feet to the centerline of Crocus Street Northwest and the actual point of beginning of the tract to be described; thence South 23 degrees 07 minutes 40 seconds West a distance of 100 feet; thence North 66 degrees 52 minutes 20 seconds West a distance of 329.58 feet more or less to the centerline of Coon Creek; thence Northerly along the centerline of Coon Creek to its intersection with a line drawn North 66 degrees 52 minutes 20 seconds West from the actual point of beginning; thence South 66 degrees 52 minutes 20 seconds East a distance of 349.57 feet more or less to the actual point of beginning.

Also that R & B Investments, a general partnership, owner and proprietor of the following described property situated in the State of Minnesota and County of Anoka:

All that part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 33, Township 32, Range 24, Anoka County, Minnesota described as follows:
Commencing at the Southeast corner of Lot 9, Block 4, Northwoods Addition Plat 2 according to the plat thereof on file and of record in the Office of the Register of Deeds in and for Anoka County, Minnesota; thence on an assumed bearing of South 23 degrees 07 minutes 40 seconds West along the Westerly line of Crocus Street Northwest a distance of 100 feet; thence South 66 degrees 52 minutes 20 seconds East a distance of 30.0 feet to the centerline of Crocus Street Northwest and the actual point of beginning of the tract to be described; thence South 23 degrees 07 minutes 40 seconds West a distance of 100 feet; thence North 66 degrees 52 minutes 20 seconds West a distance of 329.58 feet more or less to the centerline of Coon Creek; thence Northerly along the centerline of Coon Creek to its intersection with a line drawn North 66 degrees 52 minutes 20 seconds West from the actual point of beginning; thence South 66 degrees 52 minutes 20 seconds East a distance of 349.57 feet more or less to the actual point of beginning.

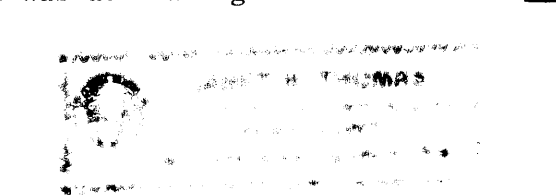
Have caused the same to be surveyed and platted as CREEKHAVEN and do hereby donate and dedicate to the public for public use forever the avenue, drive, lane, highways and easements for drainage and utility purposes as shown on the plat. In witness whereof said Donna L. Green, a single person has hereunto set her hand and seal this 15 day of August, 1988. In witness whereof said R & B Investments, a general partnership, has caused these presents to be signed by its partners this 15 day of August, 1988.

Donna L. Green
Donna L. Green

R & B INVESTMENTS
by *Donald M. Roux* partner
Donald M. Roux

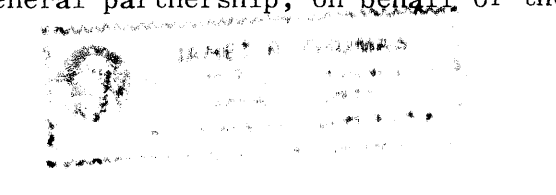
by *Herbert Blommel* partner
Herbert Blommel

STATE OF MINNESOTA
COUNTY OF ANOKA The foregoing instrument was acknowledged before me this 15 day of August, 1988, by Donna L. Green, a single person.



Janet R. Thomas
Notary Public, Anoka County, Minnesota
My commission expires: 4-23-91

STATE OF MINNESOTA
COUNTY OF ANOKA The foregoing instrument was acknowledged before me this 15 day of August, 1988, by Donald M. Roux and Herbert Blommel partners of R & B Investments, a general partnership, on behalf of the partnership.



Janet R. Thomas
Notary Public, Anoka County, Minnesota
My commission expires: 4-23-91

I hereby certify that I have surveyed and platted the property described on this plat as CREEKHAVEN; 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 have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and that there are no wetlands or public highways to be designated on said plat other than as shown.

Bruce W. Grivna
Bruce W. Grivna, Land Surveyor
Minnesota License No. 17253

STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 11 day of August, 1988, by Bruce W. Grivna, Land Surveyor.



Maurine F. Grivna
Notary Public, Hennepin County, Minnesota
My commission expires: October 7, 1993

This plat of CREEKHAVEN was approved and accepted by the City Council of Andover, Minnesota, at a regular meeting thereof held this 16 day of August, 1988. 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, Subdivision 2.

CITY COUNCIL OF ANDOVER, MINNESOTA

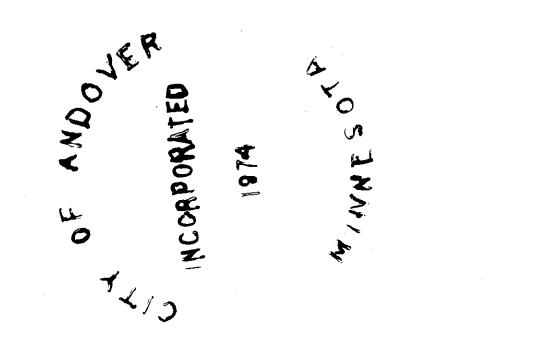
by *Jim W. Smith* mayor by *Antonia Bell* clerk

Checked and approved by me this 12 day of Sept., 1988.

"NO DELINQUENT TAXES AND TRANSFER ENTL. REQ."
September 12, 1988
Charles R. Schmitt
Auditor, Anoka County
By *Donald C. Schultz*
Deputy

THESE PLATS ARE SUBJECT TO THE TAXES LISTED ON THE TAXES AND TRANSFER ENTL. REQ. FORM.
1988
Donald C. Schultz
Auditor, Anoka County

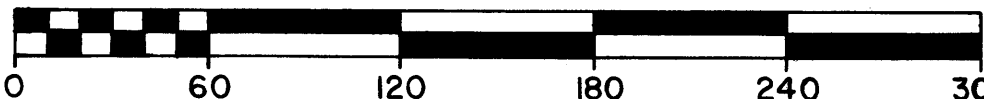
W. D. Anderson
Anoka County Surveyor

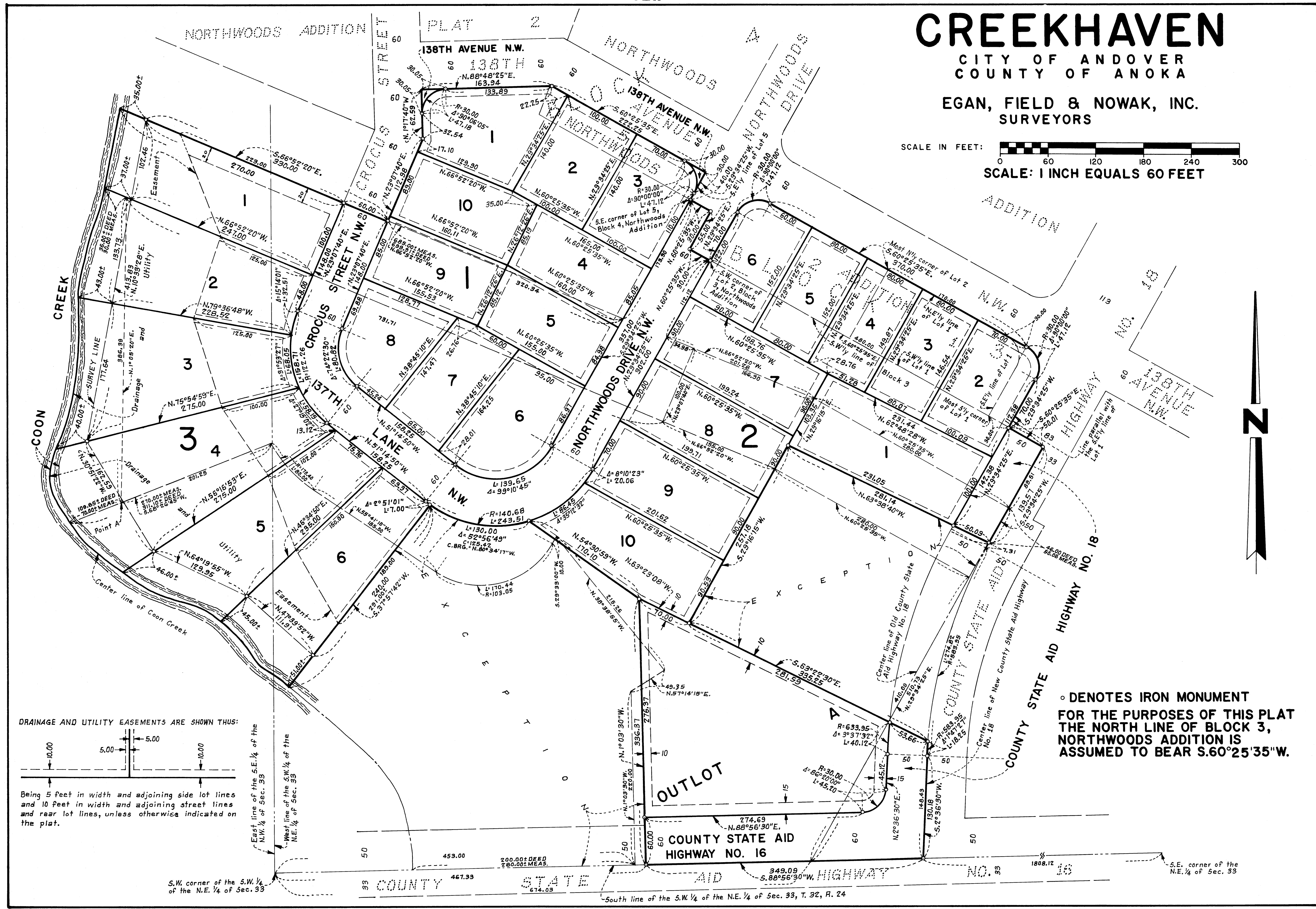


CREEKHAVEN

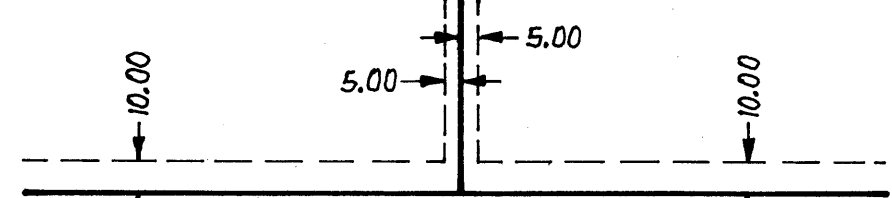
CITY OF ANDOVER
COUNTY OF ANOKA

EGAN, FIELD & NOWAK, INC.
SURVEYORS

SCALE IN FEET: 
SCALE: 1 INCH EQUALS 60 FEET



DRAINAGE AND UTILITY EASEMENTS ARE 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 indicated on the plat.

East line of the S.E. 1/4 of the N.W. 1/4 of Sec. 33
West line of the S.W. 1/4 of the N.E. 1/4 of Sec. 33

◦ DENOTES IRON MONUMENT
FOR THE PURPOSES OF THIS PLAT
THE NORTH LINE OF BLOCK 3,
NORTHWOODS ADDITION IS
ASSUMED TO BEAR S.60°25'35"W.