

# CREEKRIDGE ESTATES

CITY OF ANDOVER COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Carlson, Dropps and Associates, Inc., a Minnesota corporation, owner and proprietor, and Blanche C. Gallant, Lorraine L. Casey and Thomas E. Casey, mortgagees, and Crosstown State Bank of Ham Lake, Inc., a Minnesota corporation, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Southwest Quarter of the Northwest Quarter of Section 28, Township 32, Range 24, described as follows:

Beginning at the southeast corner of said Southwest Quarter of the Northwest Quarter; thence South 88 degrees 36 minutes 09 seconds West, assumed bearing, along the south line thereof a distance of 263.96 feet; thence North 67 degrees 12 minutes 47 seconds East a distance of 286.25 feet to the east line of said Southwest Quarter of the Northwest Quarter; thence southerly along said east line a distance of 104.43 feet to the point of beginning.

And

That part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 32, Range 24, lying southerly and easterly of the following described line:

Commencing at the northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 09 seconds West, assumed bearing, along the north line thereof a distance of 263.96 feet to the actual point of beginning of the line being described; thence South 67 degrees 12 minutes 47 seconds West a distance of 390.33 feet; thence South 52 degrees 12 minutes 47 seconds West a distance of 128.00 feet; thence South 36 degrees 12 minutes 47 seconds West a distance of 60.00 feet; thence South 23 degrees 12 minutes 47 seconds West a distance of 120.00 feet; thence South 36 degrees 32 minutes 47 seconds West a distance of 755.00 feet; thence South 0 degrees 47 minutes 13 seconds East a distance of 45.00 feet; thence South 27 degrees 07 minutes 13 seconds East a distance of 119.81 feet to the center line of South Coon Creek Drive; thence South 69 degrees 31 minutes 37 seconds West along said center line a distance of 63.89 feet; thence westerly along said center line and along a tangential curve to the right having a radius of 800.00 feet and a central angle of 4 degrees 01 minute 39 seconds a distance of 56.23 feet to the west line of said Northwest Quarter of the Southwest Quarter and said line there terminating at a point distant 1160.97 feet southerly of the northwest corner of said Northwest Quarter of the Southwest Quarter.

Except that part lying within the following described tract:

That part of said Northwest Quarter of the Southwest Quarter being a strip of land 120.00 feet wide and 60 feet on each side of and adjacent to the following described center line and its extensions: Commencing at the Northwest corner of said Northwest Quarter of the Southwest Quarter; thence on an assumed bearing of South along the West line of said Northwest Quarter of the Southwest Quarter a distance of 1163.09 feet to the point of beginning of the center line to be herein described; thence North 69 degrees 31 minutes 37 seconds East 533.13 feet; thence Northeasterly on a tangential curve to the left having a radius of 954.93 feet a distance of 197.80 feet and there terminate. Which lies Easterly of the West line of said Northwest Quarter of the Southwest Quarter and lies Southwesterly of a line which is radial to said center line from the point of termination of said center line.

And

That part of Government Lot 5, Section 29, Township 32, Range 24, lying southerly of a line drawn parallel with the south line of said Government Lot 5 from the southwest corner of the Northwest Quarter of the Northwest Quarter of Section 28, Township 32, Range 24 and lying westerly of the following described line:

Beginning at a point on the south line of said Government Lot 5 distant 615.00 feet westerly of the southeast corner thereof; thence North 0 degrees 00 minutes 52 seconds West, assumed bearing, parallel with the east line of said Government Lot 5, a distance of 610.31 feet; thence South 89 degrees 55 minutes 00 seconds East a distance of 49.64 feet; thence North 10 degrees 27 minutes 58 seconds West a distance of 171.60 feet; thence North 5 degrees 46 minutes 08 seconds East a distance of 473.09 feet; thence North 89 degrees 55 minutes 00 seconds West a distance of 15.45 feet to the southeasterly line of REVISION OF SHEETS 2 AND 3 ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 14, according to the recorded plat thereof; thence northeasterly along said southeasterly line a distance of 90.44 feet to the point of intersection with a line drawn parallel with the south line of said Government Lot 5 from the southwest corner of the Northwest Quarter of the Northwest Quarter of Section 28, Township 32, Range 24 and said line there terminating.

Except R/W Parcel(s) Number 48, REVISION OF SHEETS 2 AND 3 ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 14, according to the recorded plat thereof.

And

That part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 32, Range 24, lying west of the east 615.00 feet thereof as measured along the north line of said Northeast Quarter of the Southeast Quarter.

And

That part of the east 615.00 feet, as measured along the north line, of the Northeast Quarter of the Southeast Quarter of Section 29, Township 32, Range 24 lying southerly of the following described center line of South Coon Creek Drive:

Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South, assumed bearing, along the east line thereof a distance of 1160.97 feet to the actual point of beginning of the line being described; thence westerly a distance of 622.31 feet along a nontangential curve, concave to the north, having a radius of 800.00 feet, a central angle of 44 degrees 34 minutes 12 seconds and a chord bearing of North 84 degrees 09 minutes 38 seconds West; thence North 61 degrees 52 minutes 32 seconds West a distance of 12.93 feet to the west line of the east 615.00 feet, as measured along the north line, of said Northeast Quarter of the Southeast Quarter and said line there terminating.

Except that part lying within the following described tract:

That part of said Northeast Quarter of the Southeast Quarter being a strip of land 120.00 feet wide and 60.00 feet on each side of and adjacent to the following described center line and its extensions: Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of South along the East line of said Northeast Quarter of the Southeast Quarter a distance of 1163.09 feet to the point of beginning of the center line to be herein described; thence South 69 degrees 31 minutes 37 seconds West 107.81 feet; thence Southwesterly along a tangential curve to the right having a radius of 818.15 feet a distance of 61.26 feet and there terminate. Which lies Westerly of the East line of said Northeast Quarter of the Southeast Quarter and lies Northeasterly of a line which is radial to said center line from the point of termination of said center line.

Have caused the same to be surveyed and platted as CREEKRIDGE ESTATES and do hereby dedicate to the public for public use forever the Streets, Avenue, Boulevard, Drive and Park as shown on the plat. Also dedicating to the public the easements for drainage and/or utility purposes as shown on the plat. Also dedicating to the County of Anoka the right of access to County State Aid Highway Number 9 from Lots 13, 14, and 24, Block 1, and Lot 18, Block 3. In witness whereof said Carlson, Dropps and Associates, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 15<sup>th</sup> day of April, 1986. Also in witness whereof said Blanche C. Gallant has set her hand this 15 day of April, 1986. Also in witness whereof said Lorraine L. Casey has set her hand this 15 day of April, 1986. Also in witness whereof said Thomas E. Casey has set his hand this 14 day of APRIL, 1986. Also in witness whereof said Crosstown State Bank of Ham Lake, Inc. has caused these presents to be signed by its proper officers this 23<sup>rd</sup> day of April, 1986.

Edwin A. Dropps  
Edwin A. Dropps, President

Richard S. Carlson

SIGNED:

Blanche C. Gallant  
Blanche C. Gallant

Lorraine L. Casey  
Lorraine L. Casey

Thomas E. Casey  
Thomas E. Casey

Crosstown State Bank of Ham Lake, Inc.:

Name Blanche P. Dospel Title President

Name James W. Lindberg Title Vice Pres.

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 MAY 6 1986 at 12 o'clock M. and was duly recorded in book 36 of Page 12  
Paul J. Cundahl  
County Recorder

by Steph Kay Ege

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 1986, by Thomas P. Dospel, President, and James W. Lindberg, Vice President, on behalf of Crosstown State Bank of Ham Lake, Inc., a Minnesota corporation.

Leslie Eike  
NOTARY PUBLIC - MINNESOTA  
SHERBURNE COUNTY  
My Commission Expires 10-27-91

Notary Public Sherburne County, Minnesota. My commission expires 10-27-91

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 15 day of April, 1986, by Edwin A. Dropps, president and Richard S. Carlson, secretary of Carlson, Dropps and Associates, Inc. a Minnesota corporation, on behalf of the corporation.

LANA R. CARLSON  
NOTARY PUBLIC - MINNESOTA  
ANOKA COUNTY  
My Commission Expires 6-16-91

Lana R. Carlson  
Notary Public, Anoka County, Minnesota  
My commission expires 6-16-91

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 15 day of April, 1986, by Blanche C. Gallant.

LANA R. CARLSON  
NOTARY PUBLIC - MINNESOTA  
ANOKA COUNTY  
My Commission Expires 6-16-91

Lana R. Carlson  
Notary Public, Anoka County, Minnesota  
My commission expires 6-16-91

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 15 day of April, 1986, by Lorraine L. Casey.

LANA R. CARLSON  
NOTARY PUBLIC - MINNESOTA  
ANOKA COUNTY  
My Commission Expires 6-16-91

Lana R. Carlson  
Notary Public, Anoka County, Minnesota  
My commission expires 6-16-91

STATE OF Calif.  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14 day of APRIL, 1986, by Thomas E. Casey.

KAREN F. BULMAN  
NOTARY PUBLIC - CALIFORNIA  
ORANGE COUNTY  
My Comm. Expires May 2, 1988

Karen F. Bulman  
Notary Public, Orange County, Calif.  
My commission expires May 3, 1988

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as CREEKRIDGE 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 as shown thereon.

Jeffrey M. Caine  
Registered Land Surveyor  
Minnesota Reg. No. 12251

STATE OF MINNESOTA  
COUNTY OF ANOKA

The surveyors certificate was acknowledged before me, a Notary Public, this 14th day of April, 1986, by Jeffrey N. Caine, Land Surveyor.

Nancy L. Caine  
Notary Public, Anoka County, Minnesota  
My commission expires July 23, 1986

We hereby certify that the City Council of the City of Andover, Anoka County, Minnesota, duly accepted and approved the plat of CREEKRIDGE ESTATES at a regular meeting held this 15 day of April, 1986.

By Jeany Wilk Mayor By Larry Johnson Clerk

Checked and approved this 6<sup>th</sup> day of May, 1986.  
Paul W. Anderson  
County Surveyor, Anoka County, Minnesota

"NO DELINQUENT TAXES AND TRANSFER ENTERED"  
May 6 1986  
Chas. R. Johnson  
Auditor, Anoka County  
By J. L. Kaminski Deputy

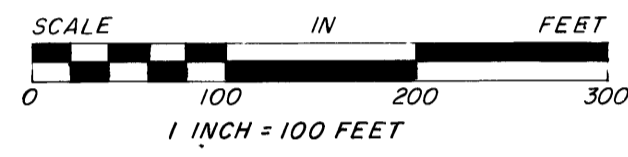
I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1986 ON THE LANDS DESCRIBED WITHIN ARE PAID  
Donald A. B. Williams  
Anoka County Treasurer



CAME & ASSOCIATES  
LAND SURVEYORS, INC.

# CREEKRIDGE ESTATES

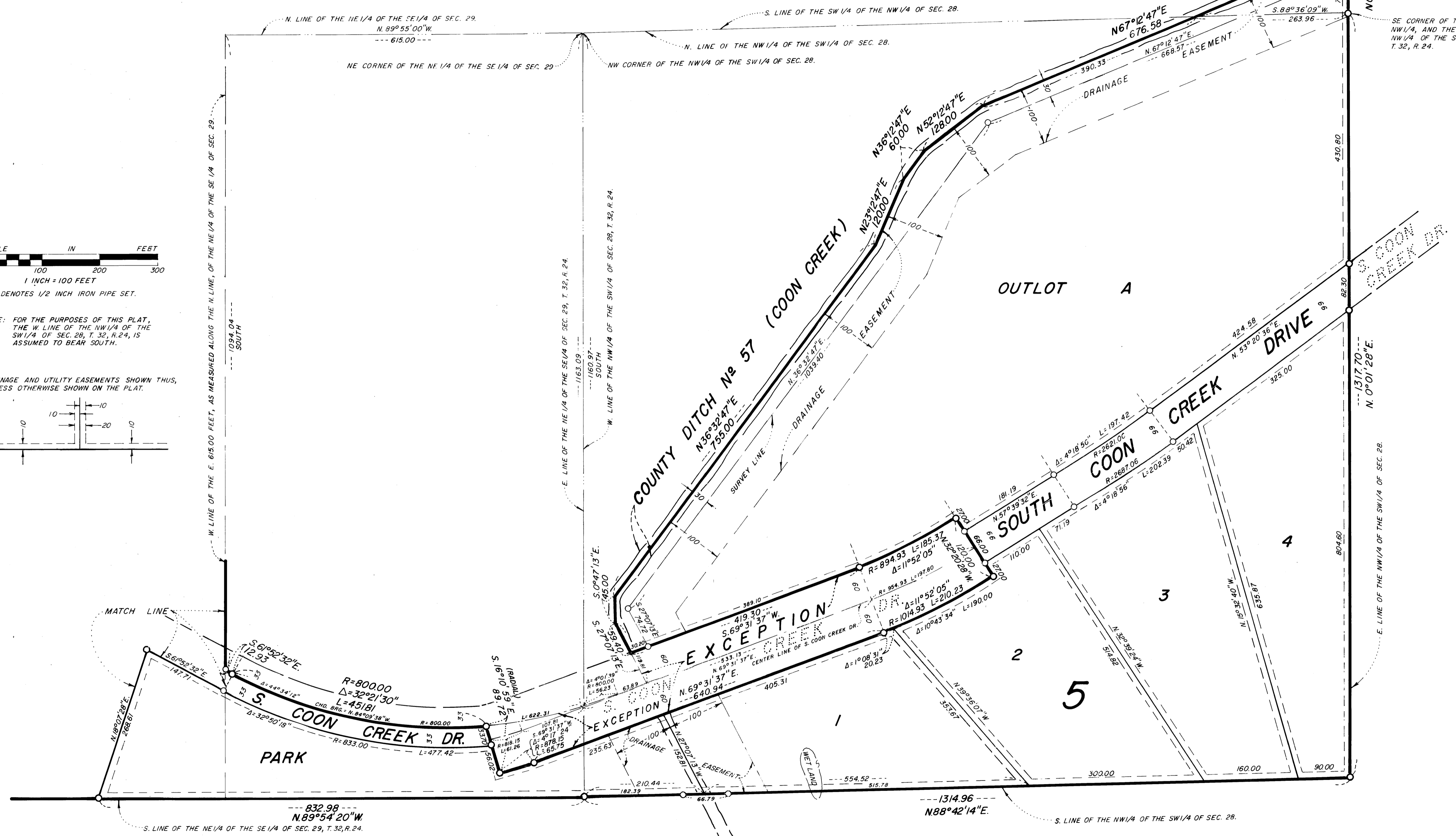
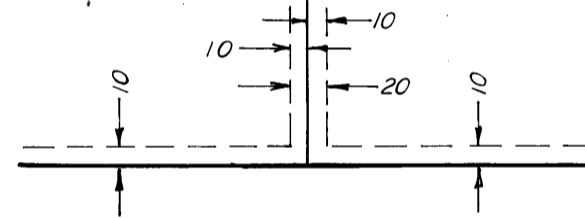
CITY OF ANDOVER COUNTY OF ANOKA



○ DENOTES 1/2 INCH IRON PIPE SET.

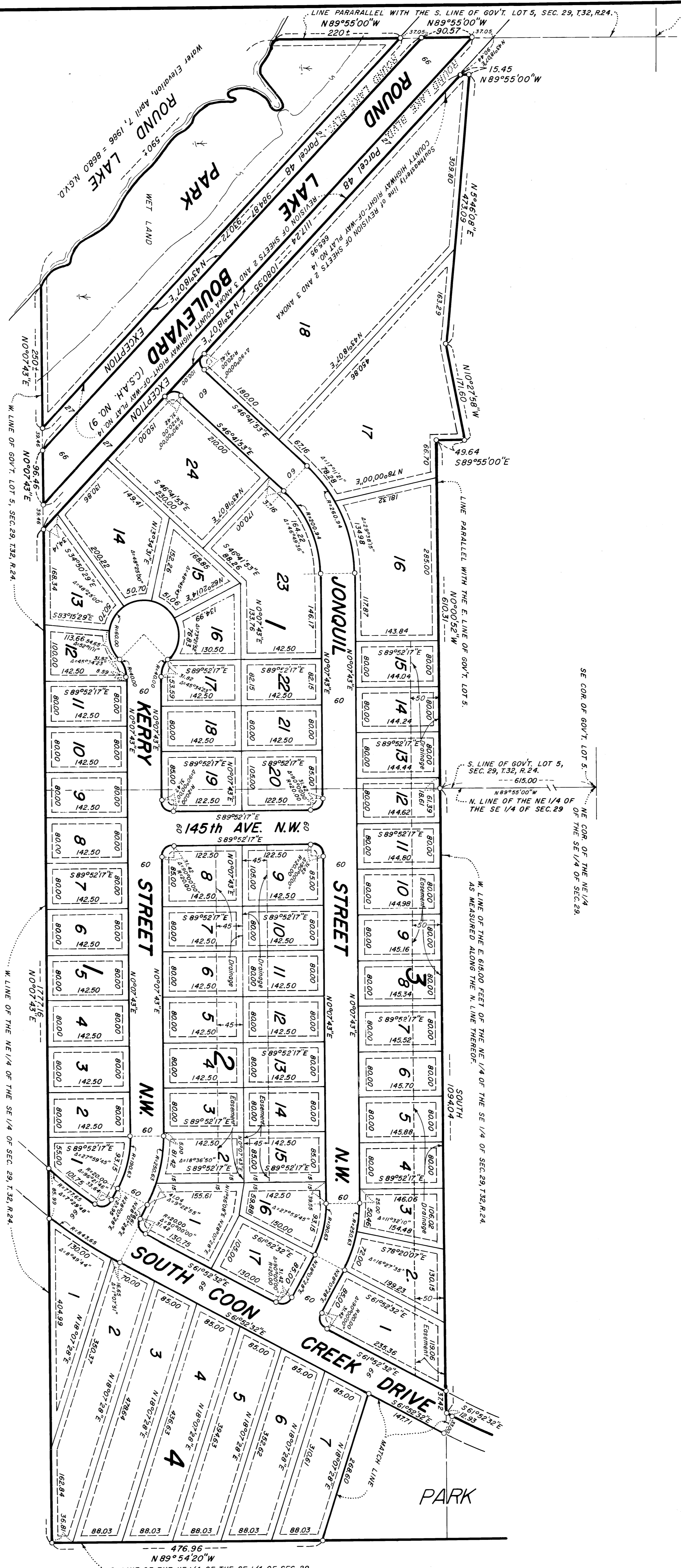
NOTE: FOR THE PURPOSES OF THIS PLAT, THE W. LINE OF THE NW 1/4 OF THE SW 1/4 OF SEC. 28, T. 32, R. 24, IS ASSUMED TO BEAR SOUTH.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS, UNLESS OTHERWISE SHOWN ON THE PLAT.

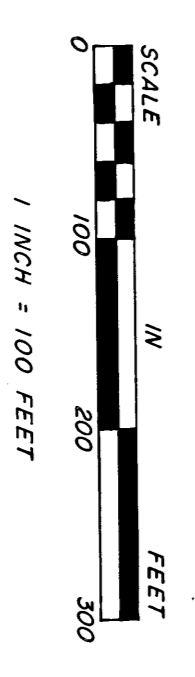


CAME & ASSOCIATES  
LAND SURVEYORS, INC.

**OFFICIAL PLAT**  
**CREEKBRIDGE ESTATES**  
 CITY OF ANDOVER  
 COUNTY OF ANOKA



BENCH MARK: Double Spike in 18 inch Oak Tree located 68 feet East of center line of Round Lake Boulevard and 203 feet South of center line of Jonquil Street.  
 ELEVATION: 884.82 ft. N.G.V.D.



○ DENOTES 1/2 INCH IRON PIPE SET.  
 NOTE: FOR THE PURPOSES OF THIS PLAT, THE W. LINE OF THE NW 1/4 OF THE SW 1/4 OF SEC. 29, T.32, R.24, IS ASSUMED TO BE AN 80 FT. W. LINE.  
 DRAINAGE AND UTILITY EASEMENTS SHOWN THUS, UNLESS OTHERWISE SHOWN ON THE PLAT.

CAME & ASSOCIATES  
 LAND SURVEYORS, INC.