DEVONSHIRE ESTATES

CITY OF ANDOVER COUNTY OF ANOKA

SEC. 33, TWP. 32, RNG. 24

KNOW ALL MEN BY THESE PRESENTS: That Creekside Homes, 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:

All that part of the South Half of the Northeast Quarter of Section 33, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said South Half of the Northeast Quarter distant 550.0 feet West from the Southeast corner of said South Half of the Northeast Quarter; thence North at right angles to said South line a distance of 360.00 feet; thence West and parallel with the South line of said South Half of the Northeast Quarter a distance of 506.20 feet; thence on a tangential curve concave to the Northeast having a radius of 445.51 feet and having a delta angle of 30 degrees 09 minutes for a distance of 234.46 feet; thence Northwesterly tangent to said curve a distance of 187.36 feet to the actual point of beginning of the tract of land to be described; thence continuing Northwesterly along last mentioned line a distance of 172.00 feet; thence Southwesterly at right angles a distance of 185.00 feet; thence Southeasterly at right angles a distance of 172.00 feet; thence Northeasterly at right angles a distance of 185.00 feet to the actual point of beginning.

TOGETHER WITH

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MAN ENTAN AMOUNTS ON

GRAPHIC SCALE

(IN FEET) 1 inch = 30 ft.

LAND SURVEYORS . CIML ENGINEERS

LAND PLANNERS . LANDSCAPE ARCHITECTS

All that part of said South Half of the Northeast Quarter described as follows:

Commencing at a point on the South line of said South Half of the Northeast Quarter distant 550.0 feet West from the South east corner of said South Half of the Northeast Quarter; thence North at right angles to said South line a distance of 360.00 feet; thence West and parallel with the South line of said South Half of the Northeast Quarter a distance of 506.20 feet; thence on a tangential curve concave to the Northeast having a radius of 445.51 feet and having a delta angle of 30 degrees 09 minutes for a distance of 234.46 feet; thence Northwesterly tangent to said curve a distance of 65.36 feet to the actual point of beginning of the tract of land to be described; thence continuing Northwesterly along last mentioned line a distance of 122.0 feet; thence Southwesterly at right angles a distance of 185.0 feet; thence Southwesterly at right angles to the South line of said South Half of the Northeast Quarter from a point 1426.0 feet West from the Southeast corner of said South Half of the Northeast Quarter; thence Northeasterly in a straight line to the actual point of beginning. Except the Southeasterly 10.00 feet thereof.

Has caused the same to be surveyed and platted as DEVONSHIRE ESTATES and does hereby donate and dedicate to the public for public use forever the Drive and also dedicate the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Creekside Homes, LLC. a Minnesota Limited Liability Company has caused these presents to be signed by its proper officer this 28 day of August

CREEKSIDE HOMES, LLS

STATE OF MINNESOTA COUNTY OF ANOKa

The foregoing instrument was acknowledged before me this 28 day of August, 2001, by Randi Erickson as chief manager of Creekside Homes, LLC, a Minnesota Limited Liability Company on behalf of said company.

JANET R. THOMAS

NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2005

Notary Public, ANDKA, County, Minnesota

I hereby certify that I have surveyed and platted the property described on this plat as DEVONSHIRE ESTATES, 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 correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat and that there are no wetlands as defined in MS 505.02, Subd. 1 or public highways to be designated other than as shown.

> Terrence E. Rothenbacher, Land Surveyor Minnesota License No. 20595

STATE OF MINNESOTA COUNTY OF Daks 19

The foregoing Surveyor's Certificate was acknowledged before me this 23rd day of August, 2001 by Terrence E. Rothenbacher, Minnesota License No. 20595.

LEWIS O. CORDOVA
NOTARY PUBLIC
NY COMM. EXP. 01/21/2005 MY COMM. EXP. 01/31/2005

Lewis O. Cryora

Notary Public, <u>Dakota</u>, County, Minnesota

My Commission Expires <u>1/31/20</u>05

CITY OF ANDOVER

We hereby certify that the City of Andover, Anoka County, Minnesota duly accepted and approved this plat of DEVONSHIRE ESTATES at a regular meeting held this $\frac{y^{rh}}{2}$ day of $\frac{Septemace}{2}$, 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,

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

For the purposes of this plat, the South line of the Northeast Quarter of Section 33, Township 32, Range 24 is assumed to have a bearing of South 89°05'20" West.

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.

Line parallel with the South line of the South Half of Northeast Quarter of Sec. 33, Twp. 32, Rng. 24.

OFFICE OF COUNTY RECORDER STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instru-ment was filed in this office for record on the 15th of oct A.D., 2001 4:30 o'clock P.M., and was duly recorded in book 61 Abst page 23

1610989

PROPERTY TAX ADMINISTRATOR

I HEREBY CERTIFY THAT THE CURRENT AND

EMILINED Oct. 15, 2001

South line of the South Half of the Northeast Quarter of Sec. 33, Twp. 32, Rng. 24.

S89°05'20"W 550.00

2001098403 #365.00

* PIONEER engineering