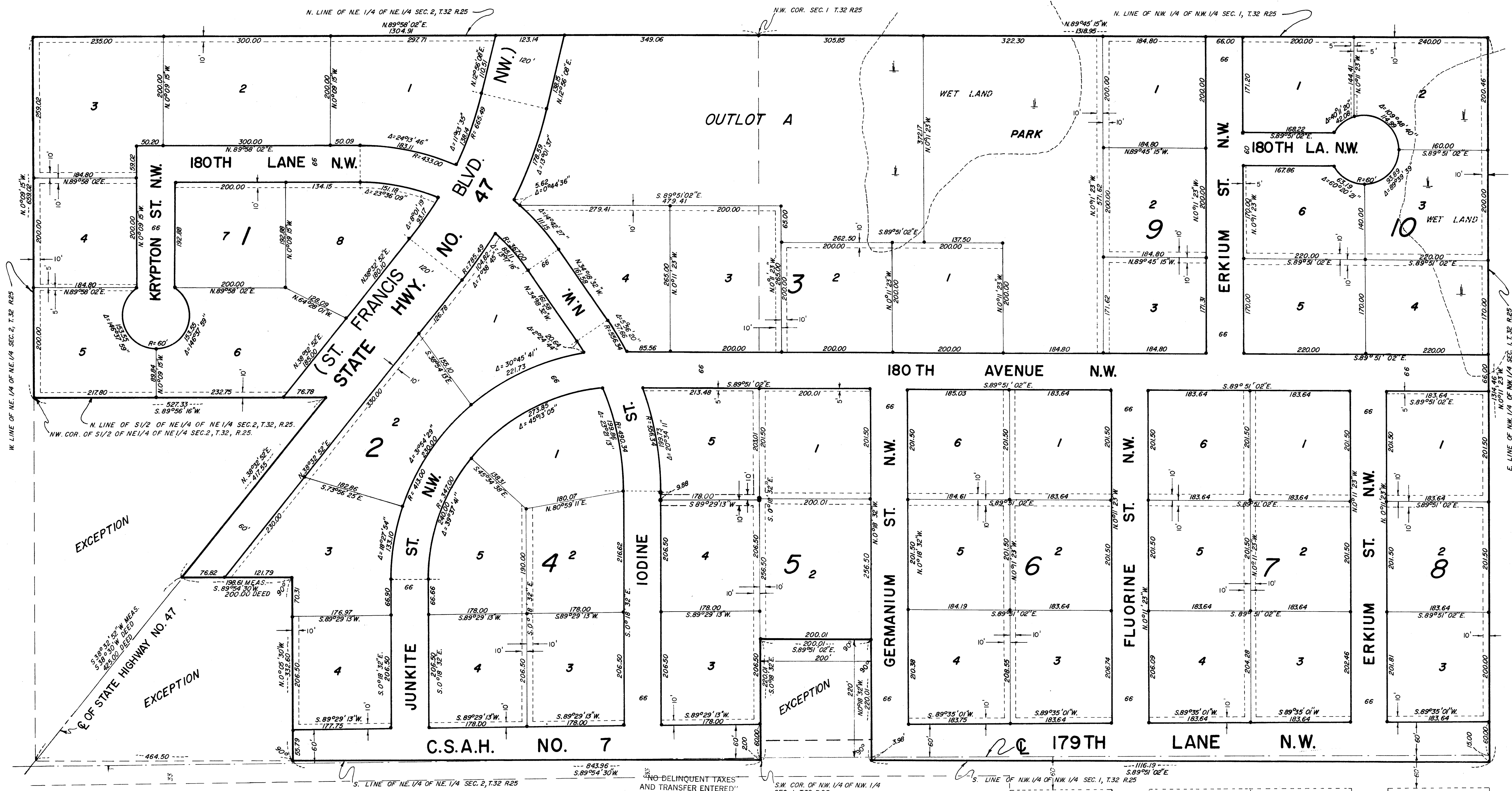
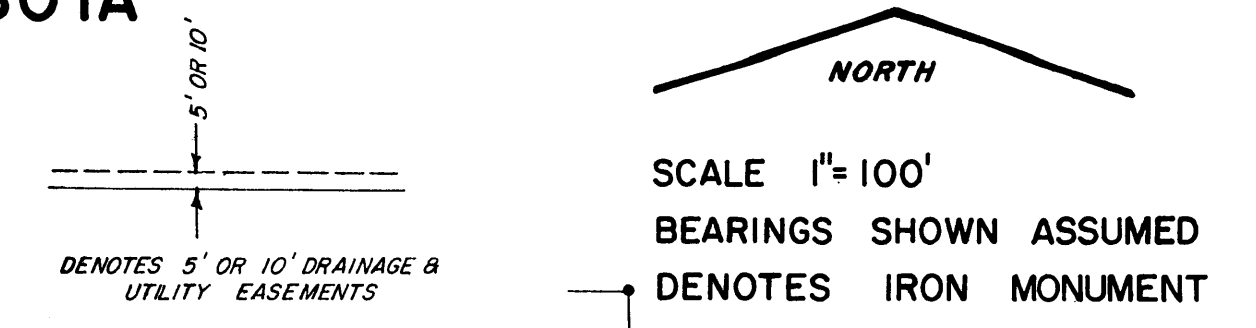


FORD BROOK ESTATES

RAMSEY TOWNSHIP ANOKA COUNTY, MINNESOTA



LEROY H. WINNER & ASSOC., INC. — LAND SURVEYORS

NO DELINQUENT TAXES AND TRANSFER ENTERED

Aug. 7 1922

Charles R. ... Auditor, Anoka County

By: Nancy C. ... Deputy

RIVERWOOD HILLS PLAT 1

FORD BROOK ESTATES

RAMSEY TOWNSHIP ANOKA COUNTY, MINNESOTA

Know all men by these presents that George E. Bauer and Gladys E. Bauer, his wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit: All of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 32, Range 25 except the South 220 feet of the West 200 feet thereof and all of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 32, Range 25 excepting FROM THE LAND IN SECTION 2 THAT PART OF THE S.W. $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ LYING NORTH AND WEST OF THE HIGHWAY CROSSING SAID TRACT OF LAND IN A SOUTHWESTERLY AND NORTHEASTERLY DIRECTION ALL IN TOWNSHIP 32 NORTH OF RANGE 25 WEST;

AND EXCEPTING THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF NE $\frac{1}{4}$) OF SECTION TWO (2), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-FIVE (25), ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF (N $\frac{1}{2}$) OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$) WITH THE CENTER LINE OF STATE TRUNK HIGHWAY NO. 47; THENCE EAST ON THE SOUTH LINE OF SAID SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ FOR A DISTANCE OF 464.5 FEET; THENCE NORTH AT RIGHT ANGLES 332.6 FEET; THENCE WEST AT RIGHT ANGLES 200 FEET TO CENTER LINE OF SAID STATE TRUNK HIGHWAY NO. 47; THENCE SOUTH 38 $\frac{1}{2}$ DEGREES WEST ALONG THE CENTER LINE OF SAID STATE TRUNK HIGHWAY NO. 47, 425 FEET TO PLACE OF BEGINNING, AND CONTAINING 2 $\frac{1}{2}$ ACRES, MORE OR LESS, AND EXCEPT PUBLIC ROAD RIGHT OF WAYS;

Have caused the same to be surveyed and platted as FORD BROOK ESTATES and do hereby donate and dedicate to the public for public use forever the Lanes, Avenue, Streets, Boulevard, Park and drainage and utility easements as shown on the annexed plat; also dedicating to the County of Anoka the right of access to County State Aid Highway No. 7 from Lot 4, Block 2, Lots 3 and 4, Block 4, Lot 3, Block 5, Lots 3 and 4, Block 6, Lots 3 and 4, Block 7 and Lot 3, Block 8 as shown on the plat and also dedicating to the State of Minnesota the right of access to State Highway No. 47 from Lots 1, 6 and 8, Block 1 and Lots 1, 2 and 3, Block 2 as shown on the plat. In witness whereof said George E. Bauer and Gladys E. Bauer, his wife, have hereunto set their hands and seals this 17th day of July, 1972 A.D.

The annexed plat of FORD BROOK ESTATES was approved by the Town Board of the Township of Ramsey at a regular meeting held this 17th day of July, 1972 A.D.

Harold S. Murphy
Chairman of Town Board
James M. Peterson
Clerk of Town Board

Recommended for approval this 20th day of July, 1972 A.D.

E. J. Lundheim
County Highway Engineer, Anoka County, Minnesota

This plat was approved as to form and execution on this 7th day of August, 1972 A.D.

Robert W. Johnson
County Attorney, Anoka County, Minnesota

This plat was checked and approved on this 25th day of July, 1972 A.D.

Roland W. Anderson
County Surveyor, Anoka County, Minnesota

This plat was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota, at a regular meeting held this 25 day of July, 1972 A.D.

Arthur C. Rosendish
Chairman
Charles R. Lephore
County Auditor

In the presence of:

<u>Eugene Rosburg</u> Witness	<u>Keith M. Graham</u> Witness	<u>George E. Bauer</u> George E. Bauer
<u>Eugene Rosburg</u> Witness	<u>Keith M. Graham</u> Witness	<u>Gladys E. Bauer</u> Gladys E. Bauer

STATE OF MINNESOTA) (SS
COUNTY OF MILLE LACS)

On this 17th day of July, 1972 A.D. before me, a Notary Public, within and for said County and State, personally appeared George E. Bauer and Gladys E. Bauer, his wife, to me personally known, to be the persons described in and who executed the foregoing instrument; and they affirm and acknowledge that they executed the same as their own free act and deed.

D. W. Teigen
Notary Public, Mille Lacs County, Minnesota
My commission expires 1-22-77

STATE OF MINNESOTA) (SS
COUNTY OF ANOKA)

I do hereby certify that I have surveyed and platted the property described on this plat as FORD BROOK ESTATES; that this is a correct representation of said survey; that all distances are correctly shown on said plat in feet and decimals of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and there are no wet lands or public highways on said plat other than shown thereon.

Surveyor Le Roy Winner
Minnesota Registration No. 4987

STATE OF MINNESOTA) (SS
COUNTY OF MILLE LACS)

Above certificate subscribed and sworn to before me, a Notary Public, within and for said County and State on this 14th day of July, 1972 A.D.

D. W. Teigen
Notary Public, Mille Lacs County, Minnesota
My commission expires 1-22-77

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
Aug. 7 1972
Charles R. Lephore
Auditor, Anoka County
BY Nancy C. Quapa
Deputy

LEROY H. WINNER & ASSOC., INC. - LAND SURVEYORS

75489
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on the 17th day of July, 1972 A.D. at 4 o'clock P.M.
Ed. J. Rosendish Registrar of Titles
By Allen Baettcher
Deputy REGISTRAR OF TITLES