

GROW OAK VIEW ESTATES

CITY OF ANDOVER, COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Triune Development, Inc., a Minnesota corporation, owner and proprietor of the following described property situate in the County of Anoka, State of Minnesota, to wit:

Parcel A

The Northeast Quarter of the Northwest Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota.

That part of the Northwest Quarter of the Northwest Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence West (assumed bearing) on the North line of said Northwest Quarter of the Northwest Quarter a distance of 125 feet; thence South 0 degrees 26 minutes East to the South line of said Northwest Quarter of the Northwest Quarter; thence Easterly on said line to the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North along the East line of said Northwest Quarter of the Northwest Quarter to the point of beginning.

All that part of Government Lot 6, Section 6, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at a point on the West line of said Section 6, said point being 1533.20 feet North of the Southwest corner of said Section 6; thence North 86 degrees 25 minutes 00 seconds East using the West line of said Section 6 as a North Meridian for a distance of 779.06 feet; thence South 34 degrees 34 minutes 00 seconds East a distance of 259.28 feet; thence South 54 degrees 09 minutes 00 seconds East a distance of 243.35 feet; thence South 58 degrees 57 minutes 00 seconds East a distance of 288.10 feet; thence South 31 degrees 03 minutes 00 seconds West a distance of 66.00 feet; thence North 58 degrees 57 minutes 00 seconds West a distance of 128.73 feet; thence South 8 degrees 51 minutes 30 seconds West a distance of 759.50 feet to a point that is 24.19 feet North of as measured at right angles to the South line of Government Lot 6 and the point of beginning of the land to be described; thence continue South 8 degrees 51 minutes 30 seconds West a distance of 24.50 feet to the South line of said Government Lot 6; thence East along said South line to its intersection with the Southwest shore line of the Rum River; thence Northwesterly along said Southwest shore line to its intersection with a line produced Easterly from the point of beginning, said line being parallel to the South line of said Government Lot 6 and 24.19 feet North of as measured at right angles to the South line of Government Lot 6; thence West along said parallel line a distance of 1,234 feet, more or less, to the point of beginning.

Excepting therefrom the following:

That part of the Northeast Quarter of the Northwest Quarter of Section 7, Township 32, Range 24, Anoka County, Minnesota and Government Lot 6, Section 6, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at a point on the West line of said Section 6, said point being 1533.20 feet North of the Southwest corner of said Section 6; thence North 86 degrees 25 minutes East using the West line of said Section 6 as a North Meridian for a distance of 779.06 feet; thence South 34 degrees 34 minutes East a distance of 259.28 feet; thence South 54 degrees 09 minutes East a distance of 629.59 feet; thence South 70 degrees 27 minutes East a distance of 243.35 feet; thence South 58 degrees 57 minutes East a distance of 288.10 feet; thence South 31 degrees 03 minutes West a distance of 66 feet; thence North 58 degrees 57 minutes West a distance of 128.73 feet; thence South 8 degrees 51 minutes 30 seconds West a distance of 759.50 feet to a point that is 24.19 feet North of as measured at right angles to the South line of Government Lot 6 to the point of beginning of land to be described, hereinafter referred to as Point A; thence continue South 8 degrees 51 minutes 30 seconds West a distance of 550 feet; thence East and parallel to the North line of said Northeast Quarter of the Northwest Quarter a distance of 455 feet; thence North at right angles a distance of 543.13 feet to a point 24.19 feet North of as measured at right angles to the South line of Government Lot 6; thence West and parallel to the North line of said Northeast Quarter of the Northwest Quarter a distance of 368.37 feet to the point of beginning.

Excepting therefrom the following:

Commencing at the aforementioned Point A; thence South 8 degrees 51 minutes 30 seconds West a distance of 57.60 feet to a point in a line 33 feet South of (measured at right angles) and parallel with the North line of said Section 7 (said point being actual point of beginning of this exception); thence continue Southwesterly on same course a distance of 246.20 feet; thence Northerly to a point in said parallel line distant 40 feet West from said actual point of beginning; thence East to the actual point of beginning.

Parcel B

Including herein that part described as follows:

Commencing at the aforementioned Point A; thence South 8 degrees 51 minutes 30 seconds West a distance of 57.60 feet to a point in a line 33 feet South of (measured at right angles) and parallel with the North line of said Section 7; thence continuing on last described course a distance of 246.20 feet to the actual point of beginning of the tract herein described; thence continue Southwesterly on last described course a distance of 246.20 feet; thence Easterly parallel with the North line of said Section 7 a distance of 40 feet; thence Northerly to the actual point of beginning.

Has caused the same to be surveyed and platted as GROW OAK VIEW ESTATES and do hereby donate and dedicate to the public for the public use forever the street, park and the drainage and utility easements as shown on the plat. In witness whereof said Triune Development, Inc. has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 18th day of January, 1977.

Signed:

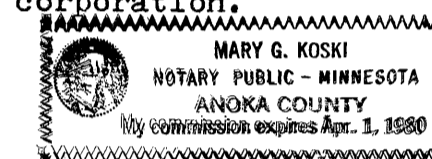
Triune Development, Inc.

Ralph D. Williams, Jr.
Ralph D. Williams, Jr., President

Albert R. Bullick
Albert R. Bullick, Vice-President

State of Minnesota)
County of Anoka)

The foregoing instrument was acknowledged before me this 18th day of January, 1977 by Ralph D. Williams, Jr., President, and Albert R. Bullick, Vice-President, of Triune Development, Inc., a Minnesota corporation, on behalf of the corporation.



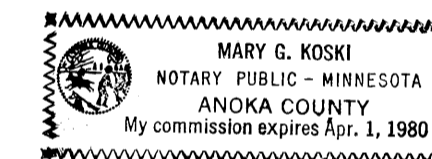
Mary G. Koski
Notary Public, Anoka County, Minnesota
My commission expires April 1, 1980

I hereby certify that I have surveyed and platted the property described on this plat as GROW OAK VIEW ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown 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 said plat.

Richard H. Cherrier
Richard H. Cherrier
Land Surveyor, Minnesota Reg. No. 9064

State of Minnesota)
County of Anoka)

The foregoing instrument was acknowledged before me this 18th day of January, 1977 by Richard H. Cherrier, Land Surveyor.



Mary G. Koski
Notary Public, Anoka County, Minnesota
My commission expires April 1, 1980

CITY OF ANDOVER, MINNESOTA

This plat was approved and accepted by the City Council of the City of Andover, Minnesota, at a regular meeting thereof held this 18th day of January, 1977.

City Council of the City of Andover

Jerry Windholt
ANOKA COUNTY SURVEYOR

Richard H. Cherrier Clerk

This plat was checked and approved on this 24th day of January, 1977.

Richard W. Archlemon
County Surveyor
Anoka County, Minnesota

461293

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 JAN 24 1977 A.D., 19...
3 o'clock P.M., and was duly recorded in book 22 of Plats page 5

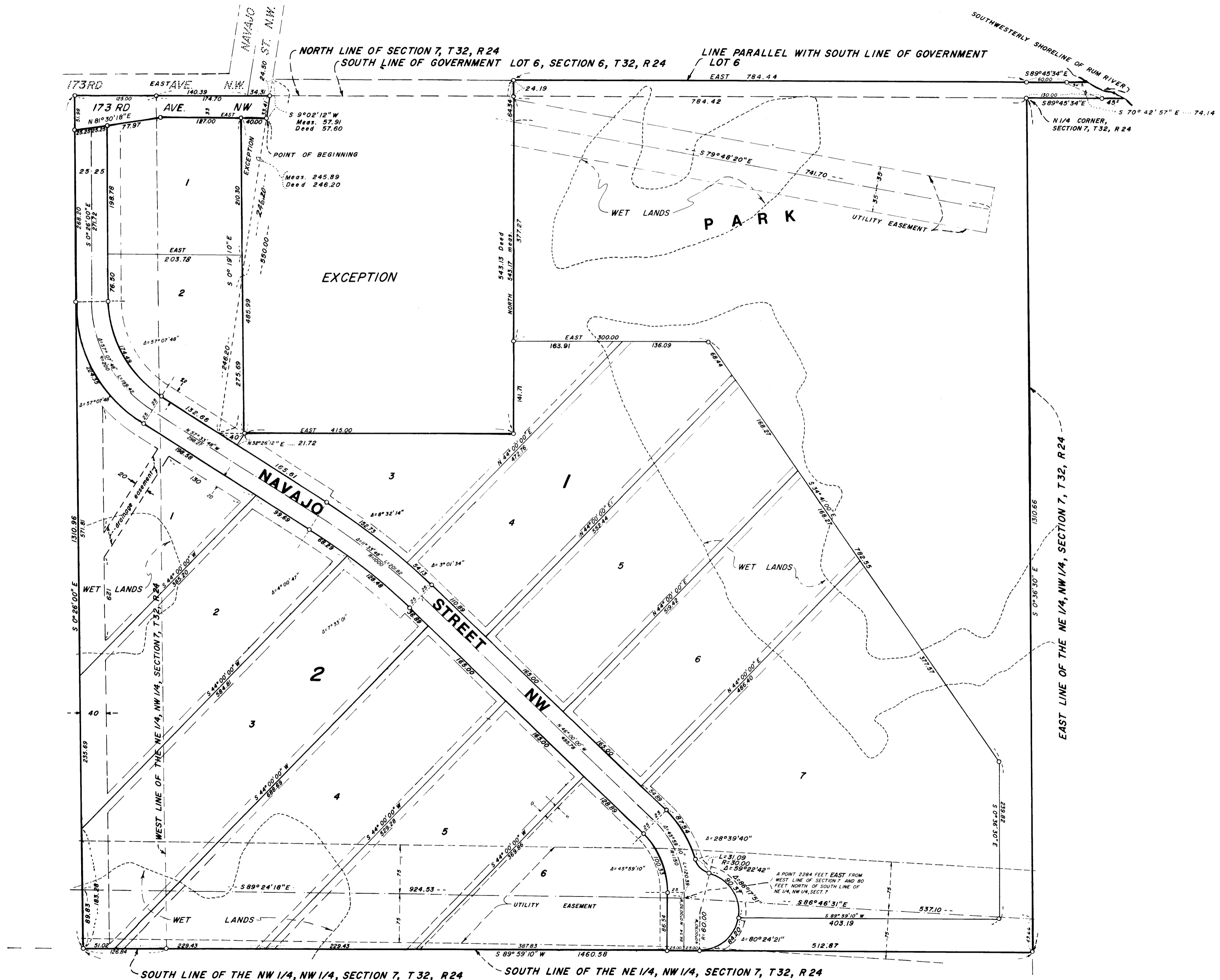
Ted J. Omdahl
County Recorder
By V. L. Holmness
Deputy

Jan 24 1977
Richard H. Cherrier
Auditor, Anoka County
William C. Stanger
Deputy

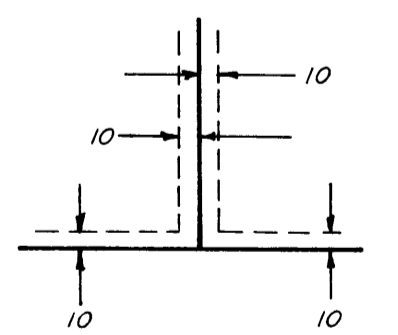
CHERRIER WINTER & ASSOCIATES INC.
REGISTERED PROFESSIONAL • LAND SURVEYORS

GROW OAK VIEW ESTATES

CITY OF ANDOVER, COUNTY OF ANOKA



SCALE: 1 INCH = 100 FEET
 BEARINGS SHOWN ARE ASSUMED
 ○-- DENOTES IRON MONUMENT



Drainage and utility easement shown thus, being 10 feet in width and adjoining lot lines as shown on the plat unless otherwise denoted.

CHERRIER WINTER & ASSOCIATES INC.
 REGISTERED PROFESSIONAL • LAND SURVEYORS

