

HART LAKE ADDITION

BK. 73 of ABST
Pg. 2

CITY OF COLUMBIA HEIGHTS
COUNTY OF ANOKA
SEC. 36, TWP. 30 N, RNG. 24 W

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
Feb 13 2007
MAUREEN J. DEVINE
PROPERTY TAX ADMINISTRATOR

490641.004 Torrens
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on 2-13-07 at 10:46 o'clock A.M.
Maureen J. Devine, Registrar of Titles
By TAP Deputy Registrar of Titles

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 13th Feb A.D. 2007 at 10:50 o'clock A.M. and was duly recorded in book 73 ABST 2 page 2
Maureen Devine
County Recorder

KNOW ALL PERSONS BY THESE PRESENTS: That Pratt-Ordway, LLC, a Minnesota Limited Liability Company, owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lots 13 and 17, Block 2, WALTON'S SUNNY ACRES 2ND ADDITION TO COLUMBIA HEIGHTS, MN, Anoka County, Minnesota.

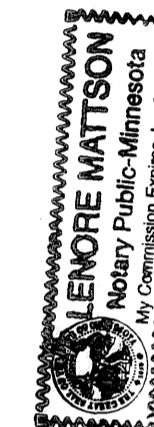
and

Lots 14, 15 and 16, in Block 2, WALTON'S SUNNY ACRES 2ND ADDITION TO COLUMBIA HEIGHTS, MN, Anoka County, Minnesota. Certificate of Title No. 99393.

Has caused the same to be surveyed and platted as HART LAKE ADDITION and does hereby donate and dedicate to the public for public use forever the easements for drainage and utility purposes only as shown on this plat

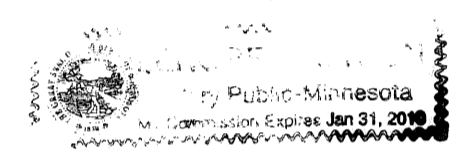
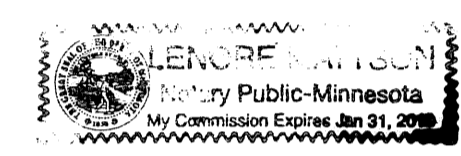
In witness whereof said Pratt-Ordway, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 26 day of January, 2007.
Pratt-Ordway, LLC.

Leonard W. Pratt, Chief Manager



STATE OF Minnesota
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 26 day of January, 2007, by Leonard W. Pratt as Chief Manager of Pratt-Ordway, LLC, a Minnesota Limited Liability Company, on behalf of the company.

Lenore Mattson
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2010

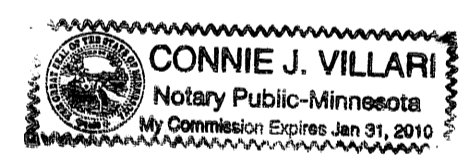


I hereby certify that I have surveyed and platted the property described on this plat as HART LAKE ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be placed in the ground as designated; that the outside boundary lines are correctly designated on said plat; and that there are no wet lands as defined in Minnesota Statutes 505.02 Subd. 1, or public highways to be designated other than as shown on said plat.

Daniel L. Thurmes
Daniel L. Thurmes, Land Surveyor, Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON
The foregoing Surveyor's Certificate was acknowledged before me this 25th day of Jan., 2007, by Daniel L. Thurmes, Land Surveyor.

Connie J. Villari
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2010

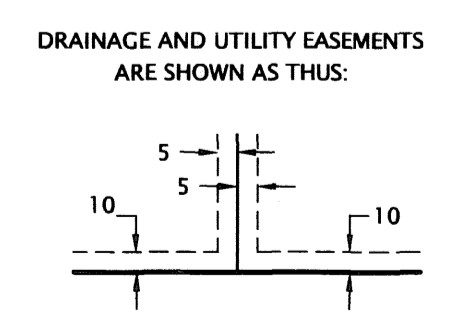
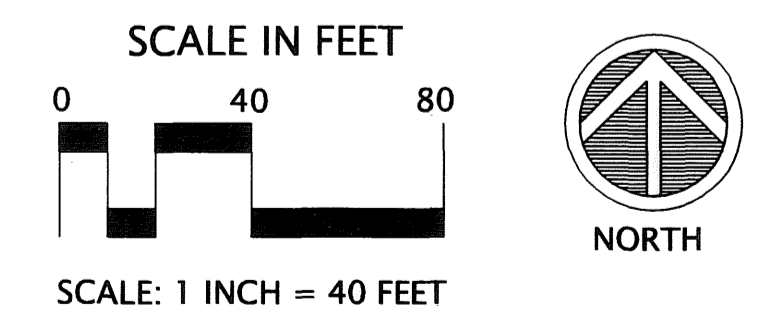
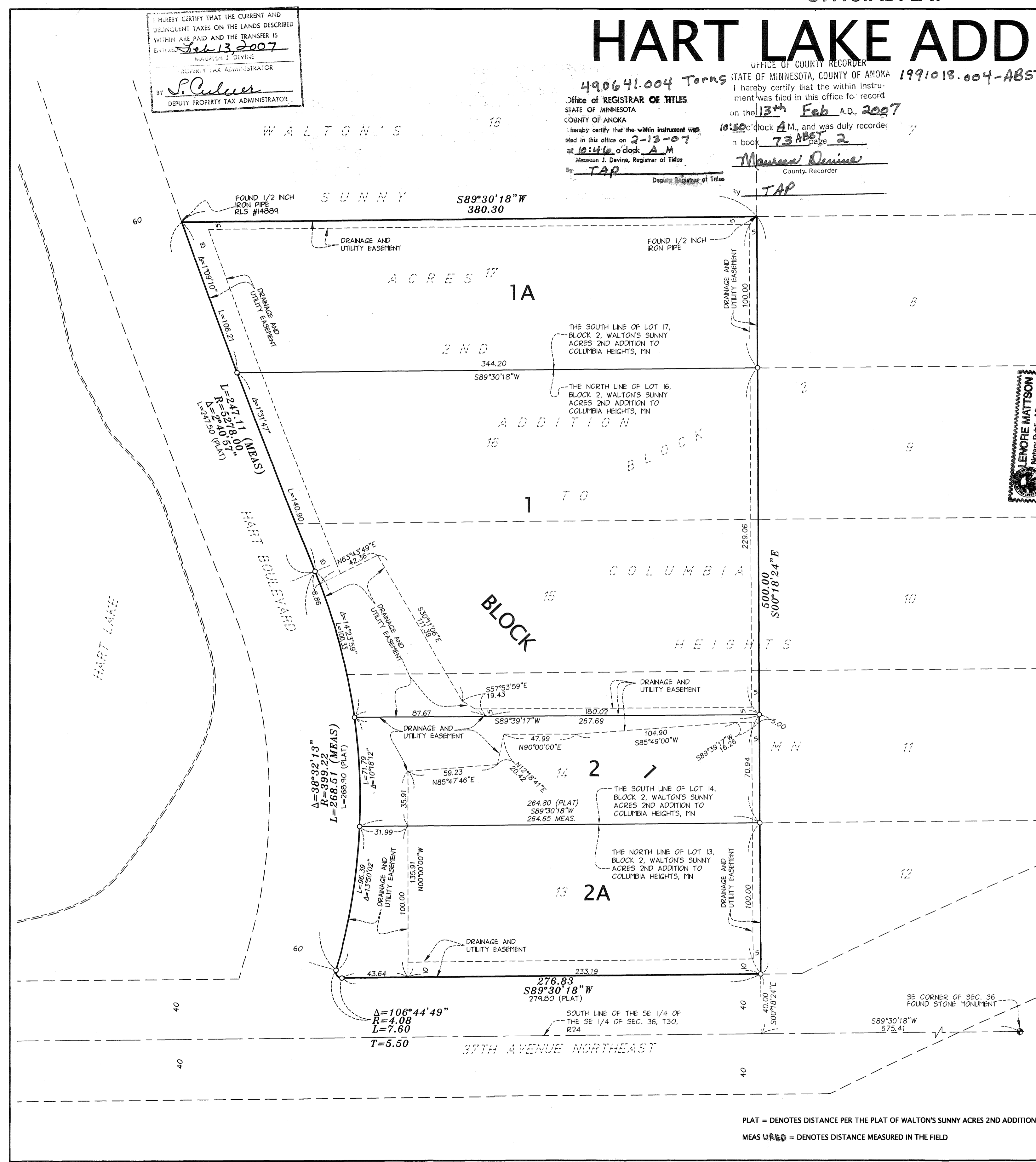


CITY COUNCIL OF THE CITY OF COLUMBIA HEIGHTS
This plat of HART LAKE ADDITION was approved by the City Council of the City of Columbia Heights, Minnesota at a regular meeting thereof held this 27 day of February, 2007. If applicable the written comments and recommendations of the commissioner of transportation 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.

By Kathleen Young, City Engineer By William Elvitt, Clerk

ANOKA COUNTY SURVEYOR
This plat has been approved this 13th day of February, 2007.

By Larry D. Hoium by Charles F. Setzer, Deputy
Larry D. Hoium, Anoka County Surveyor



○ DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED AS SHOWN
◊ DENOTES SET 1/2 INCH IRON MONUMENT
◐ DENOTES FOUND ANOKA COUNTY MONUMENT
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 1 1/2 INCH IRON PIPE MARKED R.L.S. 25718.
FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 30, RANGE 24, IS ASSUMED TO BEAR S 89°30'18\"



PLAT = DENOTES DISTANCE PER THE PLAT OF WALTON'S SUNNY ACRES 2ND ADDITION
MEAS URB = DENOTES DISTANCE MEASURED IN THE FIELD