

# HICKORY MEADOWS

2008910.004

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED

Nov. 12, 2008

MAUREEN J. DEVINE  
PROPERTY TAX ADMINISTRATOR

S. Culver  
DEPUTY PROPERTY TAX ADMINISTRATOR

Bk 74 of Abst, pg 44

CITY OF ANDOVER  
COUNTY OF ANOKA  
Sec. 25, T. 32, R. 24

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 12<sup>th</sup> November A.D., 2008

12 o'clock P.M., and was duly recorded in book 74 Abst, page 44

Maureen J. Devine  
County Recorder

By: RAL

KNOW ALL PERSONS BY THESE PRESENTS: That Contractors Capital Corporation, a Minnesota Corporation, fee owner, of the following described property situated in the County of Anoka, State of Minnesota to wit:

Those parts of Lot 2, Lot 3, the East 515.00 feet of Lot 1, and the West 100.00 feet of Lot 4, AUDITOR'S SUBDIVISION NO. 141, Anoka County, Minnesota, lying northerly of the northerly line of SHADOWBROOK SIXTH ADDITION, said Anoka County, Minnesota. EXCEPT the north 33.00 feet of said Lot 4.

Has caused the same to be surveyed, platted and known as HICKORY MEADOWS and does hereby dedicate to the public for public use forever the public ways, park and drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County Road No. 16 as shown on this plat. In witness whereof said Contractors Capital Corporation, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 30<sup>th</sup> day of October, 2008.

CONTRACTORS CAPITAL CORPORATION

*Jerry Tollefson*  
Jerry Tollefson, as Chief Executive Officer

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 2008, by Jerry Tollefson, as Chief Executive Officer of Contractors Capital Corporation, a Minnesota Corporation, on behalf of the corporation.



MICHELLE L. HARTNER  
*Michelle L. Hartner*  
Notary Public, Minnesota  
My Commission Expires: 1-31-10

I, Charles R. Christopherson, a duly Licensed Land Surveyor under the laws of the State of Minnesota, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat as HICKORY MEADOWS; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been, or will be correctly set within one year as indicated on this plat; that all water boundaries and wet lands, as defined in Minnesota Statutes 505.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated the 24<sup>th</sup> day of October, 2008.

*Charles R. Christopherson*  
Charles R. Christopherson, Professional Land Surveyor  
Minnesota License No. 18420

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 24<sup>th</sup> day of October, 2008, by Charles R. Christopherson, a Professional Land Surveyor.

LARRY K. REFIELD  
*Larry K. Refield*  
Notary Public, Minnesota  
My Commission Expires: January 31, 2010

ANDOVER, MINNESOTA

This plat of HICKORY MEADOWS was approved and accepted by the City Council of Andover, Minnesota, at a regular meeting thereof held this 6<sup>th</sup> day of November, 2008. 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 Minn. Statutes Section 505.03, Subd. 2.

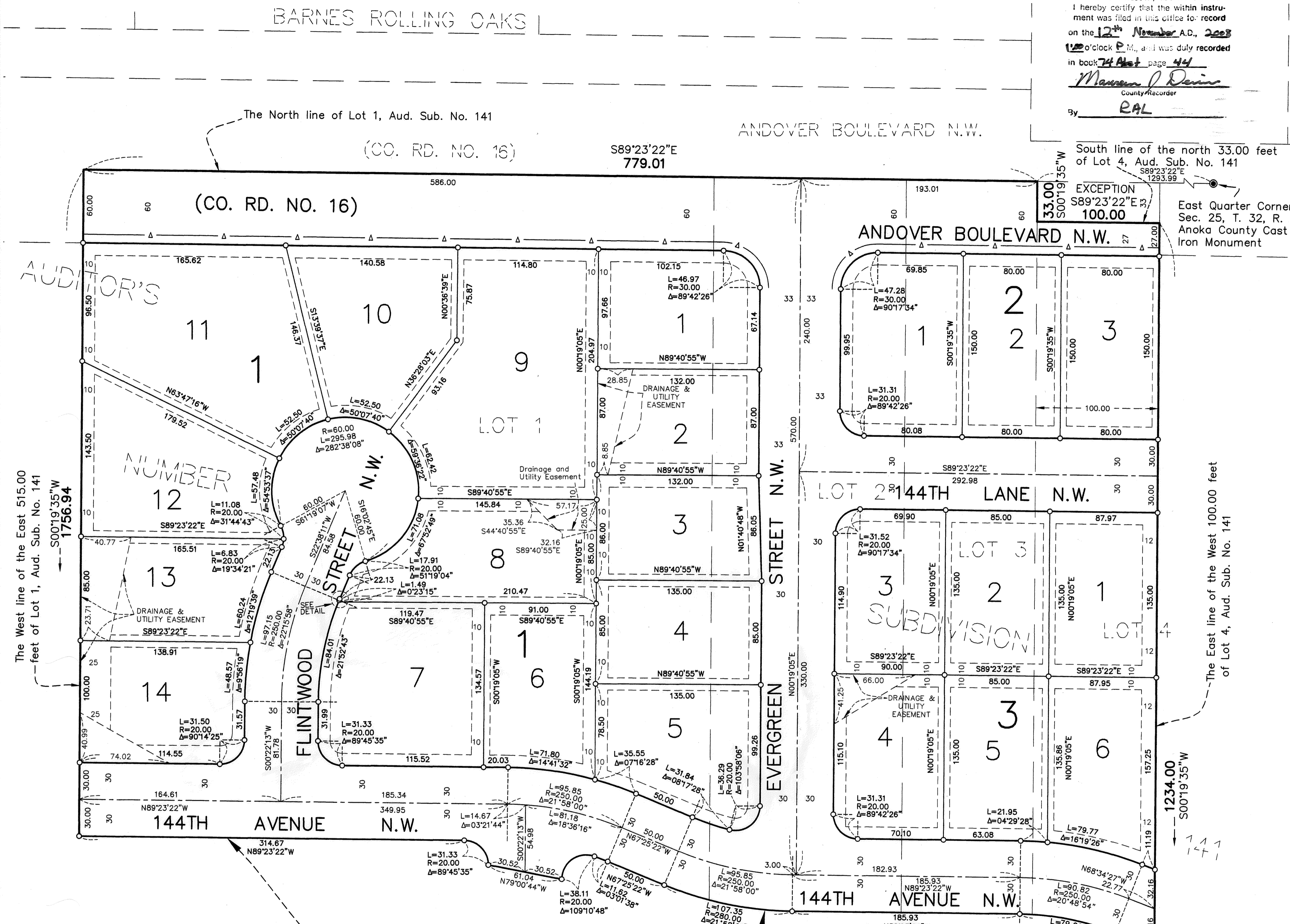
CITY COUNCIL OF THE CITY OF ANDOVER, MINNESOTA

*Michael A. Danaher* Mayor      *Michelle Hartner* Clerk

ANOKA COUNTY SURVEYOR

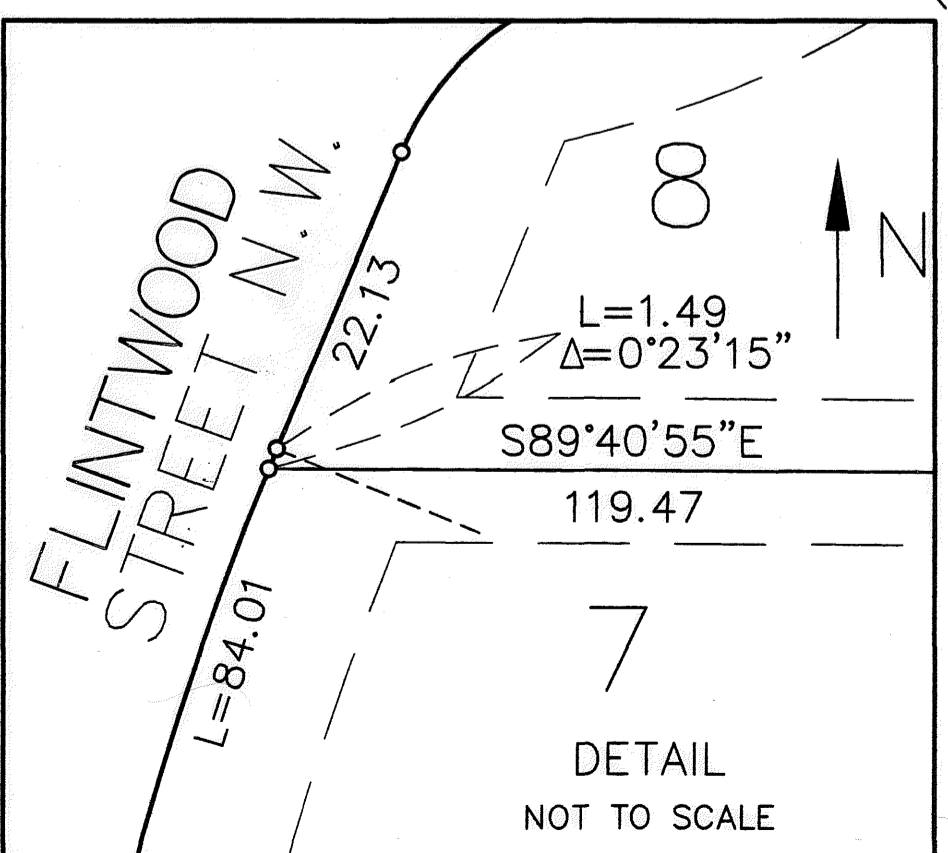
This plat was checked and approved on this 12<sup>th</sup> day of NOVEMBER, 2008.

*Larry D. Blodum*  
Larry D. Blodum, as Anoka County Surveyor



The West line of the East 515.00 feet of Lot 1, Aud. Sub. No. 141  
S00°19'35"W  
1756.94

The East line of the West 100.00 feet of Lot 4, Aud. Sub. No. 141  
S00°19'35"W  
1234.00



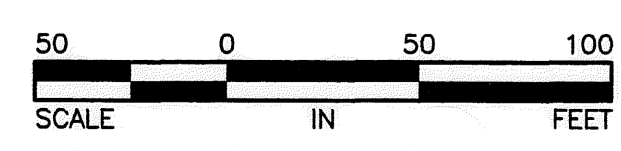
MATCH LINE  
SEE PAGE 2 OF 2

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Δ — Denotes right of access dedicated to the County of Anoka

Being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise shown on the plat.

For the purposes of this plat the north line of the Lot 1, AUDITOR'S SUBDIVISION NO. 141 is assumed to bear S89°23'22\"/>



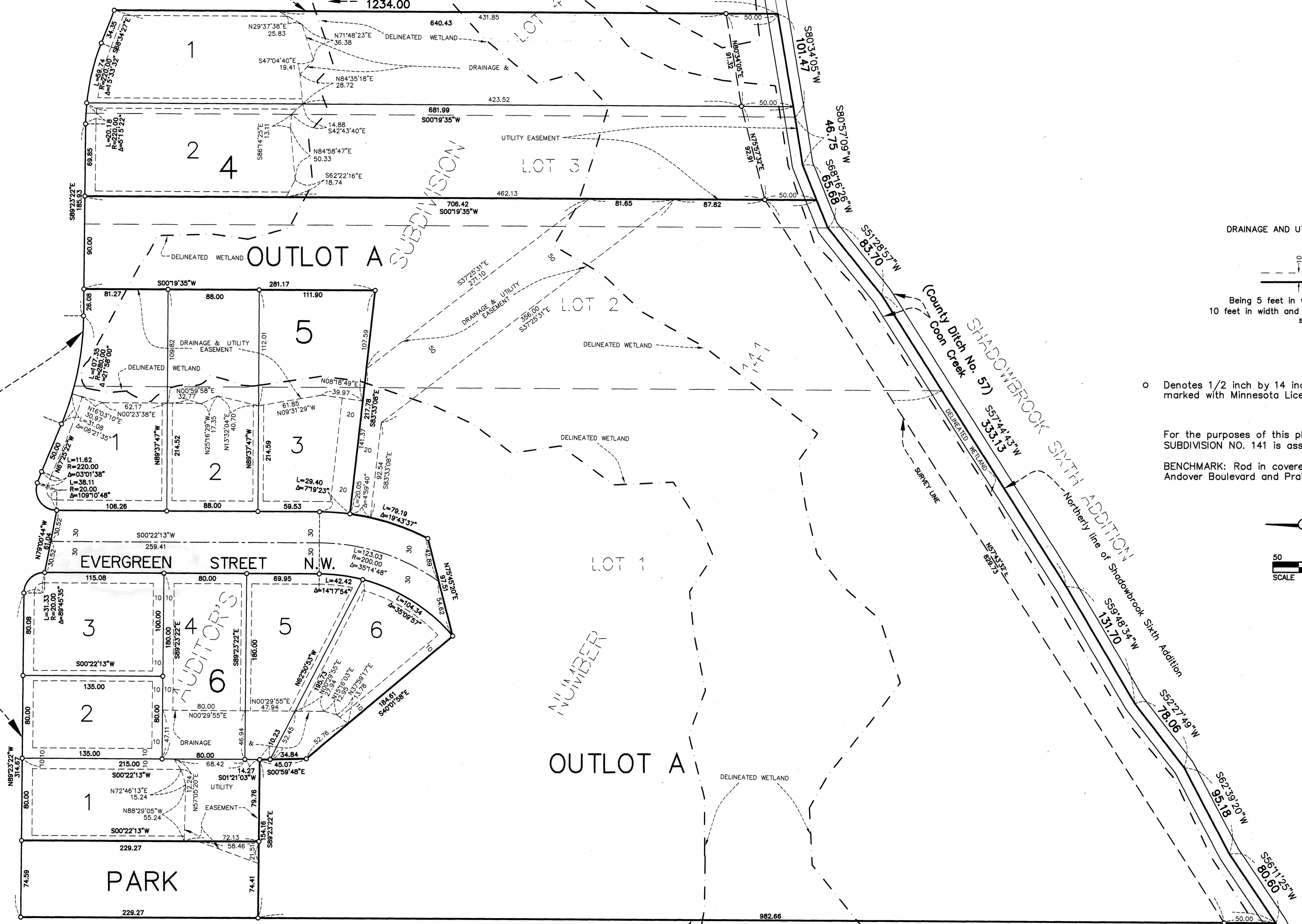
\$56.00



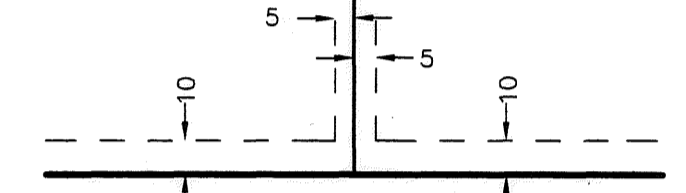


# HICKORY MEADOWS

East line of the West 100.00 feet of Lot 4, AUDITOR'S SUBDIVISION NO. 141



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

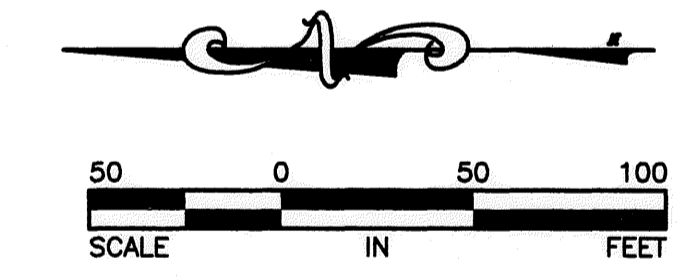


Being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise shown on the plat.

o Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.

For the purposes of this plat the north line Lot 1, AUDITOR'S SUBDIVISION NO. 141 is assumed to bear  $S89^{\circ}23'22''E$ .

BENCHMARK: Rod in covered tube in the Northeast Quadrant of Andover Boulevard and Prairie Road. Elevation = 902.98



MATCH LINE  
SEE PAGE 1 OF 2

1756.94  
 $S00^{\circ}19'35''W$

West line of the East 515.00 feet of Lot 1,  
AUDITOR'S SUBDIVISION NO. 141