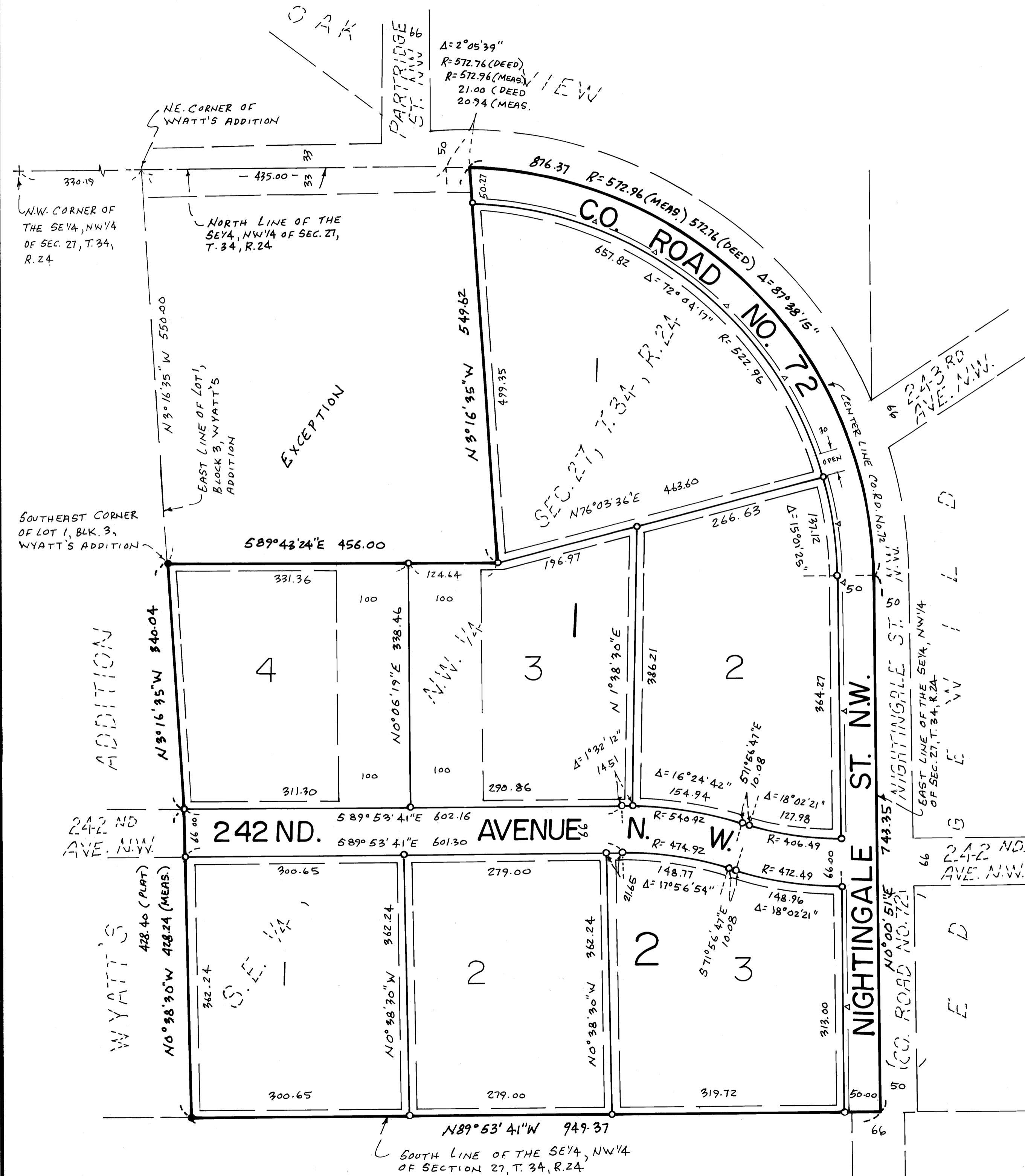


HOBBY ACRES

BK 71 of A05t pg 12
CITY OF ST. FRANCIS
COUNTY OF ANOKA
SEC. 27, TWP. 34, RGE. 24



○ Denotes 1/2 inch by 14 inch iron monument set and marked With Minnesota License No. 13297

● Denotes found iron monument.

—△— Denotes right of access dedicated to Anoka County

For the purposes of this plat the north line of the South East Quarter of the Northwest Quarter has an assumed bearing of South 89 degrees 43 minutes 24 seconds East

0 50 100 200
SCALE IN FEET 1 INCH EQUALS 100 FEET

Drainage and utility easements shown thus:

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

1981052.001 Abstract
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 27 Jan AD, 2006 at 2:04 o'clock P.M. and was duly recorded in Book 71 Abstract page 12
Maurice J Devine
County Recorder
By SLZ
Deputy

Jan 27, 2006
S. Culver
Deputy

\$ 1383.24

KNOW ALL MEN BY THESE PRESENTS: That Gary L. Zimmerman, a single person, fee owner, of the following described property situated in the county of Anoka, State of Minnesota, to wit:

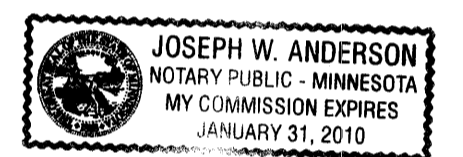
That part of the Southeast Quarter of the Northwest Quarter of Section 27, Township 34, Range 24, which lies southerly and westerly of County Road No. 72 and which lies easterly of the plat of WYATT'S ADDITION. Except that part of said Southeast Quarter of the Northwest Quarter described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Northwest Quarter of said Section 27; thence on an assumed bearing of South 89 degrees 43 minutes 24 seconds East, assumed bearing, along the north line of said Southeast Quarter of the Northwest Quarter a distance of 330.19 feet to the northeast corner of the plat of WYATT'S ADDITION and the point of beginning of the land to be described; thence continue South 89 degrees 43 minutes 24 seconds East 435.00 feet; thence southeasterly 21.00 feet along a tangential curve, concave to the south, having a central angle of 2 degrees 05 minutes 39 seconds and having a radius of 572.76 feet; thence South 3 degrees 16 minutes 35 seconds East 549.62 feet; thence North 89 degrees 43 minutes 24 seconds West 456.00 feet to the southeast corner of Lot 1, Block 3, WYATT'S ADDITION; thence North 3 degrees 16 minutes 35 seconds West along the east line of said WYATT'S ADDITION 550.00 feet to the point of beginning and there terminating.

Has caused the same to be surveyed and platted as HOBBY ACRES and does hereby donate and dedicate to the public for public use forever the road, avenue, and easements as shown on this plat for drainage and utility purposes only. Also dedicating to the County of Anoka the right of access onto County Road No. 72 as shown on the plat.

In witness whereof said Gary L. Zimmerman has set his hand this 27th day of January, 2006.

Gary L. Zimmerman
Gary L. Zimmerman



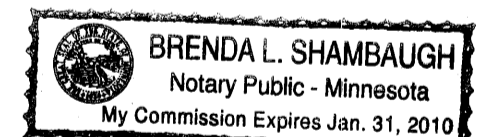
State of Minnesota
County of Anoka

The foregoing instrument was acknowledged before me this 27th day of January, 2006, by Gary L. Zimmerman, a single person.

Joseph W. Anderson
Notary Public, Minnesota. My commission expires: 1-31-2010

I hereby certify that I have surveyed and platted the property described on this plat as HOBBY ACRES; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat 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 the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision No. 1 or public highways to be designated on said plat other than as shown.

Ronald J. Swenson
Ronald J. Swenson
Minnesota License No. 13297



STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing surveyor's certificate was acknowledged before me this 23 day of Jan, 2006 by Ronald J. Swenson, Minnesota License No. 13297

Brenda L. Shambaugh
Notary Public, Minnesota. My Commission expires 1-31-2010

This plat of HOBBY ACRES was approved and accepted by the city council of the City of St. Francis, Anoka County, Minnesota at a regular meeting held this 27th day of November, 2006. If applicable the written comments and recommendations of the Commissioner of Transportation and County Highway engineer have been received by the city or the prescribed 30 day period has elapsed without written receipt of comments and recommendations, as provided by Minnesota Statutes, section 505.03, Subd. 2.

By *R. Jensen*, Mayor Attest *Barbara J. Held*, Clerk

Checked and approved this 27th day of January, 2006

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