

KULZER WOODLAND ADDITION

Bk 77, pg 18
Abst.

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 26, T. 32, R. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Jonathan Kallestad, a single person, fee owner of the following described property:

That part of the Southwest Quarter (SW ¼) of Section Twenty-Six (26), Township Thirty-Two (32), Range Twenty-Three (23), according to Government Survey, described as follows:

All that part of the Southwest Quarter of Section 26, Township 32, Range 23, Anoka County, Minnesota described as follows: Beginning at the point of intersection of the south line of the Southwest Quarter of said Section 26, with the easterly right-of-way line of the Twin City and Lake Superior Railway, as described in Book 51 of Deeds, page 547, filed May 2, 1911 in said County; thence easterly along the south line of said Southwest Quarter, to the point of intersection of the south line of said Southwest Quarter, with a line drawn parallel to and distant 165.00 feet easterly from said easterly railway right-of-way line; thence northeasterly along said parallel line a distance of 1320.00 feet; thence westerly parallel to the south line of said Southwest Quarter, a distance of 168.25 feet more or less to the easterly right-of-way line of said railway right-of-way; thence Southwesterly along the easterly right-of-way line of said railway right of way to the point of beginning.

EXCEPT that part of which lies northerly of the following described line: Commencing at the point of intersection of the south line of the Southwest Quarter of said Section 26, with the easterly right-of-way line of the Twin City and Lake Superior Railway, as described in Book 51 of Deeds, page 547, filed May 2, 1911 in said County; thence easterly along the south line of said Southwest Quarter, to the point of intersection of the south line of said Southwest Quarter, with a line drawn parallel to and distant 165.00 feet easterly from said easterly railway right-of-way line; thence northeasterly along said parallel line a distance of 787.55 feet to the point of beginning of the line to be described thence northwesterly, deflecting to the left at an angle of 93 degrees 06 minutes 28 seconds, a distance of 165.24 feet more or less to said easterly right-of-way line of said railway, and said line there terminating.

AND KD Companies, LLC, a Minnesota limited liability company, owner of the following described property:

A strip of land 100 feet in width beginning at a point 834 feet South of the Northeast corner of the Northwest Quarter, Section 26, Township 32, Range 23; thence South along North and South Quarter line of said Section 26, 457 feet; thence southwesterly 4100 feet to a point on the South line of said Section 26; thence West along South line 102.8 feet to a point 1609 feet East of the Southwest corner of said Section 26; thence Northeasterly 4559 feet to the point of beginning, Anoka County, Minnesota, except that part thereof lying Northerly of Coon Creek.

Have caused the same to be surveyed and platted as KULZER WOODLAND ADDITION and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 116 as shown on this plat.

In witness whereof said Jonathan Kallestad, a single person, has hereunto set his hand this 27 day of February, 2014.

[Signature]
Jonathan Kallestad

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 27 day of February, 2014 by Jonathan Kallestad, a single person.

[Signature]
Lisa E Broughton
Notary Public, Minnesota
My commission expires January 31, 2017

In witness whereof said KD Companies, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 27 day of February, 2014.

KD Companies, LLC
[Signature]
Jonathan Kallestad, as Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 27 day of February, 2014 by Jonathan Kallestad, as Chief Executive Officer of KD Companies, LLC, a Minnesota limited liability company.

[Signature]
Lisa E Broughton
Notary Public, Minnesota
My commission expires January 31, 2017

I Charles R. Christopherson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; 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 this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 25th day of February, 2014.

[Signature]
Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 25th day of February, 2014 by Charles R. Christopherson.

[Signature]
Lisa E Broughton
Notary Public, Minnesota
My commission expires January 31, 2017

City Council, City of Ham Lake, Minnesota

This plat of KULZER WOODLAND ADDITION was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 13th day of November, 2012 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ham Lake, Minnesota

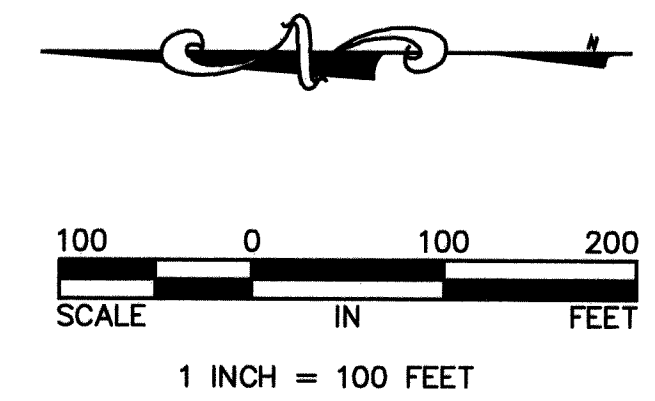
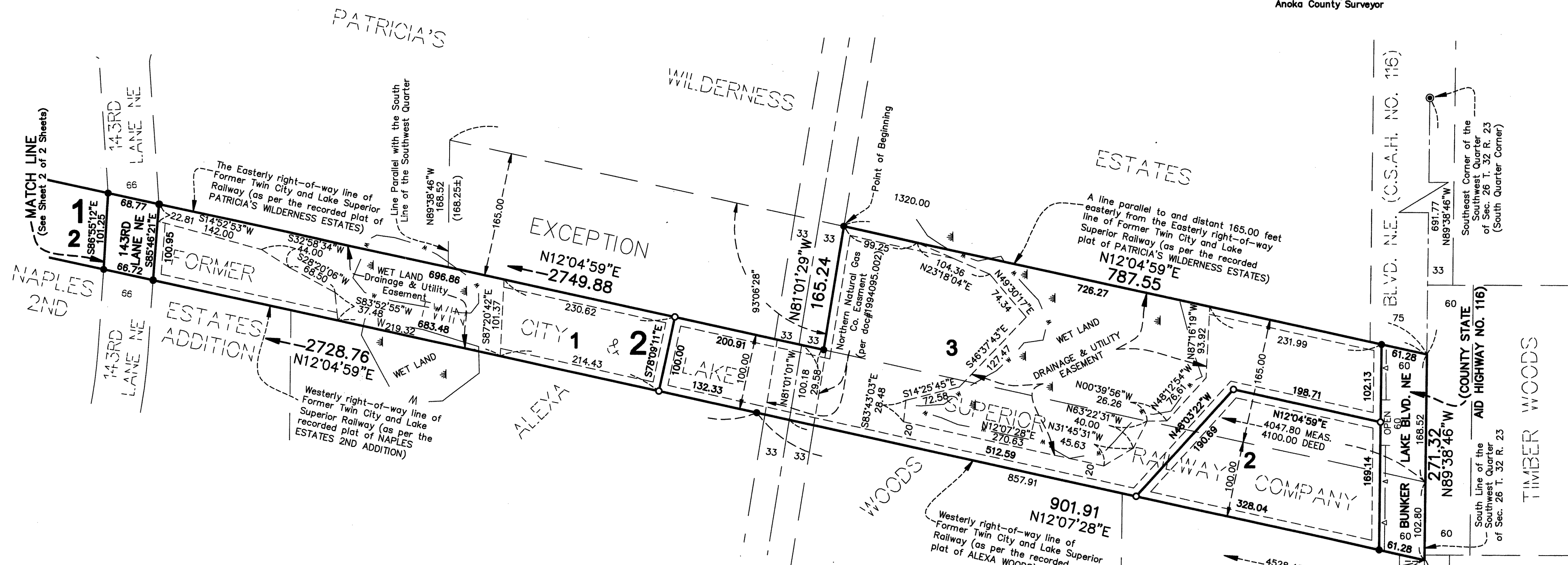
By: *[Signature]*, Mayor

By: *[Signature]*, Clerk

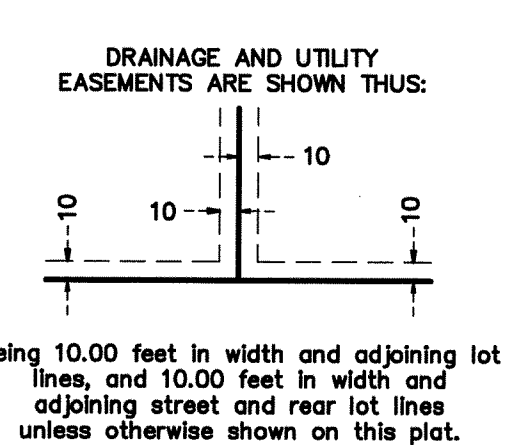
ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 13th day of May, 2014.

[Signature]
Larry D. Holub
Anoka County Surveyor



- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes found iron monument
- ⊙ Denotes Anoka County Cast Iron Monument
- (168.25±) Denotes Deed Call
- W — Denotes Edge of Wet Land
- Δ — Denotes Right-of-Access Dedicated to the County of Anoka



2082401.001
 Office of RECORDS/REGISTRAR
 OF TITLES
 STATE OF MINNESOTA COUNTY OF ANOKA
 I hereby certify that the within instrument was filed in
 this office for record on the 13th day of
 May 2014 at 12:41 o'clock P.M.
 and was duly recorded in Book 77 page 487
 Jonell M. Sawyer
 Recorder/Registrar of Titles

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
 ENTERED 5/14/14
 Jonell M. Sawyer
 PROPERTY TAX ADMINISTRATOR
 By: *[Signature]*
 DEPUTY

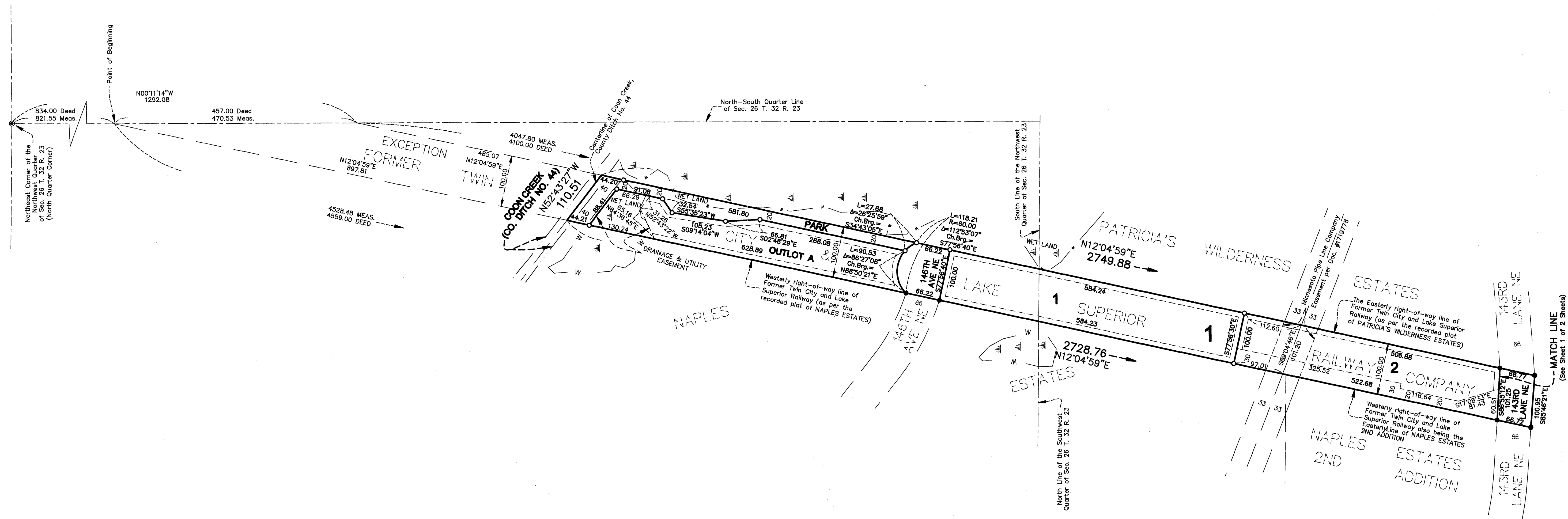
\$56.00



KULZER WOODLAND ADDITION

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Abst.

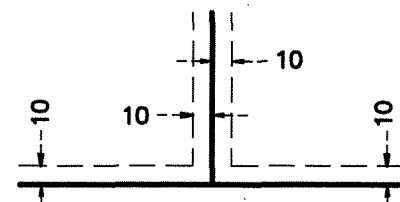
CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 26, T. 32, R. 23



For the purposes of this plat the south line of the Southwest Quarter of Section 26, Township 32, Range 23, is assumed to bear N89°38'46\"/>

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes found iron monument
- ⊙ Denotes Anoka County Cast Iron Monument
- W — Denotes Edge of Wet Land

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10.00 feet in width and adjoining lot lines, and 10.00 feet in width and adjoining street and rear lot lines unless otherwise shown on this plat.



1 INCH = 100 FEET

MATCH LINE
(See Sheet 1 of 2 Sheets)