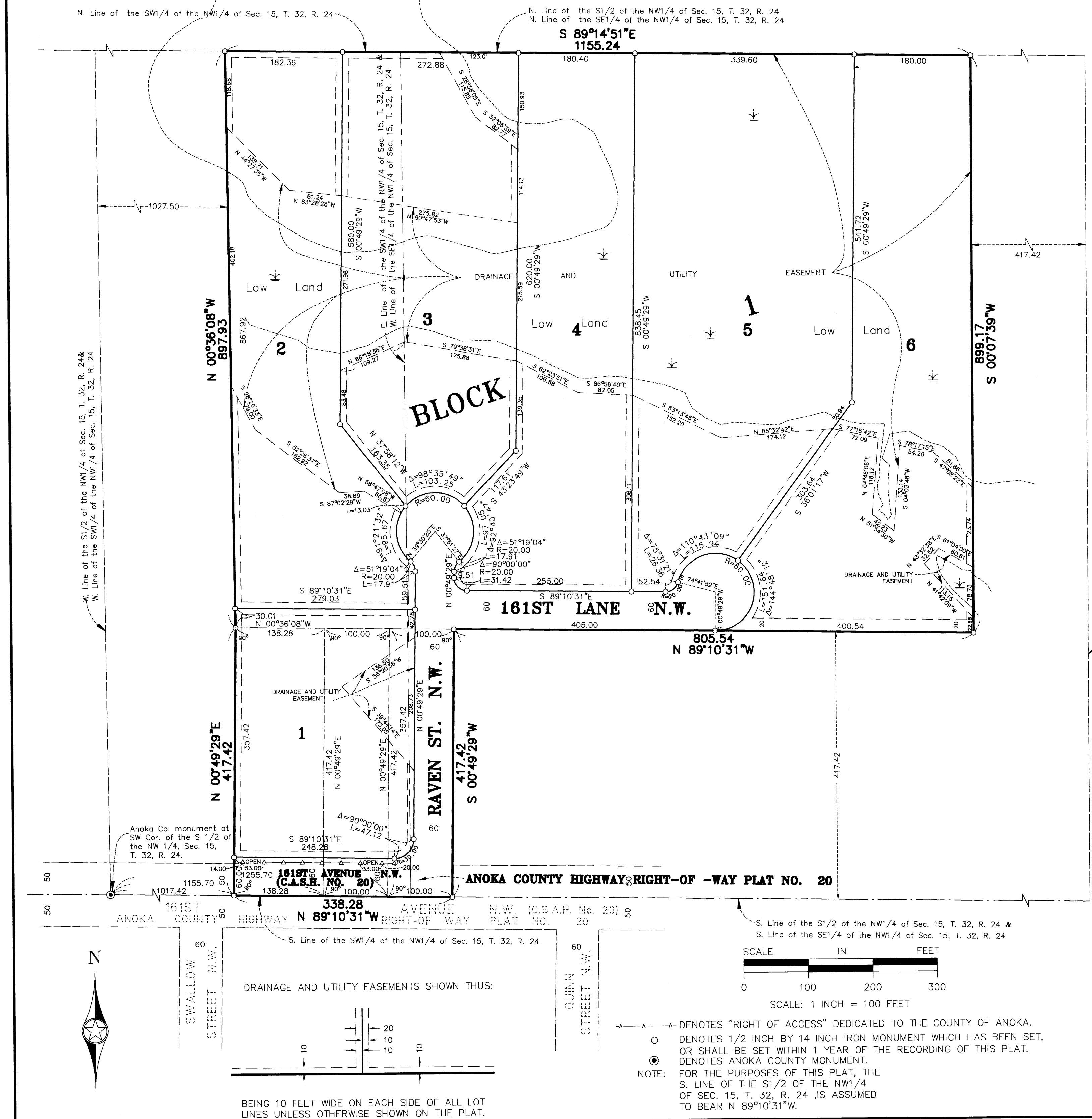


# LANGFELD'S OAKRIDGE ESTATES

## CITY OF ANDOVER

### COUNTY OF ANOKA



KNOW ALL PERSONS BY THESE PRESENTS: That Willis W. Langfeld and Carol A. Langfeld, his wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the South Half of the Northwest Quarter of Section 15, Township 32, Range 24, in Anoka County, Minnesota, described as follows: Beginning at a point on the South line of said South Half of the Northwest Quarter distant 1,017.42 feet East from the Southwest corner of said South Half of the Northwest Quarter; thence North at right angles a distance of 417.42 feet; thence East at right angles a distance of 138.28 feet; thence South at right angles a distance of 417.42 feet to the South line of said South Half of the Northwest Quarter; thence West along said South line a distance of 138.28 feet to the point of beginning.

And, that part of the South Half of the Northwest Quarter of Section 15, Township 32, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the South line of said South Half of the Northwest Quarter distant 1155.70 feet East from the Southwest corner of said South Half of the Northwest Quarter; thence North at right angles a distance of 417.42 feet; thence East at right angles a distance of 100 feet; thence South at right angles a distance of 417.42 feet to the South line of said South Half of the Northwest Quarter; thence West along said South line a distance of 100 feet to the point of commencement.

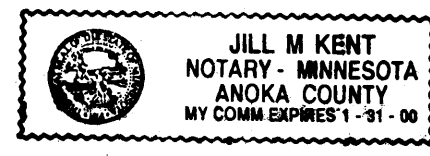
And, that part of the South Half of the Northwest Quarter of Section 15, Township 32, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the South line of said South Half of the Northwest Quarter distant 1255.70 feet East from the Southwest corner of said South Half of the Northwest Quarter; thence North at right angles a distance of 417.42 feet; thence East at right angles a distance of 100 feet; thence South at right angles a distance of 417.42 feet to the South line of said South Half of the Northwest Quarter; thence West along said South line a distance of 100 feet to the point of commencement, according to the U.S. Government Survey thereof.

And, that part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 32, Range 24, Anoka County, Minnesota, lying north of the south 417.42 feet thereof and lying west of the east 417.42 feet thereof, and that part of the Southwest Quarter of the Northwest Quarter of said Section 15 lying east of the west 1027.50 feet thereof and lying north of the south 417.42 thereof.

Have caused the same to be surveyed and platted as LANGFELD'S OAKRIDGE ESTATES and do hereby donate and dedicate to the public for public use forever the avenue, lane, street and drainage and utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto C.S.A.H. No. 20 as shown on the plat. In witness whereof said Willis W. Langfeld and Carol A. Langfeld have hereunto set their hands this 23rd day of September, 1998.

SIGNED: Willis W. Langfeld  
Willis W. Langfeld  
Carol A. Langfeld  
Carol A. Langfeld

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 23rd day of September  
COUNTY OF Anoka) 1998, by Willis W. Langfeld and Carol A. Langfeld, his wife.

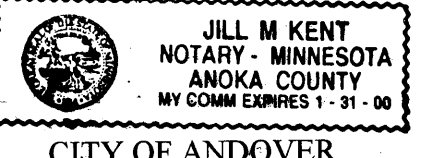


Jill M. Kent  
Notary Public, Anoka County, Minnesota  
My Commission expires 1-31-00

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as LANGFELD'S OAKRIDGE ESTATES that the 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, or shall be correctly placed in the ground within one year of the recording of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine  
Jeffrey N. Caine, Registered Land Surveyor  
Minnesota Registration No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 23rd day of September  
COUNTY OF ANOKA ) 1998 by Jeffrey N. Caine, Land Surveyor.

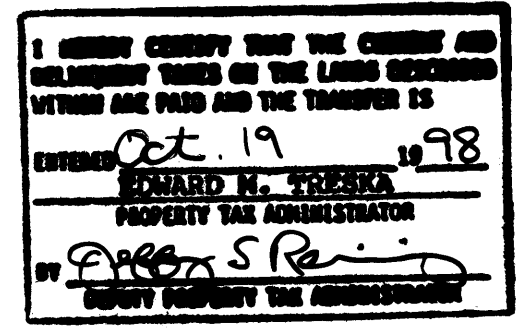


Jill M. Kent  
Notary Public, Anoka County, Minnesota  
My Commission expires 1-31-00

We hereby certify that the City Council of the City of Andover, Anoka County, Minnesota, duly accepted and approved the plat of LANGFELD'S OAKRIDGE ESTATES at a regular meeting held this 15th day of September, 1998. 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.

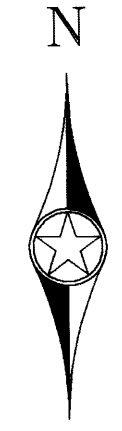
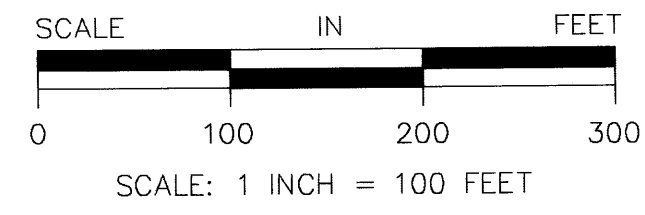
By John E. MacKelvey Mayor By Victoria Hill Clerk  
Checked and approved this 16th day of OCTOBER, 1998.  
By Larry D. Olson  
Anoka County Surveyor

1379226  
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 Oct 19 day of 1998  
at 4:50 o'clock P.M., and was duly recorded in book 56 ABST page 22  
Edward M. Treaska  
County Recorder



**CAINE & ASSOCIATES**  
**LAND SURVEYORS, INC.**

NOTE:   
- - - DENOTES "RIGHT OF ACCESS" DEDICATED TO THE COUNTY OF ANOKA.   
○ DENOTES 1/2 INCH BY 1/4 INCH IRON MONUMENT WHICH HAS BEEN SET, OR SHALL BE SET WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT.   
● DENOTES ANOKA COUNTY MONUMENT.   
○ FOR THE PURPOSES OF THIS PLAT, THE S. LINE OF THE S1/2 OF THE NW1/4 OF SEC. 15, T. 32, R. 24 IS ASSUMED TO BEAR N 89°10'31"W.



BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.