

# MEADOWS OF VERDE VALLEY

## TOWNSHIP OF BURNS COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Langseth Construction, Inc., a Minnesota Corporation, fee owner, and John C. Egan, a single person, and Joseph J. Egan, married, mortgagees, (AS TO PARCELS A, B and D) and Dale A. Sloper and Sharon L. Sloper, husband and wife, fee owners, (AS TO PARCEL C), of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

**PARCEL A:**

The Southwest Quarter of the Northwest Quarter of Section 13, Township 33, Range 25, Anoka County, Minnesota, except the North 33.00 feet of the East 330.00 feet thereof.

And

That part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 33, Range 25, Anoka County, Minnesota, except that part described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence northerly along the East line of said Southeast Quarter of the Northwest Quarter a distance of 590.00 feet; thence westerly parallel with the South line of said Southeast Quarter of the Northwest Quarter a distance of 600.00 feet; thence southerly parallel with said East line a distance of 590.00 feet to said South line; thence easterly along said South line a distance of 600.00 feet to the point of beginning.

ALSO except the North 33 feet thereof.

**PARCEL B:**

That part of the Southwest Quarter of the Northeast Quarter, Section 13, Township 33, Range 25, Anoka County, Minnesota described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence easterly, on an assumed bearing of North 89 degrees 19 minutes 19 seconds East, on the South line of said Southwest Quarter of the Northeast Quarter a distance of 679.61 feet; thence North 11 degrees 30 minutes 08 seconds East a distance of 957.59 feet to the point of beginning of the property to be described; thence South 89 degrees 13 minutes 53 seconds West a distance of 530.00 feet; thence westerly a distance of 269.76 feet along a tangential curve, concave to the North, said curve having a central angle of 24 degrees 00 minutes 00 seconds and a radius of 644.00 feet, to a point of reverse curve; thence westerly a distance of 86.44 feet, more or less, along said curve, concave to the south, to the West line of said Southwest Quarter of the Northeast Quarter, said curve having a central angle of 6 degrees 38 minutes 53 seconds and a radius of 745.00 feet; thence northerly along said West line a distance of 253.83 feet, more or less, to the intersection with the South line of the North 33 feet of said Southwest Quarter of the Northeast Quarter; thence easterly along said South line of the North 33 feet to the westerly right-of-way line of Minnesota State Highway No. 47; thence northerly along said right-of-way line to the north line of said Southwest Quarter of the Northeast Quarter; thence easterly along said North line to the intersection with a line bearing North 11 degrees 30 minutes 08 seconds East from said point of beginning; thence South 11 degrees 30 minutes 08 seconds West a distance of 381.72 feet, more or less, to said point of beginning.

**PARCEL C:**

That part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 33, Range 25, Anoka County, Minnesota lying North of Town Road known as Wirz Road and now known as Verde Valley Road N.W. as the same is now laid out and travelled, and lying Westerly of the East 529.65 feet thereof, as measured at right angles with the Easterly line of said Northeast Quarter of the Southwest Quarter.

**PARCEL D:**

The North 33.00 feet of the following described property:

That part of the Southwest Quarter of the Northeast Quarter, Section 13, Township 33, Range 25, Anoka County, Minnesota described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence easterly, on an assumed bearing of North 89 degrees 19 minutes 19 seconds East, on the South line of said Southwest Quarter of the Northeast Quarter a distance of 679.61 feet; thence North 11 degrees 30 minutes 08 seconds East a distance of 603.57 feet to the point of beginning of the property to be described; thence continuing North 11 degrees 30 minutes 08 seconds East a distance of 354.02 feet; thence South 89 degrees 13 minutes 53 seconds West a distance of 530.00 feet; thence westerly a distance of 269.76 feet along a tangential curve, concave to the North, said curve having a central angle of 24 degrees 00 minutes 00 seconds and a radius of 644.00 feet, to a point of reverse curve; thence westerly a distance of 86.44 feet, more or less, along said curve, concave to the south, to the West line of said Southwest Quarter of the Northeast Quarter, said curve having a central angle of 6 degrees 38 minutes 53 seconds and a radius of 745.00 feet; thence southerly along said West line a distance of 430.87 feet, more or less, to the intersection with a line bearing South 89 degrees 19 minutes 19 seconds West from said point of beginning; thence North 89 degrees 19 minutes 19 seconds East, a distance of 801.90 feet, more or less, to said point of beginning.

Have caused the same to be surveyed and platted as MEADOWS OF VERDE VALLEY and do hereby donate and dedicate to the public for public use forever the road, street, avenue, lane, highway and easements for drainage and utility purposes as shown on the plat. Also dedicating to the State of Minnesota the right of access to State Highway No. 47 from Lot 1, Block 3 as shown on the plat. In witness whereof said Langseth Construction, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 23<sup>rd</sup> day of March, 1999. In witness whereof said John C. Egan, a single person, has hereunto set his hand this 24<sup>th</sup> day of March, 1999. In witness whereof said Joseph J. Egan, married, has hereunto set his hand this 24<sup>th</sup> day of March, 1999. In witness whereof said Dale A. Sloper and Sharon L. Sloper, husband and wife, have hereunto set their hands this 24<sup>th</sup> day of MARCH, 1999.

Signed: LANGSETH CONSTRUCTION, INC.

By: David H. Langseth  
David H. Langseth, President

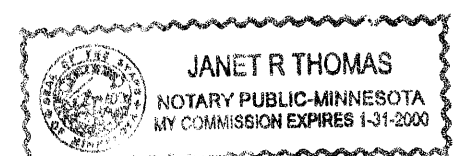
By: John C. Egan  
John C. Egan

By: Joseph J. Egan  
Joseph J. Egan

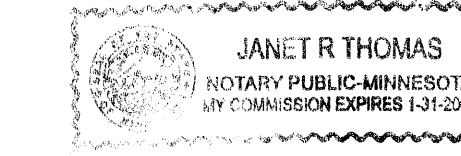
By: Dale A. Sloper  
Dale A. Sloper

By: Sharon L. Sloper  
Sharon L. Sloper

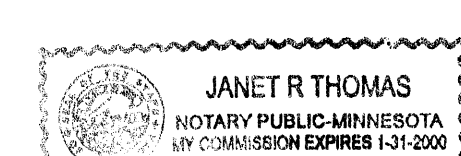
State of Minnesota County of Anoka The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of March, 1999, by David H. Langseth as president of Langseth Construction, Inc, on behalf of the corporation.



State of Minnesota County of Anoka The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March, 1999, by John C. Egan, a single person.



State of Minnesota County of Anoka The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March, 1999, by Joseph J. Egan, married.



State of Minnesota County of Anoka The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of MARCH, 1999, by Dale A. Sloper and Sharon L. Sloper, husband and wife.

I hereby certify that I have surveyed and platted the land described on this plat as MEADOWS OF VERDE VALLEY; and 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 on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no public highways or wetlands to be designated on said plat other than as shown thereon.

Milton E. Hyland  
Milton E. Hyland, Licensed Land Surveyor  
Minnesota License No. 20262

Receipt no. 1999045776 \$ 635.00

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 1999, by Milton E. Hyland, Licensed Land Surveyor.

Ruthanne Mary Hyland  
Ruthanne Mary Hyland, Notary Public  
Hennepin County, Minnesota  
My Commission Expires January 31, 2000

This plat of MEADOWS OF VERDE VALLEY was accepted and approved by the township board of the Township of Burns at a regular meeting held this 10 day of Feb, 1999. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the township or the prescribed 30 day period had elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

Signed: Myron Gurgues Chairman Attest: Penny L. Smeby Clerk

The annexed plat of MEADOWS OF VERDE VALLEY was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota at a regular meeting held this 13<sup>th</sup> day of APRIL, 1999.

Signed: Don Chert Chairman Attest: John Jay McInden County Administrator

This plat was approved as to form and execution this 4<sup>th</sup> day of April, 1999.

Anthony C. Palumbo  
County Attorney, Anoka County, Minnesota

Recommended for approval this 13<sup>th</sup> day of April, 1999.

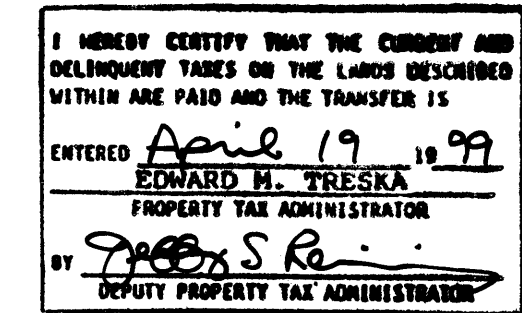
Jim Wells  
County Highway Engineer, Anoka County, Minnesota

Checked and approved this 13<sup>th</sup> day of APRIL, 1999.

Larry D. Rein  
County Surveyor, Anoka County, Minnesota

1422612  
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 April 19 A.D., 1999 at 1:30 o'clock P.M., and was duly recorded in book 57 page 3

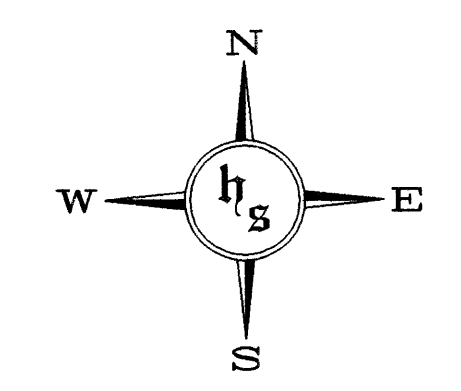
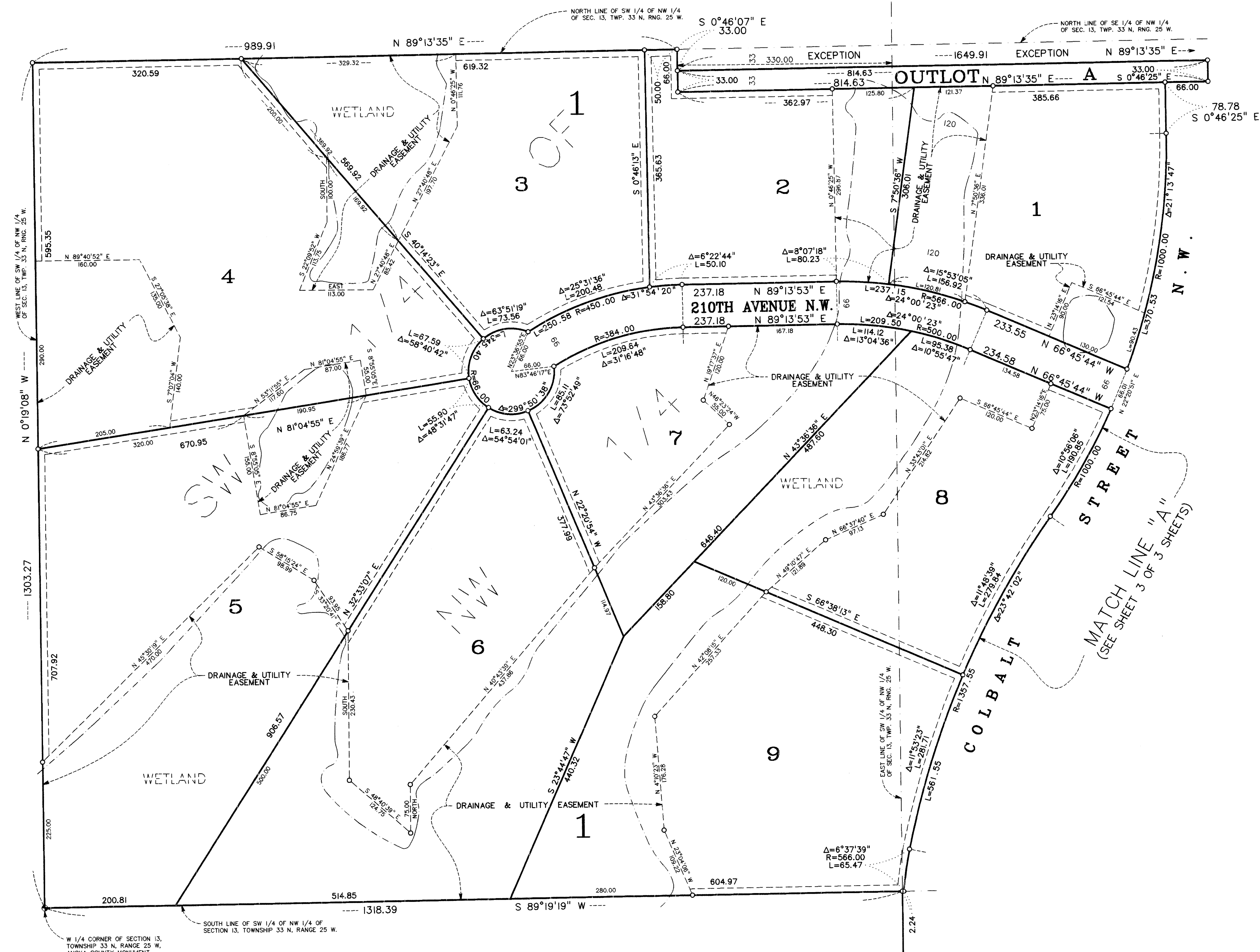
Edward M. Treska  
County Recorder  
By: BLP Deputy



HY-LAND SURVEYING, P.A.  
LAND SURVEYORS

# MEADOWS OF VERDE VALLEY

TOWNSHIP OF BURNS COUNTY OF ANOKA

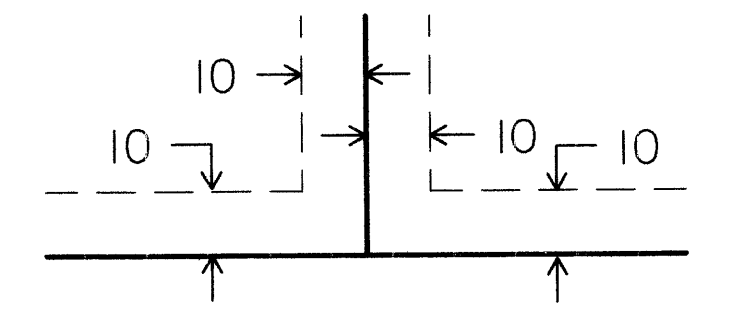


0 100 200 300  
SCALE: 1 INCH = 100 FEET

- - DENOTES IRON MONUMENT.
- △— DENOTES RIGHT-OF-ACCESS DEDICATED TO THE STATE OF MINNESOTA.

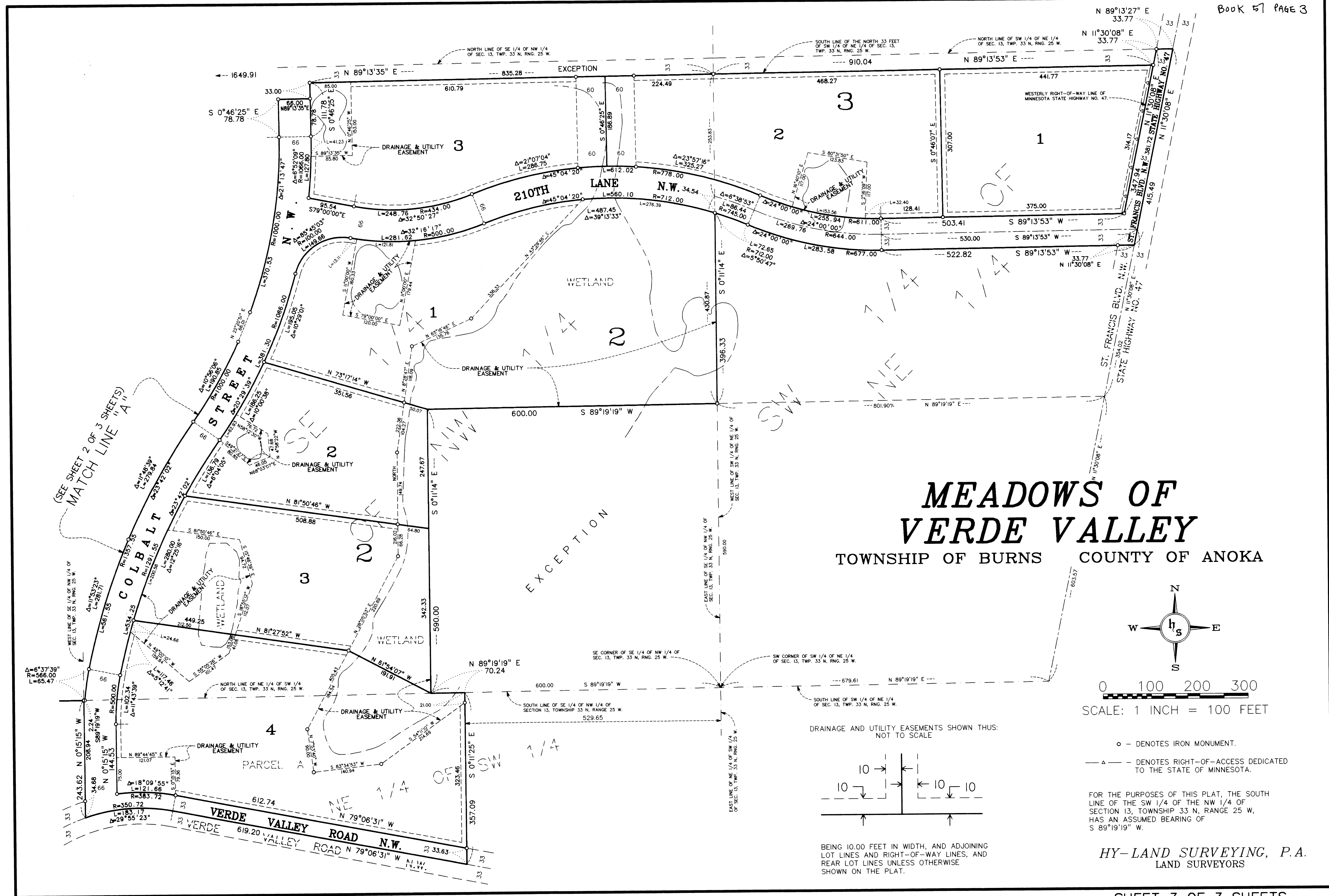
FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 33 N., RANGE 25 W., HAS AN ASSUMED BEARING OF S 89°19'19" W.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:  
NOT TO SCALE



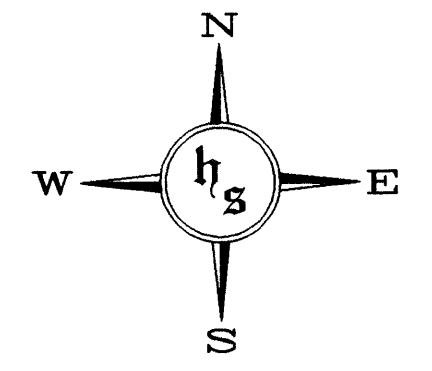
BEING 10.00 FEET IN WIDTH, AND ADJOINING LOT LINES AND RIGHT-OF-WAY LINES, AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

HY-LAND SURVEYING, P.A.  
LAND SURVEYORS



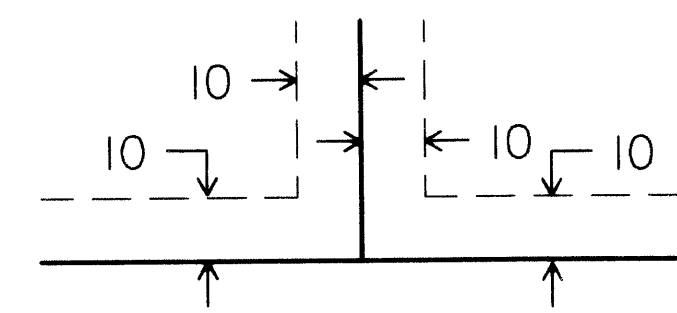
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NOT TO SCALE



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