

OFFICIAL PLAT

MILLERS WOODS

Bk 48 of Abst pg 48

CITY OF ANDOVER, COUNTY OF ANOKA, SEC. 13, T. 32, R. 24

KNOW ALL MEN BY THESE PRESENTS: That Laurent Land Development, Inc., a Minnesota corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Southwest Quarter of the Southwest Quarter, of Section 13, Township 32, Range 24, lying northerly of the following described tract:

Beginning at a point on the west line thereof, distant 400 feet north of the southwest corner of said Section 13; thence north along the west line thereof, a distance of 400 feet; thence east at right angles to the west line thereof to the east line of said Southwest Quarter of the Southwest Quarter; thence south along the east line thereof a distance of 400 feet; thence west to the point of beginning.

AND

The South Half of the Northwest Quarter of the Southwest Quarter of Section 13, Township 32, Range 24, excepting therefrom the following:

Beginning at a point on the West line of said South Half of the Northwest Quarter of the Southwest Quarter, distant 329.03 feet northerly of the Southwest corner thereof; thence southerly along said West line a distance of 293.03 feet; thence easterly parallel with the South line of said South Half of the Northwest Quarter of the Southwest Quarter a distance of 60.05 feet; thence easterly a distance of 95.40 feet along a tangential curve concave to the South, having a radius of 505.81 feet and a central angle of 10 degrees 48 minutes 25 seconds; thence southeasterly, tangent to said curve, a distance of 87.69 feet; thence easterly a distance of 110.82 feet along a tangential curve concave to the North having a radius of 597.00 feet and a central angle of 10 degrees 38 minutes 09 seconds to the Southeast corner of the West 350.67 feet of said South Half of the Northwest Quarter of the Southwest Quarter; thence northerly along the east line of said west 350.67 feet a distance of 333.69 feet to the intersection with a line drawn easterly from the point of beginning, perpendicular to the West line of said South Half of the Northwest Quarter of the Southwest Quarter; thence westerly along said perpendicular line a distance of 350.67 feet to the point of beginning.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 13, Township 32 Range 24, described as follows:

Beginning at a point on the West line thereof distant 400 feet North of the Southwest corner of said Section 13; thence North along the West line thereof a distance of 400 feet; thence East at right angles to the West line thereof to the East line of said Southwest Quarter of the Southwest Quarter; thence South along the East line thereof a distance of 400 feet; thence West to the point of beginning. Excepting from the above described parcel that tract of land described as follows:

That part of the Southwest Quarter of the Southwest Quarter, Section 13, Township 32, Range 24, described as follows: Beginning at a point on the West line thereof distant 400 feet North of the Southwest corner of said Section 13, thence North along the West line of Southwest Quarter a distance of 160 feet, thence East at right angles to the West line a distance of 495 feet, thence South at right angles a distance of 160 feet, thence West at right angles a distance of 495 feet to the point of beginning.

Has caused the same to be surveyed and platted as MILLERS WOODS and does hereby donate and dedicate to the public for public use forever the Boulevard, Street, Avenue and easements for drainage and utility purposes, as shown on this plat. Also dedicating to the county of Anoka the right of access onto County Road No. 18 as shown on this plat.

In witness whereof said Laurent Land Development Inc., has caused these presents to be signed by its proper officer this 10th day of December, 2004.

Laurent Land Development, Inc.

by [Signature] its President

STATE OF MINNESOTA COUNTY OF ANOKA The foregoing instrument was acknowledged before me this 10th day of December, 2004, by Laurent Land Development Inc., as President of Laurent Land Development Inc., a Minnesota corporation, on behalf of the corporation.

AWILDA L. ORTIZ Notary Public-Minnesota My Commission Expires Jan 31, 2009

[Signature] Notary Public, Anoka County, Minnesota My Commission Expires January 31, 2009

I hereby certify that I have surveyed and platted the property described on this plat as MILLERS WOODS; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be placed as required by the local governmental unit; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02 Subd. 1 or public highways as designated on the plat except as shown.

[Signature] Jack Bolke, Land Surveyor Minnesota License No. 20281

STATE OF MINNESOTA COUNTY OF ANOKA The foregoing instrument was acknowledged before me this 9th day of December, 2004, by Jack Bolke, Land Surveyor, Minnesota License No. 20281

AWILDA L. ORTIZ Notary Public-Minnesota My Commission Expires Jan 31, 2009

[Signature] Notary Public, Anoka County, Minnesota My Commission Expires January 31, 2009

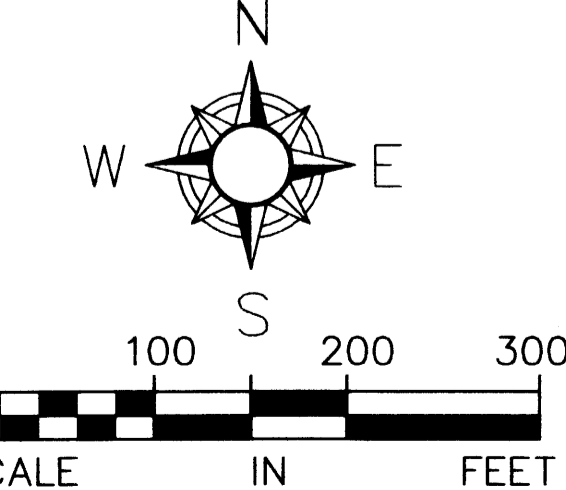
ANDOVER, MINNESOTA This plat of MILLERS WOODS was approved and accepted by the City Council of the city of Andover, Minnesota at a regular meeting thereof held this 3rd day of January, 2005. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway 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 Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF ANDOVER, MINNESOTA by [Signature] Mayor by [Signature] Clerk

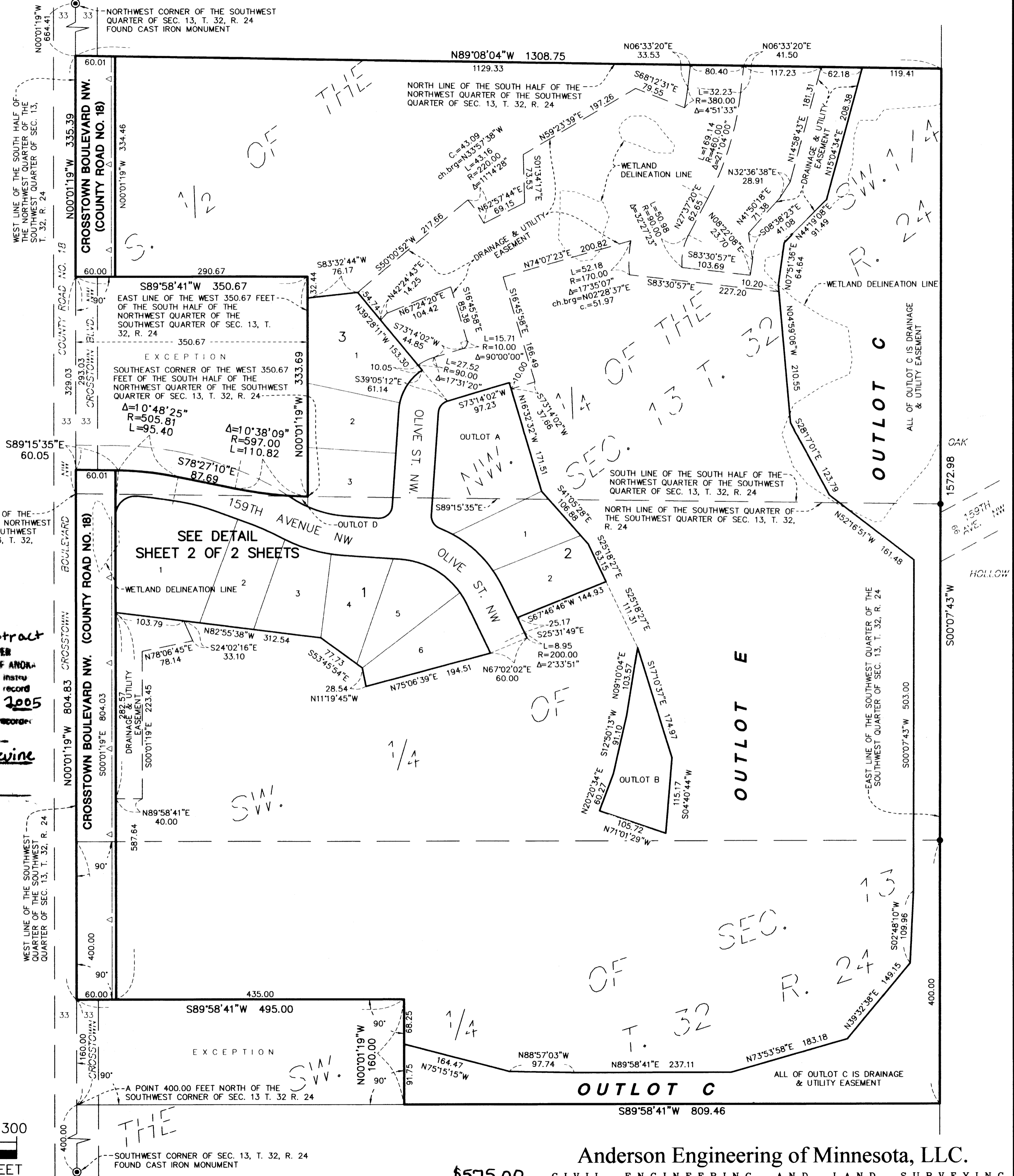
Checked and approved this 3rd day of January, 2005 by Lanny O. Heium by Charles F. Betzen, Deputy Anoka County Surveyor

• DENOTES FOUND 1/2 INCH IRON MONUMENT FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 32, RANGE 24 IS ASSUMED TO BEAR NORTH 0 DEGREES 01 MINUTES 19 SECONDS WEST ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 20281.

— Δ — DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: NO SCALE BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



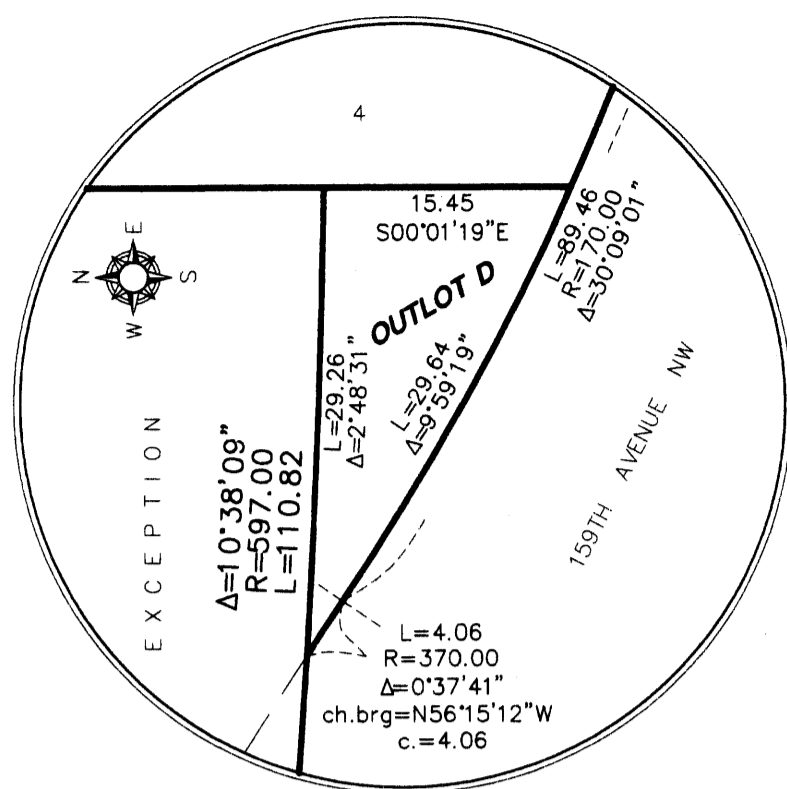
1971839.002 Abstract STATE OF MINNESOTA, COUNTY OF ANOKA I hereby certify that the within instrument was filed in this office for record on the 3rd Jan 10, 2005 12:55 o'clock P.M. and was duly recorded in book 48 page 48 Maura Devine County Recorder MLE



Anderson Engineering of Minnesota, LLC. \$575.00 CIVIL ENGINEERING AND LAND SURVEYING SHEET 1 OF 2 SHEETS

# MILLERS WOODS

## DETAIL



NOT TO SCALE

### OUTLOT E

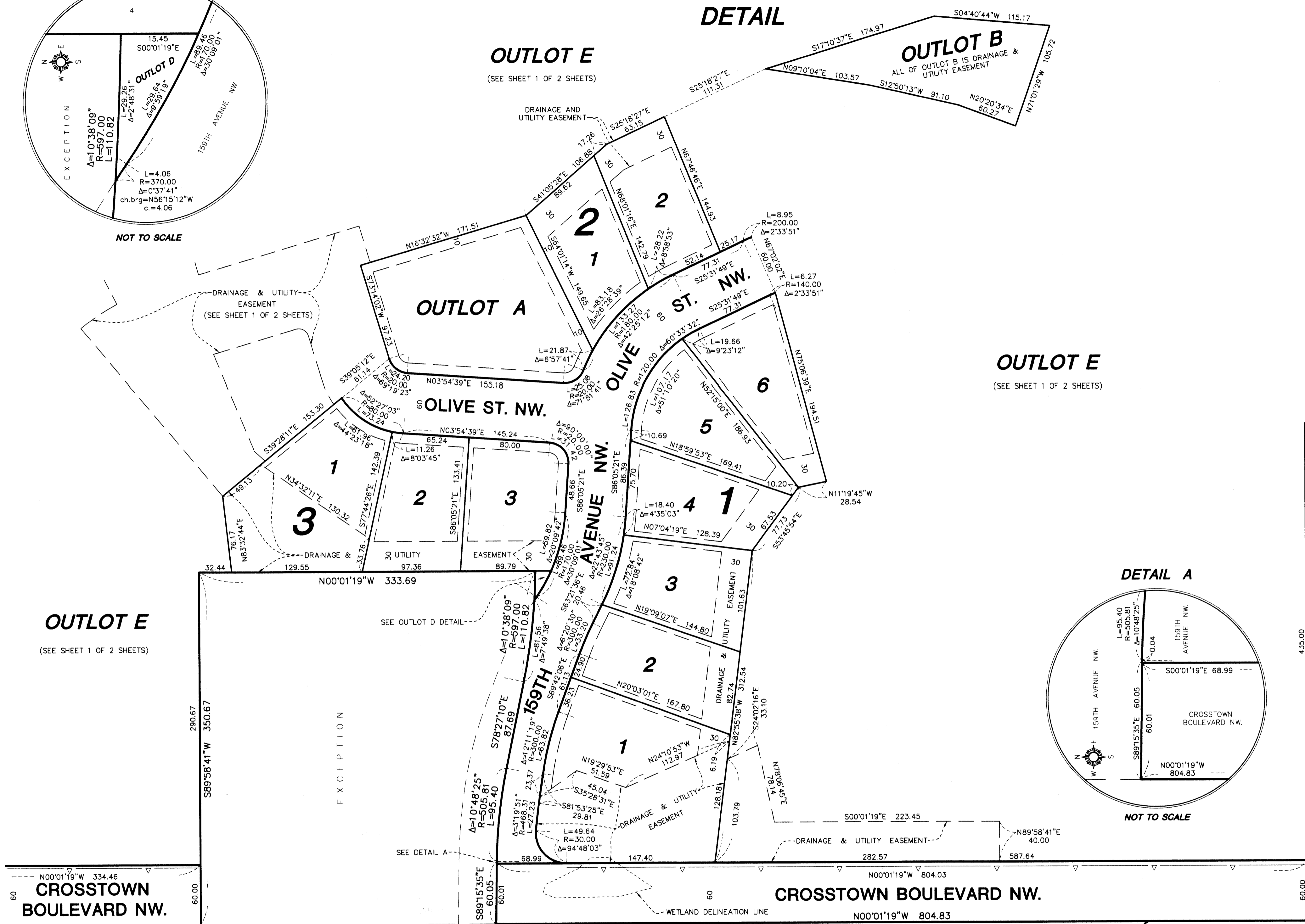
(SEE SHEET 1 OF 2 SHEETS)

### OUTLOT B

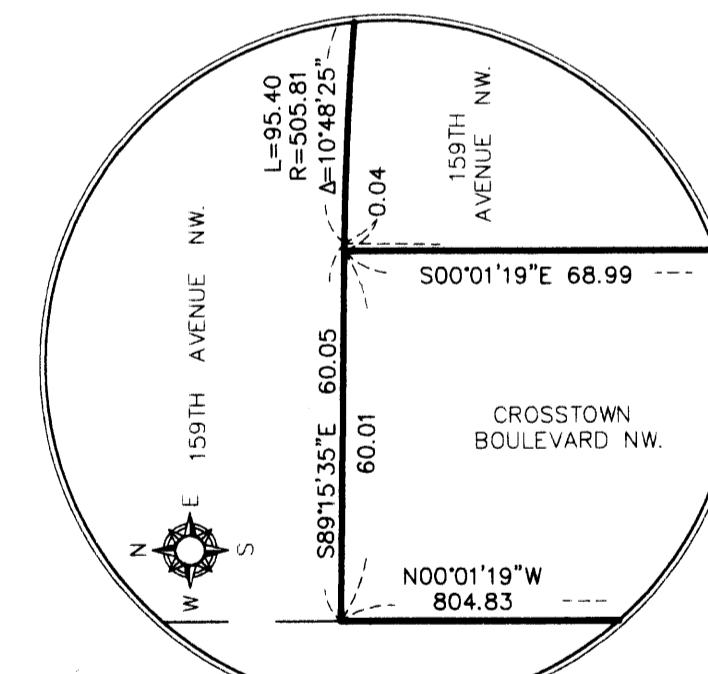
ALL OF OUTLOT B IS DRAINAGE & UTILITY EASEMENT

### OUTLOT C

ALL OF OUTLOT C IS DRAINAGE & UTILITY EASEMENT (SEE SHEET 1 OF 2 SHEETS)



### DETAIL A



NOT TO SCALE

### OUTLOT E

(SEE SHEET 1 OF 2 SHEETS)

### OUTLOT E

(SEE SHEET 1 OF 2 SHEETS)

CROSSTOWN BOULEVARD NW.

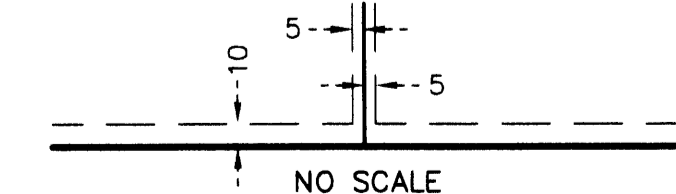
CROSSTOWN BOULEVARD NW.

△ DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 32, RANGE 24 IS ASSUMED TO BEAR NORTH 0 DEGREES 01 MINUTES 19 SECONDS WEST

ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 20281.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NO SCALE  
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

