

# MINARD LAKE ESTATES

City of East Bethel  
Anoka County, Minnesota

KNOW ALL MEN BY THESE PRESENTS: That Castle Towers, Inc., a Minnesota Corporation, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

That part of the Northwest Quarter of Section 29, Township 34, Range 23, Anoka County, Minnesota described as follows:

Beginning at the Southeast corner of said Northwest Quarter; thence South 89 degrees 30 minutes 58 seconds West, on an assumed bearing along the South line of said Northwest Quarter, 2648.76 feet to the Southwest corner of said Northwest Quarter; thence North 01 degrees 24 minutes 55 seconds West, along the West line of said Northwest Quarter 1950.00 feet; thence North 88 degrees 35 minutes 05 seconds East 108.27 feet; thence northeasterly 55.85 feet along a non-tangential curve concave to the southeast having a radius of 55.00 feet a central angle of 58 degrees 10 minutes 43 seconds and the chord of said curve bears North 59 degrees 29 minutes 44 seconds East; thence North 88 degrees 35 minutes 05 seconds East, tangent to the last described curve, 158.00 feet; thence easterly 81.01 feet along a tangential curve concave to the South having a radius of 1160.45 feet and a central angle of 04 degrees 00 minutes 00 seconds; thence South 87 degrees 24 minutes 55 seconds East, tangent to the last described curve 90.00 feet; thence Southeasterly 232.30 feet along a tangential curve concave to the South having a radius of 1109.15 feet and a central angle of 12 degrees 00 minutes 00 seconds; thence North 82 degrees 51 minutes 06 seconds East, not tangent to the last described curve 150.85 feet; thence North 88 degrees 35 minutes 05 seconds East 220.00 feet; thence South 28 degrees 11 minutes 16 seconds East 278.36 feet; thence South 58 degrees 54 minutes 55 seconds East 222.07 feet; thence South 01 degree 24 minutes 55 seconds East 83.22 feet; thence South 67 degrees 46 minutes 39 seconds East 118.69 feet; thence South 01 degree 24 minutes 55 seconds East 70.00 feet; thence southeasterly 86.39 feet along a non-tangential curve concave to the southwest having a radius of 55.00 feet a central angle of 90 degrees 00 minutes 00 seconds and the chord of said curve bears South 46 degrees 24 minutes 55 seconds East; thence South 01 degree 24 minutes 55 seconds East, tangent to the last described curve, 134.00 feet; thence southwesterly 31.21 feet, along a tangential curve concave to the northwest having a radius of 59.21 feet and a central angle of 30 degrees 11 minutes 51 seconds; thence South 61 degrees 13 minutes 04 seconds East, not tangent to the last described curve, 87.02 feet; thence South 01 degree 16 minutes 54 seconds East 45.00 feet; thence South 27 degrees 15 minutes 48 seconds West 133.53 feet; thence South 00 degrees 53 minutes 59 seconds East 149.33 feet; thence South 22 degrees 29 minutes 02 seconds East 100.00 feet; thence South 48 degrees 46 minutes 11 seconds East 75.00 feet; thence South 68 degrees 40 minutes 26 seconds East 203.40 feet; thence North 39 degrees 42 minutes 00 seconds East 68.00 feet; thence North 63 degrees 42 minutes 00 seconds East 94.00 feet; thence North 84 degrees 01 minutes 08 seconds East 90.00 feet; thence South 62 degrees 02 minutes 06 seconds East 85.00 feet; thence South 43 degrees 56 minutes 16 seconds East 91.03 feet; thence North 66 degrees 25 minutes 34 seconds East 165.00 feet; thence North 79 degrees 21 minutes 43 seconds East 308.00 feet to a point on the East line of said Northwest Quarter distant 1935.82 feet South of the Northeast corner of said Northwest Quarter as measured along said East line; thence South 01 degree 12 minutes 16 seconds East 720.09 feet, along said East line to the point of beginning. EXCEPT that part thereof taken for State Trunk Highway No. 65.

Have caused the same to be surveyed and platted as MINARD LAKE ESTATES and do hereby donate and dedicate to the public for the public use forever the Avenues, Streets, Courts, Lanes, Ways, Paths and Circles as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Castle Towers, Inc. has caused these presents to be signed by its proper officers this 29<sup>th</sup> day of September, 1986.

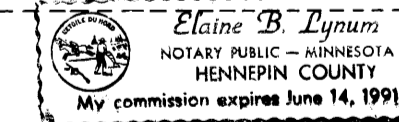
CASTLE TOWERS, INC.

By: Gerald E. Toberman  
Gerald E. Toberman, President

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of September, 1986 by Gerald E. Toberman, President of Castle Towers, Inc., a Minnesota corporation on behalf of the corporation.

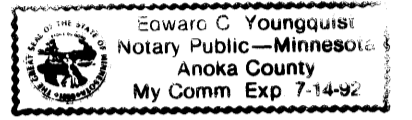
Elaine B. Lynam  
Notary Public, Hennepin County, Minnesota  
My Commission Expires:



I hereby certify that I have surveyed and platted the property described on this plat as MINARD LAKE ESTATES; 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; that the outside boundary lines are correctly designated on said plat and there are no wet lands or public highways to be designated other than as shown on said plat.

Ronald P. Alwin  
Ronald P. Alwin, Land Surveyor  
Minnesota Reg. No. 17765

STATE OF MINNESOTA  
COUNTY OF ANOKA



The foregoing Surveyors Certificate was acknowledged before me this 28<sup>th</sup> day of September, 1986, by Ronald P. Alwin, Land Surveyor.

Edward C. Youngquist  
Notary Public, Anoka County, Minnesota  
My Commission Expires 7-14-92

This plat of MINARD LAKE ESTATES was approved by the City Council of East Bethel, Minnesota at a regular meeting thereof held this 6<sup>th</sup> day of May, 1986 and if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or township 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.

By: James H. Nelson Mayor

By: Sharon Anderson Clerk



This plat has been checked and approved this 8<sup>th</sup> day of July, 1987.

Walter D. Arden  
Anoka County Surveyor

771791  
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 JUL 23 1987 A.D., 1987 at 2:45 o'clock P. M., and was duly recorded in book 38 of Plat page 6  
Freddie Amundson  
County Recorder  
By: W. G. Hollenbeck

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1987 ON THE LANDS DESCRIBED WITHIN ARE PAID  
Donald C. Bailey, M. Dwyer  
Anoka County Treasurer

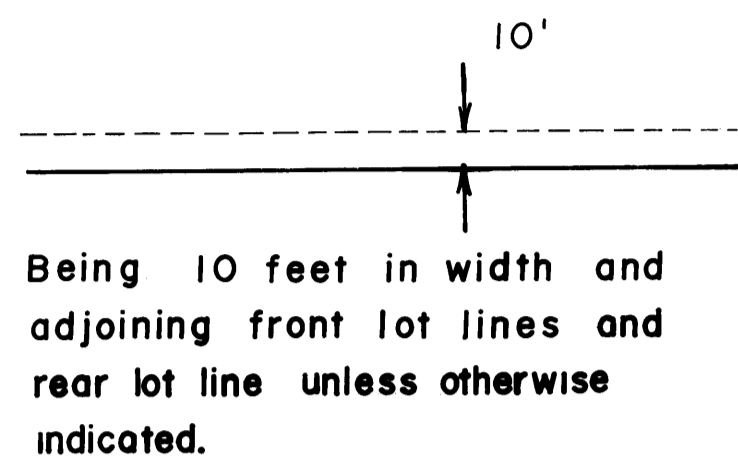
"NO DELINQUENT TAXES AND TRANSFER ENTITLED"  
July 23 1987  
Charles R. LeFebvre  
Auditor, Anoka County  
By: Donell M. Sawyer  
Deputy



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Anoka County, Minnesota

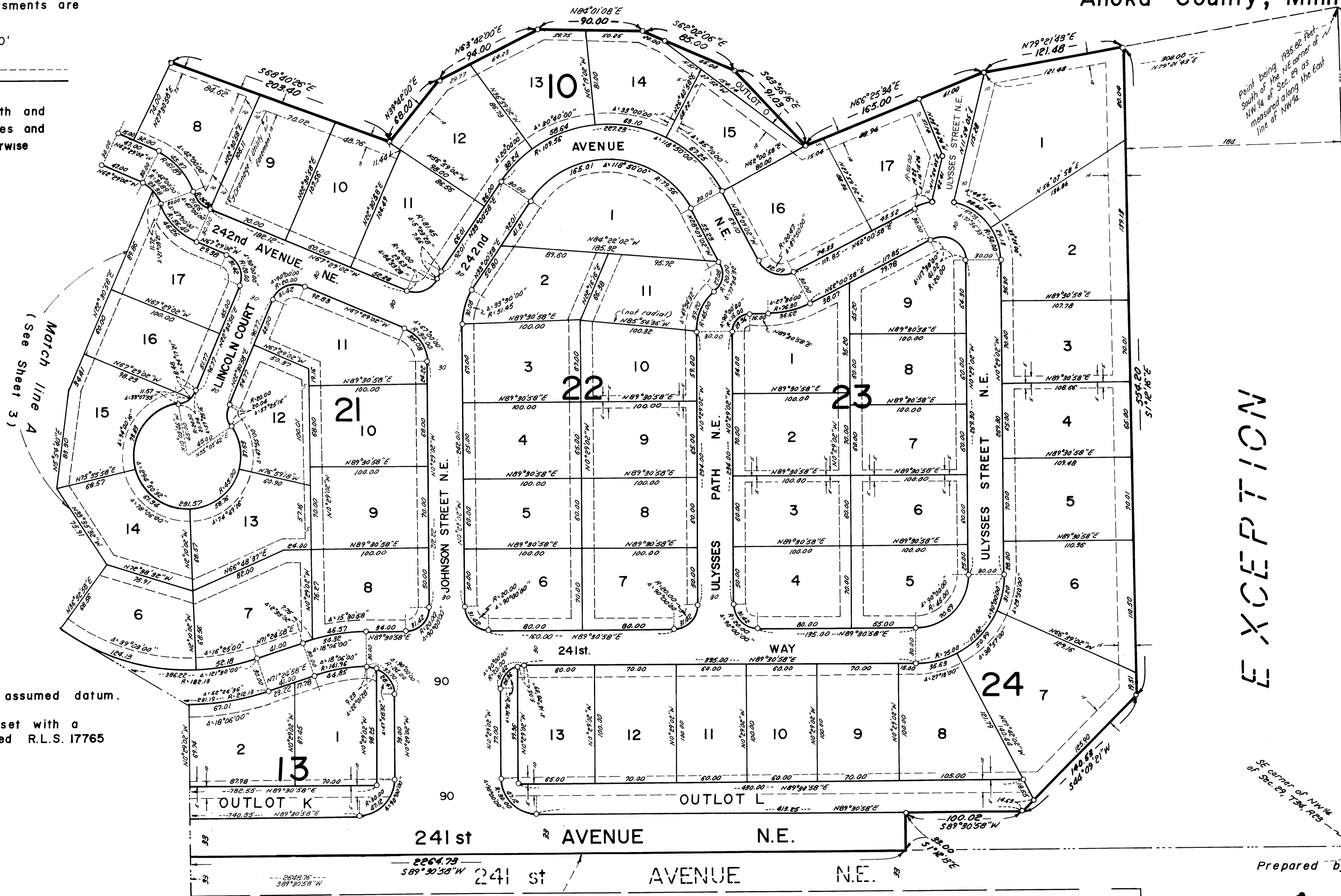
Drainage and utility easments are shown thus:



Scale: 1" = 50'

Bearings are on an assumed datum.

○ Denotes iron pipe set with a plastic plug stamped R.L.S. 17765



EXCEPTION

STATE TRUNK HIGHWAY No. 65

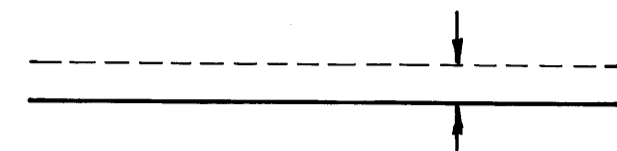
Prepared by:



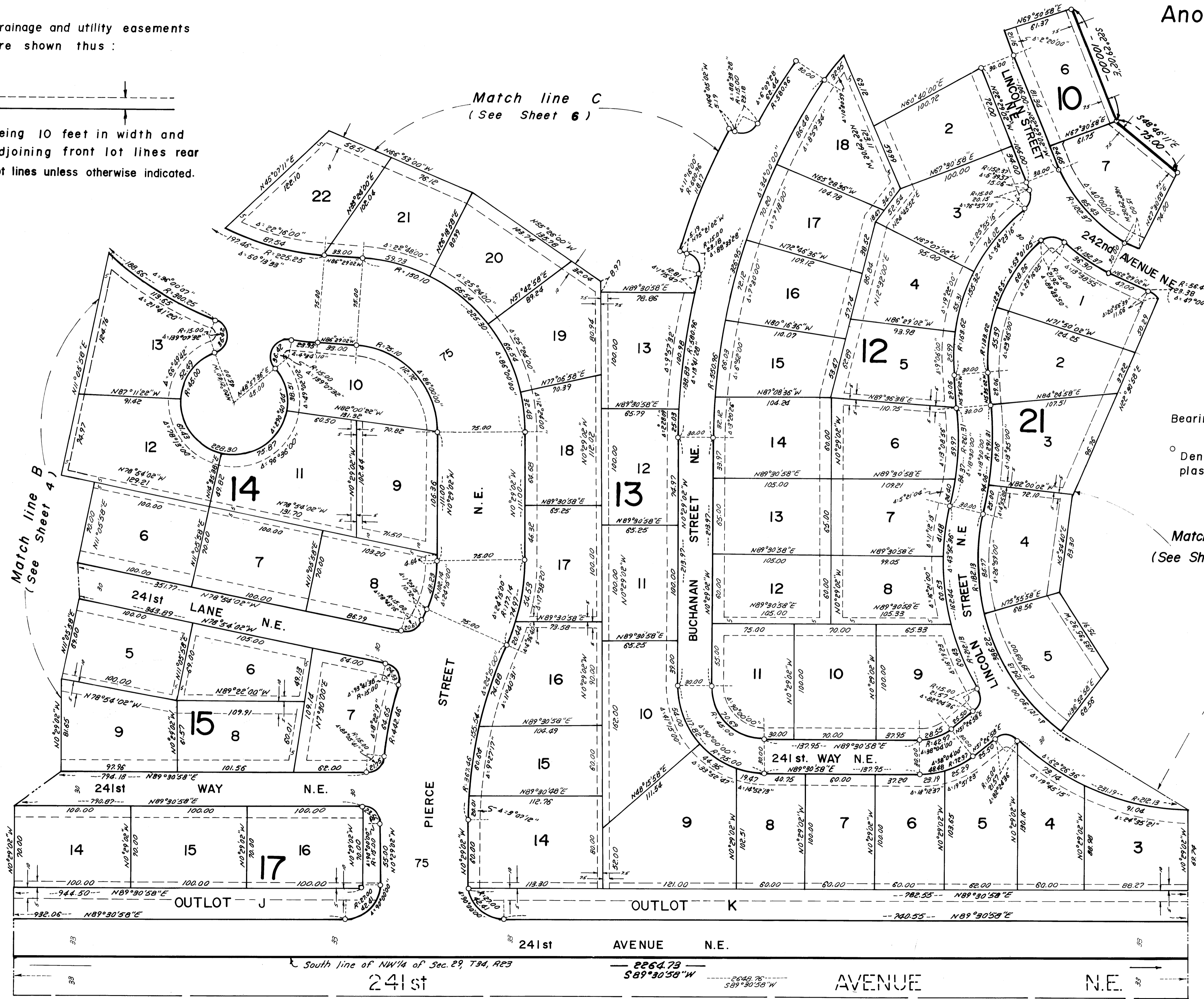
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City of East Bethel  
Anoka County, Minnesota

Drainage and utility easements  
are shown thus:



Being 10 feet in width and  
adjoining front lot lines rear  
lot lines unless otherwise indicated.



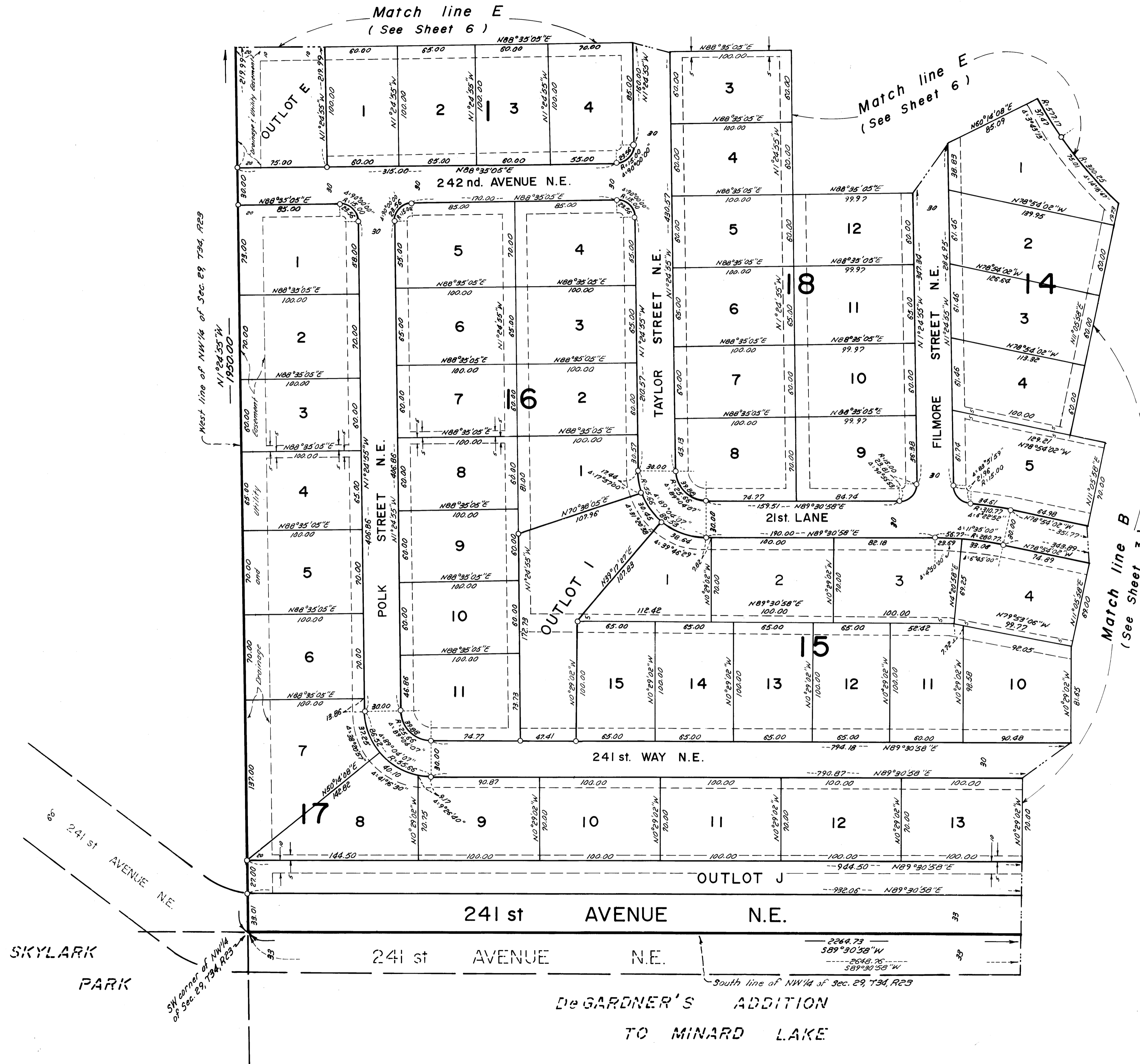
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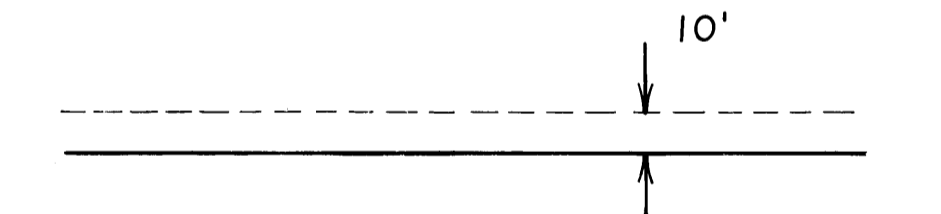


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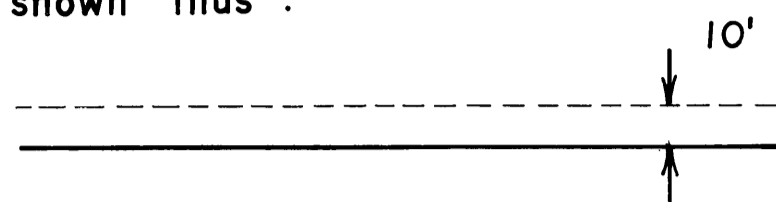
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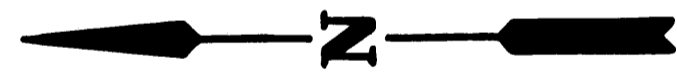
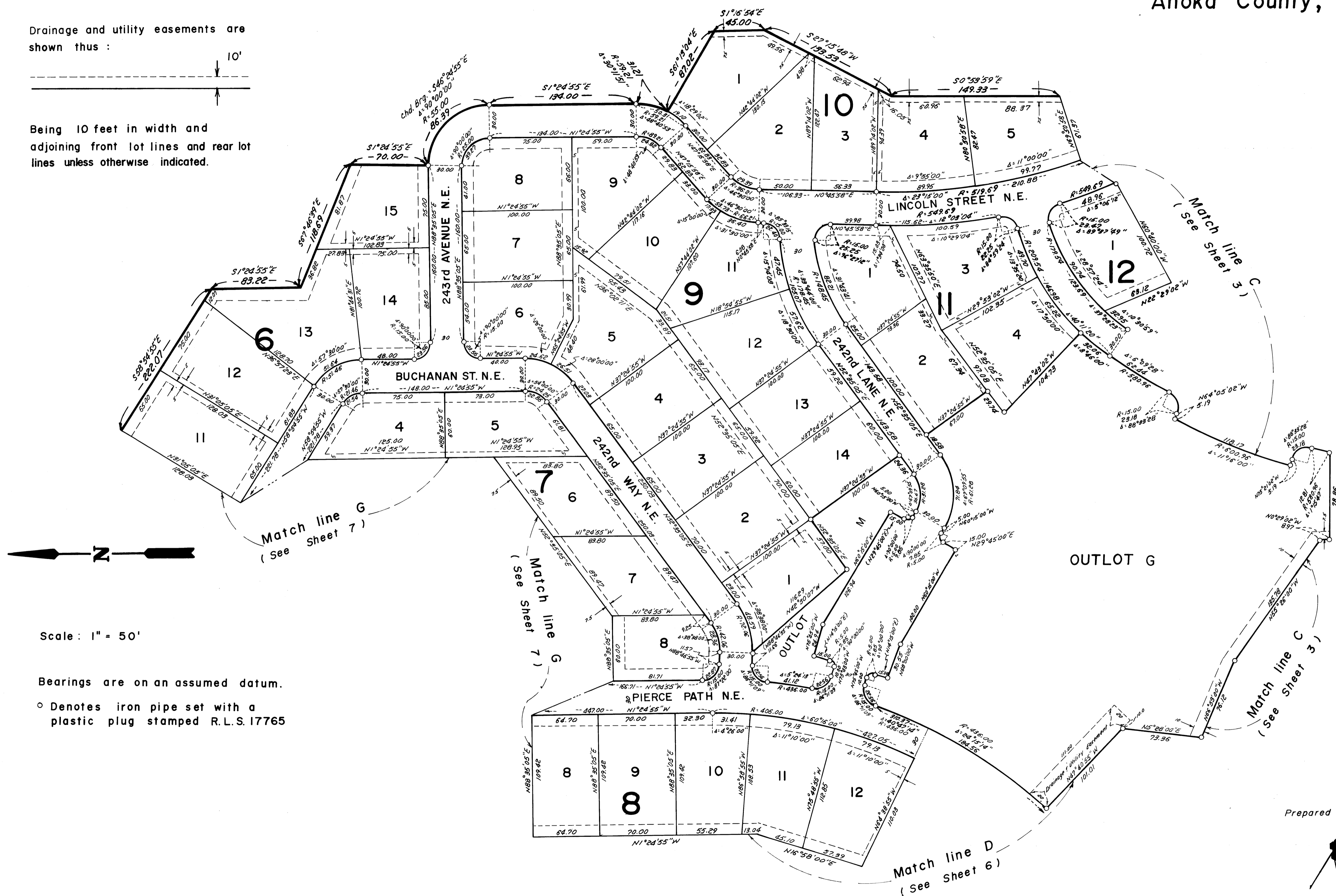
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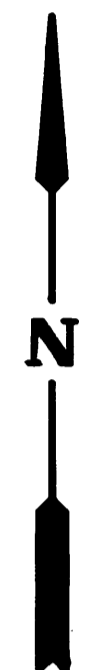
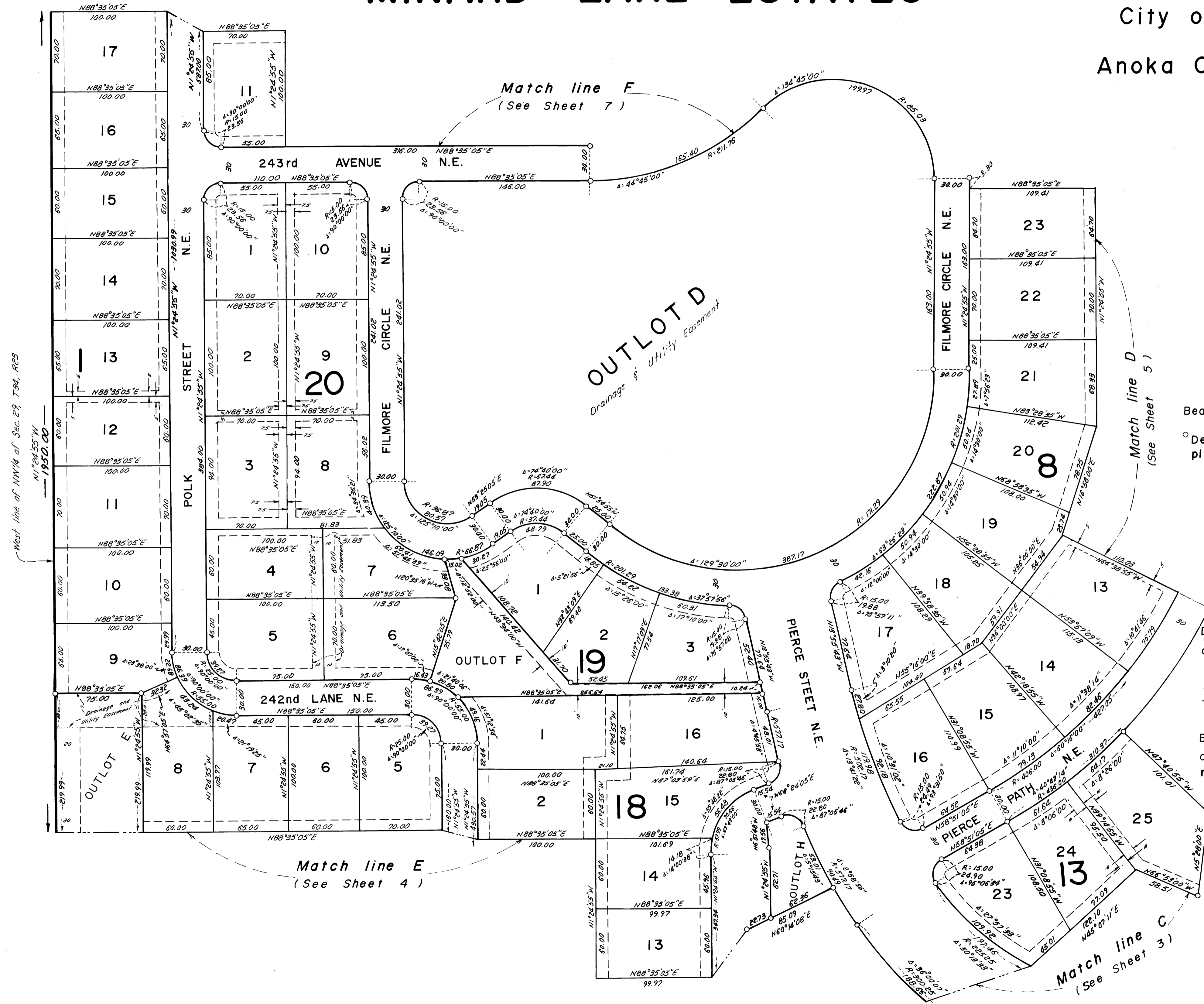
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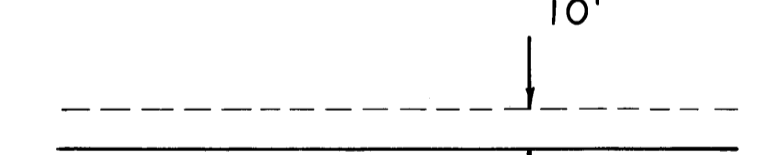


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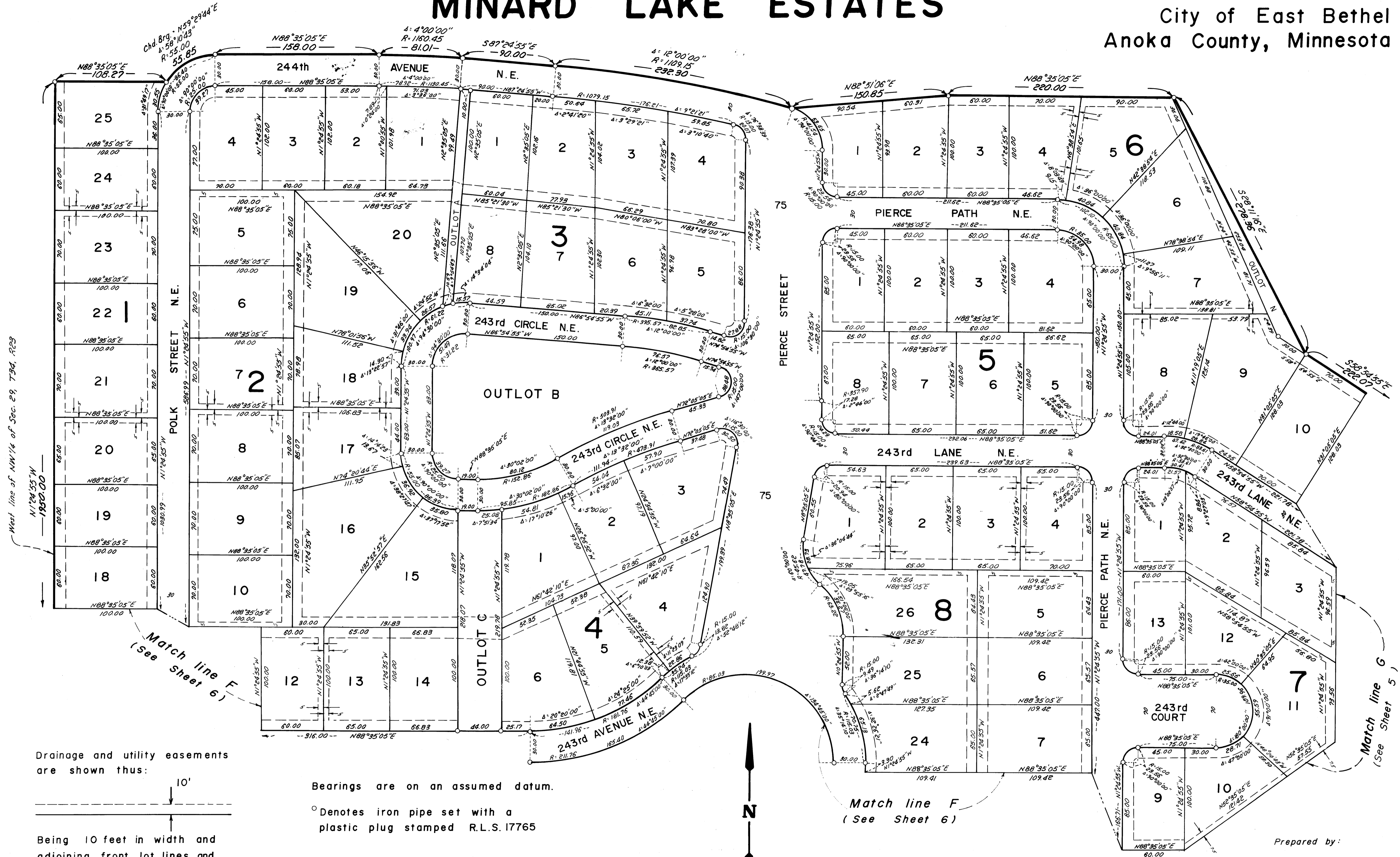
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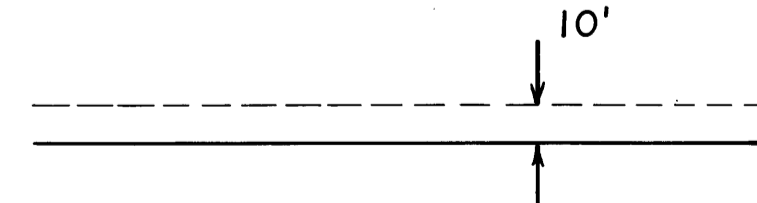


West line of NW 1/4 of Sec. 29, T94, R23

Match line F  
(See Sheet 6)

Match line G  
(See Sheet 5)

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(See Sheet 6)

Prepared by:

