

NELSON ACRES

CITY OF COLUMBUS
COUNTY OF ANOKA
SEC. 25, T. 33, R. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Philip R. Nelson and Cheryl L. Nelson, husband and wife, owners of the following described property:

The Southwest Quarter of the Southeast Quarter, EXCEPT the east 660 feet of the south 660 feet thereof, Section 25, Township 33, Range 22, Anoka County, Minnesota.

Book 77, Sheet Page 48

Have caused the same to be surveyed and platted as NELSON ACRES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Philip R. Nelson and Cheryl L. Nelson, husband and wife, have hereunto set their hands this 2nd day of December, 2014.

Philip R. Nelson
Philip R. Nelson

Cheryl L. Nelson
Cheryl L. Nelson

STATE OF MINNESOTA
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 2nd day of December, 2014 by Philip R. Nelson and Cheryl L. Nelson, husband and wife.

Michael A. Murphy
Michael A. Murphy
Notary Public, Minnesota
My Commission Expires 1/31/2017

I Dale F. Hebeisen 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 2nd day of December, 2014.

Dale F. Hebeisen
Dale F. Hebeisen, Licensed Land Surveyor
Minnesota License No. 13590

STATE OF MINNESOTA
COUNTY OF CHISAGO

This instrument was acknowledged before me this 2nd day of December, 2014 by Dale F. Hebeisen.

Stephen L. Douglas
Stephen L. Douglas
Notary Public, Minnesota
My Commission Expires 1/31/2017

CITY COUNCIL, CITY OF COLUMBUS, MINNESOTA

This plat of NELSON ACRES was approved and accepted by the City Council of the City of Columbus, Minnesota at a regular meeting thereof held this 27th day of August, 2014, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF COLUMBUS, MINNESOTA

By: Don Spang
Mayor

By: Elizabeth Munsch
Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 23rd day of December, 2014.

By: Larry D. Holium by Charles F. Letzow, Deputy
Larry D. Holium, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd.9, taxes payable in the year 2014 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 23rd day of December, 2014.

Jonell M. Sawyer
Property Tax Administrator

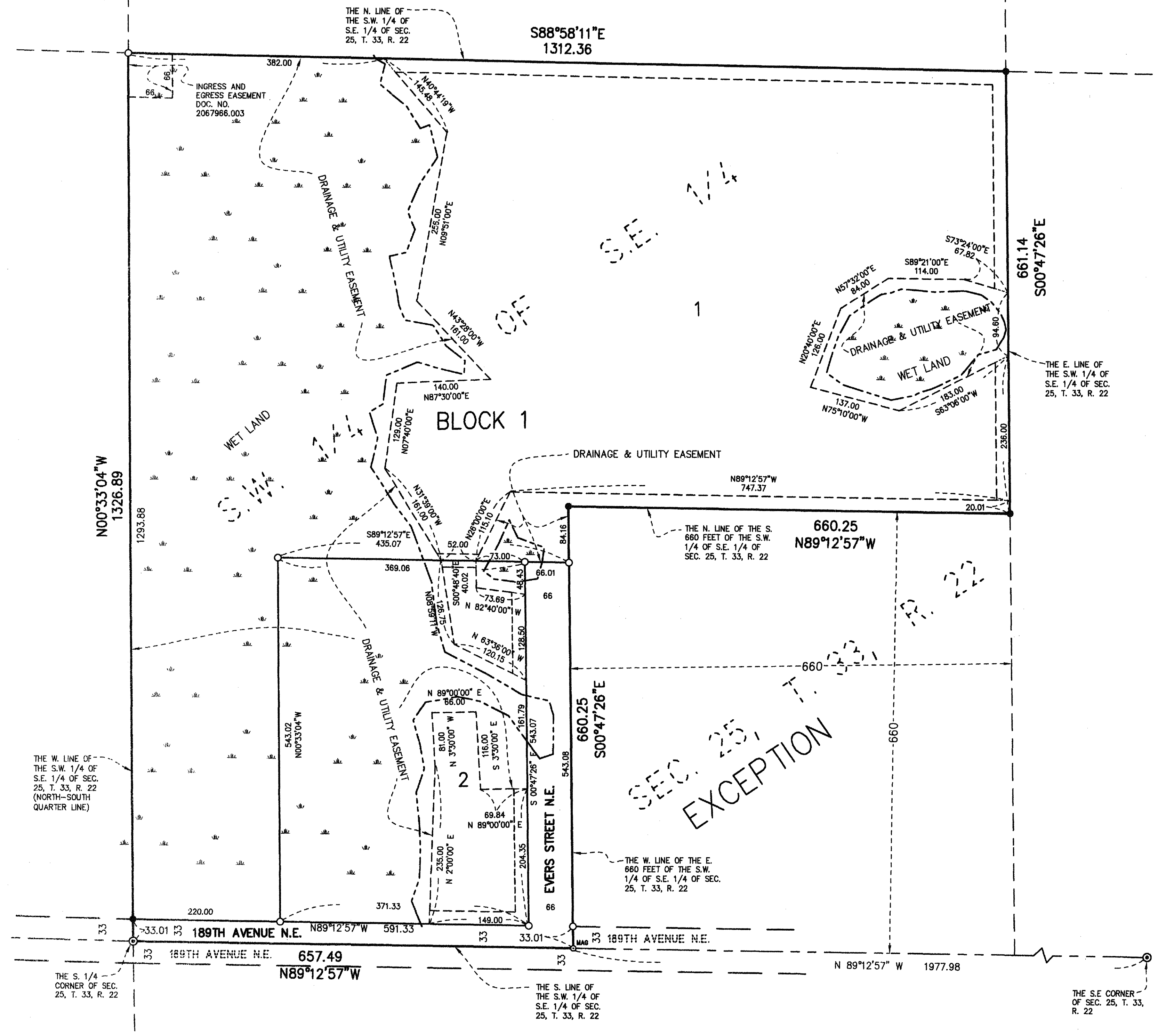
By: J. Patterson
Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of NELSON ACRES was filed in the Office of the County Recorder/Registrar of Titles for public record on this 23rd day of December, 2014, at 9:12 o'clock A.M. and was duly recorded in Book 77, Page 48, as Document Number 20142995.001

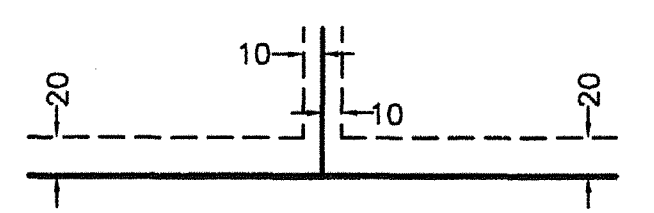
Jonell M. Sawyer
County Recorder/Registrar of Titles

By: J. Patterson
Deputy



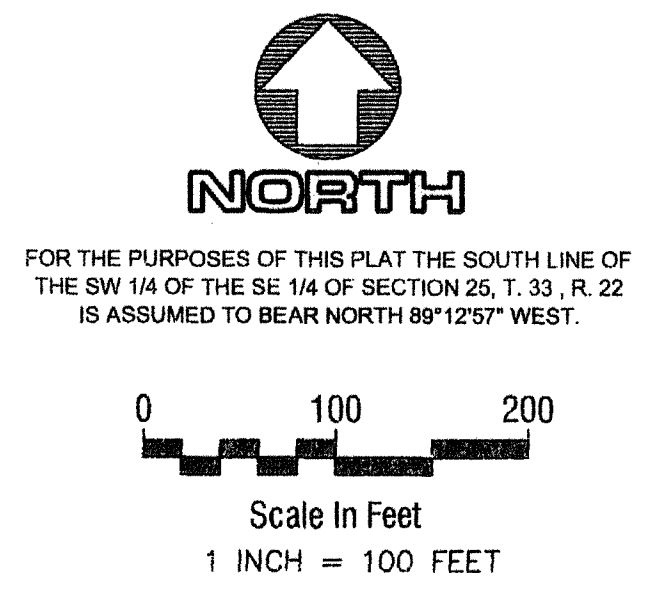
SEC. 25, T. 33, R. 22
EXCEPTION

DRAINAGE AND UTILITY EASEMENTS SHOWN THIS:



BEING 20 FEET IN WIDTH AND ADJOINING STREET LINES AND PLAT BOUNDARY LINES, AND 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

NOTE:
The Minnesota Department of Natural Resources, United States Corps of Engineers and other water management agencies have categorized various wetlands, which are not acknowledged by Chapter 505.01, Subdivision 3 of Minnesota Statutes and may not be shown hereon. Development of lands containing said wetlands may be subject to special conditions or limitations.



- LEGEND**
- DENOTES A SET 1/2 INCH BY 14 INCH IRON PIPE WITH A PLASTIC CAP INSCRIBED LS 13590.
 - DENOTES A FOUND 1/2 INCH IRON PIPE MONUMENT
 - ⊙ DENOTES A FOUND ANOKA COUNTY MONUMENT
 - ⊙^{MAG} DENOTES A SET MAG-NAIL
 - DENOTES EDGE OF WET LANDS

HULT & HEBEISEN, P.A.
SURVEYORS, ENGINEERS
& WETLAND SPECIALISTS

\$56.00