

NIGHTINGALE ESTATES THIRD ADDITION

CITY OF ANDOVER, COUNTY OF ANOKA

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

Scale: 1 inch = 100 Feet
0 50 100 200 300

Denotes Iron Monument

Orientation of this bearing system is assumed.

Utility & Drainage Easements are shown thus

Being 10 Feet in width, unless otherwise indicated, as shown on the plat.

731445
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 23 day of October, 1986 A.D., 1986 o'clock P.M., and was duly recorded in book 36 of 114 page 57
Paul J. Prasad
County Recorder
By *John K. Ege*
Deputy

KNOW ALL MEN BY THESE PRESENTS: That Gary S. Dehn and Beverly A. Dehn, his wife, owners and proprietors, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

The East 300 feet of the Southwest Quarter of the Northwest Quarter of Section 22, Township 32, Range 24, Anoka County, Minnesota; except the North 354.45 feet thereof as measured along the East line of said Southwest Quarter of the Northwest Quarter; and except that part of the Southwest Quarter of the Northwest Quarter lying within the circumference of a circle having a radius of 60.00 feet, the center of said circle being a point distant 60.00 feet Northwesterly of the Northwest corner of Lot 1, Block 1, Nightingale Estates and distant 60.00 feet Southwesterly of the Southwest corner of Lot 1, Block 1, Nightingale Estates Second Addition, according to the recorded plats thereof in Anoka County, Minnesota.

and Esther W. Olson, single, owner and proprietor, of the following described property situate in the County of Hennepin, State of Minnesota, to-wit:

The Southwest Quarter of the Northwest Quarter of Section 22, Township 32, Range 24, Anoka County, Minnesota; The East 300 feet of the Northwest Quarter of Section 22, Township 32, Range 24, Anoka County, Minnesota; and except the North 354.45 feet thereof as measured along the East line of said Southwest Quarter of the Northwest Quarter; and except that part of the Southwest Quarter of the Northwest Quarter lying within the circumference of a circle having a radius of 60.00 feet, the center of said circle being a point distant 60.00 feet Northwesterly of the Northwest corner of Lot 1, Block 1, Nightingale Estates and distant 60.00 feet Southwesterly of the Southwest corner of Lot 1, Block 1, Nightingale Estates Second Addition, according to the recorded plats thereof in Anoka County, Minnesota.

Have caused the same to be surveyed and platted as NIGHTINGALE ESTATES THIRD ADDITION and do hereby donate and dedicate to the public for public use forever the Lanes, Street and utility and drainage easements as shown on the plat. In witness whereof said Gary S. Dehn and Beverly A. Dehn, his wife, have hereunto set their hands this 19 day of September, 1986. In witness whereof said Esther W. Olson, single, has hereunto set her hand this 19 day of September, 1986.

Signed:
Gary S. Dehn *Beverly A. Dehn* *Esther W. Olson*
Gary S. Dehn Beverly A. Dehn Esther W. Olson

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 19 day of Sept, 1986, by Gary S. Dehn and Beverly A. Dehn, his wife.

Sandra L. Culver
Notary Public, Anoka County, Minnesota
My Commission Expires July 13, 1988

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 19 day of Sept, 1986, by Esther W. Olson, single.

Sandra L. Culver
Notary Public, Anoka County, Minnesota
My Commission Expires July 13, 1988

I hereby certify that I have surveyed and platted the property described on this plat as NIGHTINGALE ESTATES THIRD ADDITION; that this plat is a correct representation of said survey; that the 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 wetlands or public highways to be designated other than as shown thereon.

Raymond A. Prasch
Raymond A. Prasch, Registered Land Surveyor
Minnesota Registration Number 6743

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 3RD day of AUGUST, 1986, by Raymond A. Prasch, Registered Land Surveyor.

MILTON E. HYLAND
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Nov. 19, 1987

Milton E. Hyland
Milton E. Hyland, Notary Public, Henn. Co., Minnesota
My Commission Expires November 19, 1987

This plat of NIGHTINGALE ESTATES THIRD ADDITION was approved and accepted by the City Council of Andover, Minnesota at a regular meeting thereof held this 16 day of SEPTEMBER, 1986. 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.

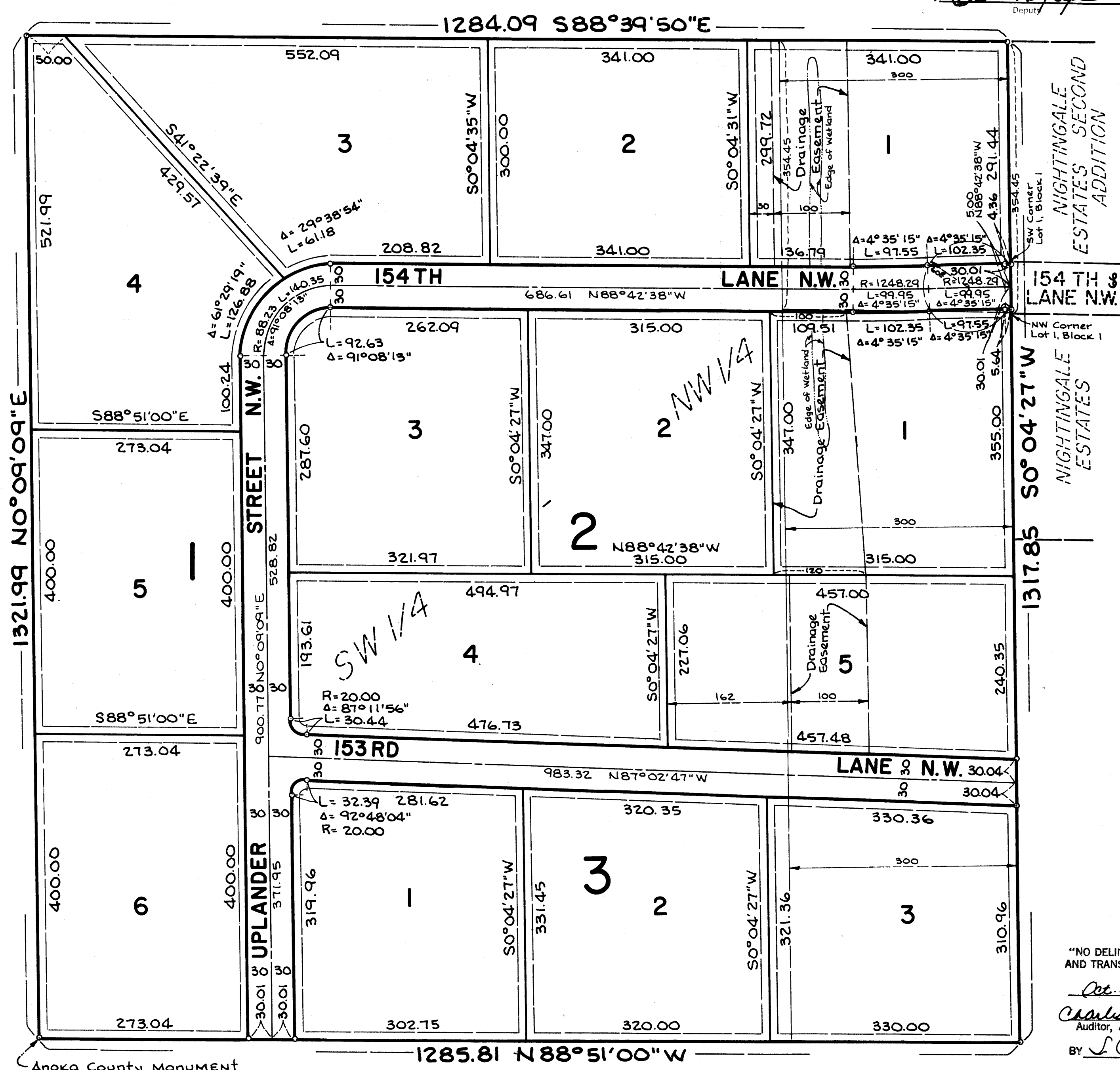
By *James W. Schmitt* Mayor By *James E. Schmitt*
Checked and approved this 23rd day of October, 1986.

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
Oct. 23, 1986

Charles P. Lippman
Auditor, Anoka County
By *S. Culver*
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1986 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey
Anoka County Treasurer

Poland W. Ardlem
Anoka County Surveyor



Anoka County Monument
W 1/4 Corner, Section 22,
T32, R24

SURVEYORS CERTIFICATION TO CORRECTA TO THE PLAT OF
NIGHTINGALE ESTATES THIRD ADDITION

Pursuant to the provisions of Chapter 565, 174, Laws of Minnesota, 1977, I, Raymond A. Prasch, the undersigned, a registered surveyor in and for the State of Minnesota, declare as follows:

That I prepared the plat of NIGHTINGALE ESTATES THIRD ADDITION, dated August 3, 1986, filed on October 23, 1986 in the office of the County Recorder, Anoka County, Minnesota in Book 36 of 114, Page 57.

I hereby certify that said plat contains errors in the following particulars to-wit:

The dedication in said plat showing the land owned by Esther W. Olson is shown as "and Esther W. Olson, single, owner and proprietor, of the following described property situate in the County of Hennepin, State of Minnesota, to-wit:"

The said plat is hereby corrected in the following particulars to-wit:

The dedication in said plat showing the land owned by Esther W. Olson should be shown as "and Esther W. Olson, single, owner and proprietor, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:"

Dated: February 10, 1987

Registered Survey Number 6743
State of Minnesota

The above certification of correction to the plat of NIGHTINGALE ESTATES THIRD ADDITION has been approved by the City Council of Andover, Minnesota at a regular meeting thereof held this _____ day of _____, 1986.

CITY COUNCIL OF ANDOVER, MINNESOTA
By _____ City Clerk

Approved this _____ day of _____, 1986.

By _____
Anoka County Surveyor

Invited by: Lot Surveys Company, Inc.
7602 32nd Avenue North
Brooklyn Park, MN 55428

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