

NIGHTINGALE PRESERVE

CITY OF ANDOVER, COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Nightingale Partners, LLP, fee owners, of the following described property situated in the State of Minnesota, County of Anoka to Wit:

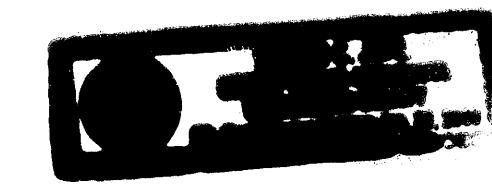
The Southeast Quarter of the Southwest Quarter of Section 15, Township 32, Range 24. Except Parcel No. 15, ANOKA COUNTY RIGHT OF WAY PLAT NO. 2.

Have caused the same to be surveyed and platted as NIGHTINGALE PRESERVE and do hereby donate and dedicate to the public for public use forever the avenue and lane as shown on the plat. Also dedicating the utility and drainage easements as shown on the plat.

In witness whereof, said Nightingale partners, LLP have hereunto set their hands this 12th day of September 1997.

Nightingale Partners, LLP

Michael E. Muske
Michael E. Muske, a partner



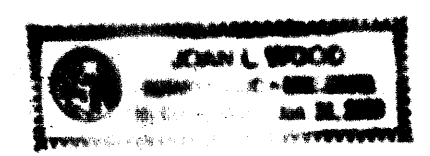
STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 12th day of September 1997 by Michael E. Muske of Nightingale Partners, LLP, a partner on behalf of the partnership,

Shawn C. Juhl
Notary Public, Wash. County, Minnesota. My commission expires 1/31/2000

I hereby certify that I have surveyed and platted the property described on this plat of NIGHTINGALE PRESERVE; 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 the plat, that there are no public highways or wet lands to be designated on said plat other than as shown.

Ronald J. Swenson
Ronald J. Swenson, Land Surveyor
Minnesota License No. 13297



STATE OF MINNESOTA
COUNTY OF ANOKA

The surveyor's certificate was acknowledged before me this 10 day of Sept. 1997 by Ronald J. Swenson, Land Surveyor.

Ann L. Wood
Notary Public, Hennepin County, Minnesota. My commission expires 1-31-00

This plat of NIGHTINGALE PRESERVE was approved and accepted by the City Council of the City of Andover, Anoka County, Minnesota at a regular meeting held this 19th day of August 1997. If applicable the written comments and recommendations of the Commissioner of Transportation and 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 Statute, Section 505.03, Subd. 2.

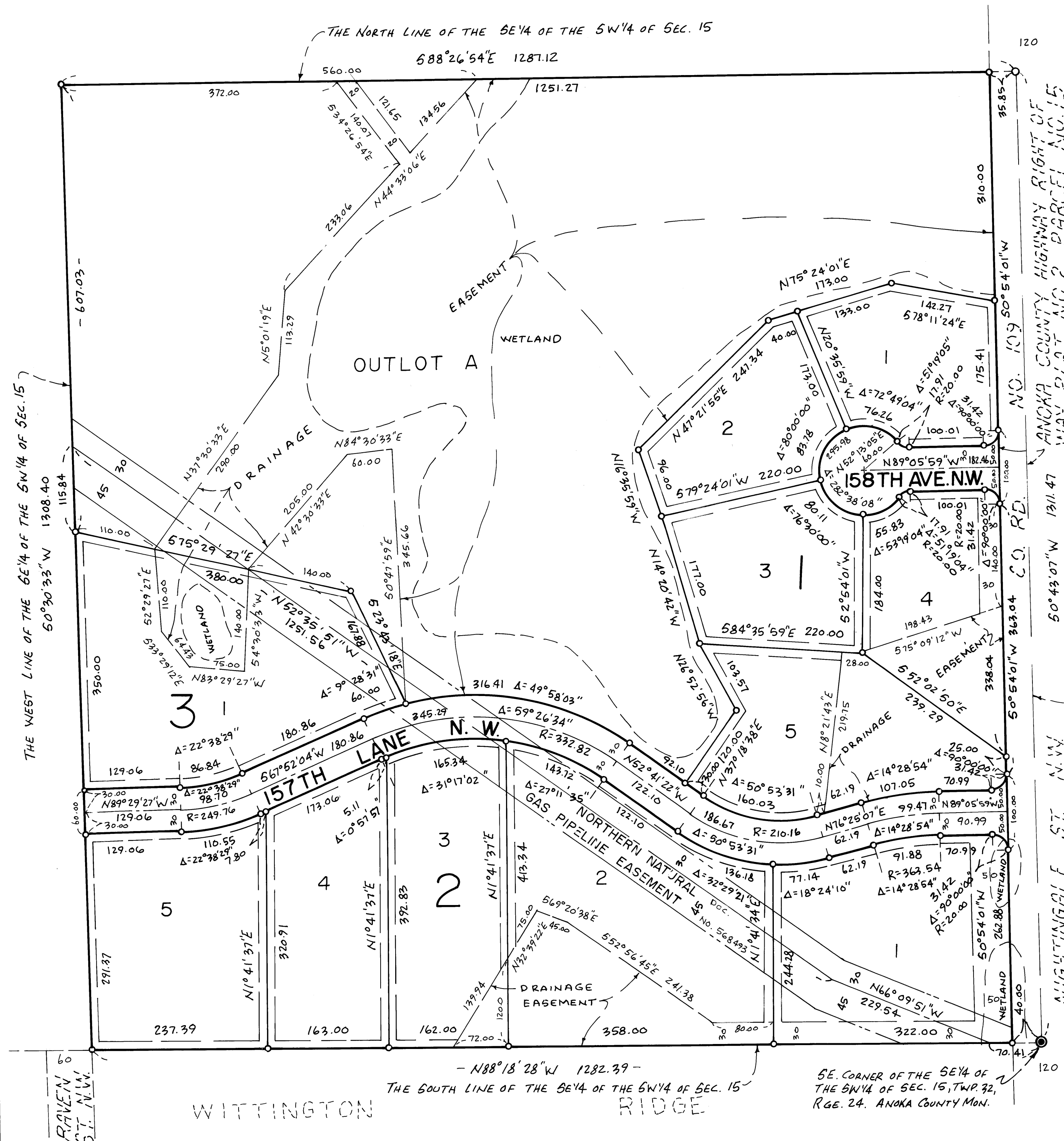
By J. E. Mc Kelvey, Mayor By Christina Bell, Clerk

Checked and approved this 15th day of Sept. 1997.

Anoka County Surveyor W. D. Anderson

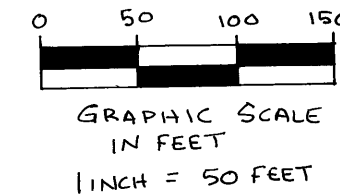
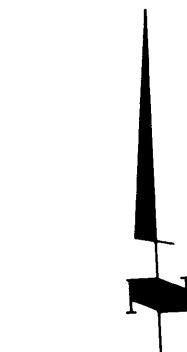
○ Denotes iron monument set with Minnesota License No. 13297
● Denotes Anoka County monument

For the purpose of this plat the east line of the Southeast Quarter of the Southwest Quarter of Section 15, Township 32, Range 24 has an assumed bearing of South 0 degrees 43 minutes 07 seconds West



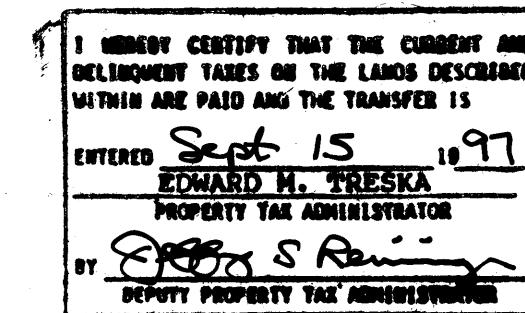
NIGHTINGALE RIDGE

ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 2, PARCEL NO. 15
NO. 109 50° 54' 01" W
NO. 109 50° 54' 01" W
50° 42' 07" N 1911.47
THE EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SEC. 15, T. 32, R. 24
50° 54' 01" W 363.94
C.O. RD.
NIGHTINGALE ST. N.W.

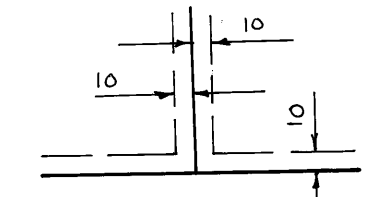


1296802

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 15th Sept. A.D., 19 97
at 2:24 o'clock P.M. and was duly recorded in Book 55 page 6
Edward M. Zeske
County Recorder
By KHJ
Clerk



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining lot and street lines, unless otherwise shown on the plat.

SWENSON LAND SURVEYING, INC.

receipt # 97063477 \$ 455.00

CITY OF ANDOVER
INCORPORATED 1874
MINNESOTA