

PARKSHIRE WOODS SECOND ADDITION

CITY OF BLAINE  
COUNTY OF ANOKA

BOOK 57 Page 6

KNOW ALL MEN BY THESE PRESENTS: Karim Esmailzadeh and Ruthann J. Esmailzadeh, husband and wife, owners, and James R. Merila and Elaine K. Merila, husband and wife, Contract for Deed purchasers of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the North Half of the South Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 31, Range 23, lying westerly of the following described centerline:

Beginning at the intersection of the south line of the Southeast Quarter of the Southwest Quarter of Section 17, Township 31, Range 23, Anoka County, Minnesota and a line parallel with and distant 528.40 feet Westerly from the east line of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of North, parallel with said east line a distance of 375.00 feet; thence Northwesterly a distance of 198.39 feet along a tangential curve concave to the Southwest, said curve having a radius of 638.52 feet and a central angle of 17 degrees 48 minutes 07 seconds; thence North 17 degrees 48 minutes 07 seconds West, tangent to the last described curve, a distance of 28.96 feet; thence Northwesterly along a tangential curve concave to the Northeast, said curve having a radius of 638.52 feet and a central angle of 17 degrees 48 minutes 07 seconds to the point of intersection with the north line of the South Half of the Southeast Quarter of the Southwest Quarter of said Section 17 and there terminating.

And, That Thomas J. Carlson, a single person, owner, and TCF Mortgage Corporation, a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 31, Range 23 lying South of the North 10 acres thereof, lying westerly of the following described line:

Beginning at the intersection of the south line of said Quarter, Quarter with a line parallel with and 528.40 feet westerly of the east line thereof; thence north (assumed bearing) parallel with the said east line 375 feet; thence northerly 198.39 feet along a tangent curve concave to the Southwest having a radius of 638.52 feet and a central angle of 17 degrees 48 minutes 07 seconds; thence North 17 degrees 48 minutes 07 seconds West tangent to the last described curve 28.96 feet; thence Northwesterly 198.39 feet along a tangent curve concave to the northeast having a radius of 638.52 feet and a central angle of 17 degrees 48 minutes 07 seconds; thence North tangent to said curve 209.26 feet and there terminating.

And, lying easterly of the centerline of Buchanan Street Northeast, described as follows:

Beginning at the southwest corner of the said Quarter, Quarter; thence north at right angle to the south line thereof 33 feet; thence along a curve to the Northeast having a tangent of 30 feet and a deflecting angle of 18 degrees 41 minutes 38 seconds and a radius of 182.45 feet 59.51 feet; thence northeasterly tangent to said curve 370.72 feet; thence on a curve to the West having a tangent of 100 feet and deflecting angle of 13 degrees 46 minutes 52 seconds and a radius of 827.23 feet 198.75 feet; thence tangent to said curve 29.05 feet; thence along a curve to the East having a radius of 1882.63 feet and a tangent of 100 feet and a deflecting angle of 06 degrees 05 minutes 08 seconds 199.85 feet; thence northerly tangent to said curve 1806.60 feet, more or less, to a point on the north line of said Quarter 796.68 feet west of the northeast corner thereof and there terminating.

EXCEPT, the North 164.565 feet of that part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 31, Range 23 lying South of the North 10 acres of said North Half of the Southeast Quarter of the Southwest Quarter and lying Easterly of the hereinbefore described centerline of Buchanan Street Northeast; and lying Westerly of the first described line

And EXCEPT, all that part of the above described property lying within the westerly 190 feet of the South Half of the North Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 31, Range 23.

Have caused the same to be surveyed and platted as PARKSHIRE WOODS SECOND ADDITION and do hereby donate and dedicate to the public for public use forever the street and road, and also dedicate the easements, as shown on this plat, for drainage and utility purposes only.

In witness whereof said James R. Merila and Elaine K. Merila have hereunto set their hands this 21<sup>st</sup> day of April, 1999.

By James R. Merila Elaine K. Merila  
James R. Merila Elaine K. Merila

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 1999, by James R. Merila and Elaine K. Merila, husband and wife.



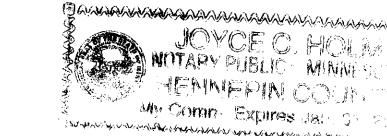
Joyce C. Helm  
Notary Public, Hennepin County, Minnesota  
My commission expires Jan. 31, 2000

In witness whereof said Karim Esmailzadeh and Ruthann J. Esmailzadeh have hereunto set their hands this 21<sup>st</sup> day of April, 1999.

By Karim Esmailzadeh Ruthann J. Esmailzadeh  
Karim Esmailzadeh Ruthann J. Esmailzadeh

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 1999, by Karim Esmailzadeh and Ruthann J. Esmailzadeh, husband and wife.



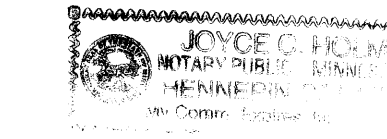
Joyce C. Helm  
Notary Public, Hennepin County, Minnesota  
My commission expires Jan. 31, 2000

In witness whereof said Thomas J. Carlson has hereunto set his hand this 22<sup>nd</sup> day of April, 1999.

By Thomas J. Carlson  
Thomas J. Carlson

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 1999, by Thomas J. Carlson, a single person.



Joyce C. Helm  
Notary Public, Hennepin County, Minnesota  
My commission expires Jan. 31, 2000

In witness whereof said TCF Mortgage Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officers this 22<sup>nd</sup> day of April, 1999.

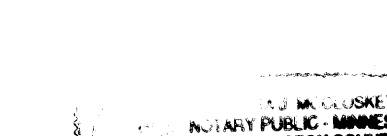
Signed: TCF Mortgage Corporation, a Minnesota Corporation

By Tamara J. Salvo Its Vice President

By Paul A. McColley Its Assistant Vice President

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 1999, by Tamara J. Salvo, as Vice President and by Paul A. McColley, as Assistant Vice President of TCF Mortgage Corporation, a Minnesota corporation, on behalf of the corporation.



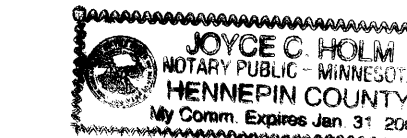
Dubie J. McCloskey  
Notary Public, Washington County, Minnesota  
My commission expires January 31, 2000

I Walter J. Gregory, hereby certify that I have surveyed and platted the property described on this plat as PARKSHIRE WOODS SECOND ADDITION, that this plat is a correct representation of the 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 the plat; and that there are no wetlands as defined in MS505.02, Subdivision 1, or public highways to be designated other than as shown.

Walter J. Gregory  
Walter J. Gregory, Land Surveyor  
Minnesota Registration No. 14889

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate, was acknowledged before me this 21<sup>st</sup> day of April, 1999, by Walter J. Gregory, Minnesota Registration No. 14889.



Joyce C. Helm  
Notary Public, Hennepin County, Minnesota  
My commission expires Jan. 31, 2000

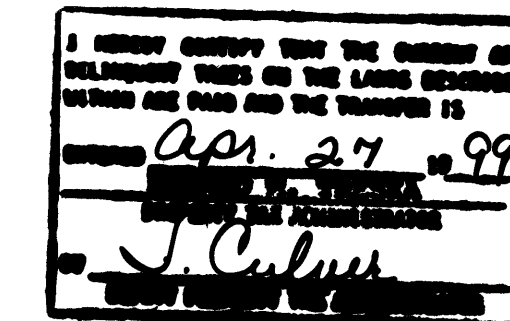
BLAINE, MINNESOTA

This plat of PARKSHIRE WOODS SECOND ADDITION was approved and accepted by the City Council of Blaine, Minnesota, at a regular meeting thereof held this 15<sup>th</sup> day of April, 1999. 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 BLAINE, MINNESOTA  
By Tom Ryan Mayor Regis W. Franz City Manager

This plat has been checked and approved this 27<sup>th</sup> day of APRIL, 1999.

Larry D. Borum  
Larry D. Borum  
Anoka County Surveyor



1424839.  
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 27<sup>th</sup> April A.D. 1999 at 12:30 o'clock P.M. and was duly recorded in book 57 page 6  
Edward M. Treska  
County Recorder  
By Edna BIP

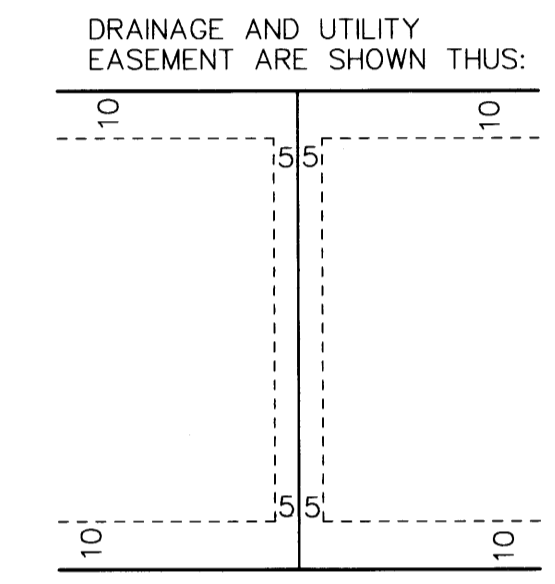
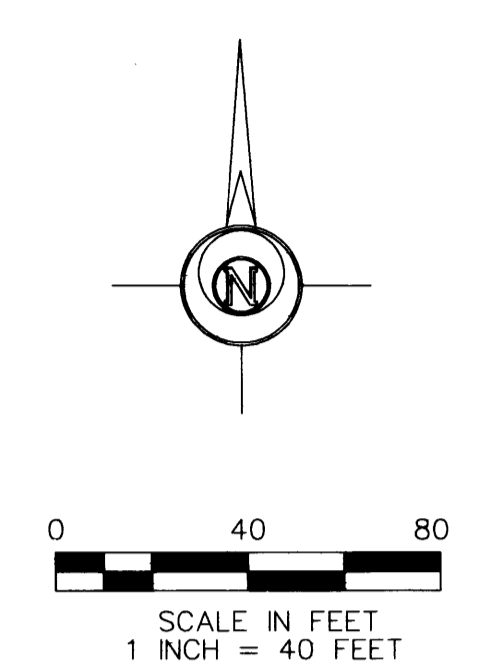
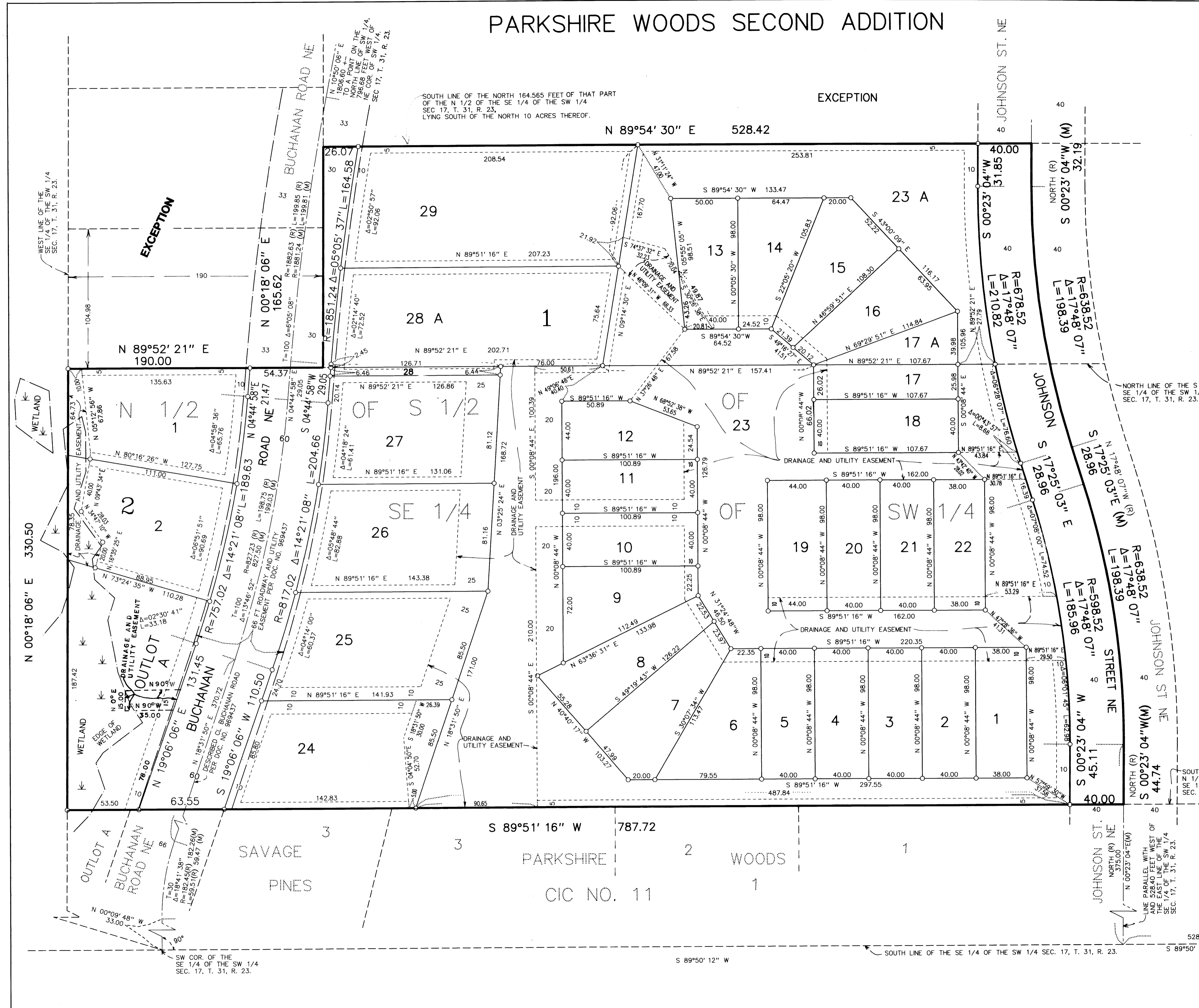
333139  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on APR 27 1999 at 12:30 o'clock P.M.  
Edward M. Treska, Registrar of Titles  
By Harrison  
Deputy Registrar of Titles

CITY OF BLAINE

PARKSHIRE WOODS SECOND ADDITION

CITY OF BLAINE  
COUNTY OF ANOKA

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BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

- DENOTES IRON MONUMENT FOUND.
- DENOTES 1/2 INCH IRON MONUMENT SET WITH CAP STAMPED RLS 14889.
- (R) DENOTES RECORDED BEARING OR DISTANCE
- (M) DENOTES MEASURED BEARING OR DISTANCE

FOR THE PURPOSE OF THIS PLAT, THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, T. 31, R. 23, IS ASSUMED TO BEAR S 89°50'12" W