

# PINE VALLEY ACRES

City of St. Francis Anoka County

KNOW ALL MEN BY THESE PRESENTS: that Biltmore Construction of New Brighton, Inc., a Minnesota Corporation owner of the following described property situated in the State of Minnesota, County of Anoka, to wit:

That part of the North Half of the Southeast Quarter (N 1/2 of SE 1/4) of Section Thirty-six (36), Township Thirty-four (34), Range Twenty-four (24), lying and being West of the westerly right of way line of the Great Northern Railway right of way, as now located and established.

Northeast Quarter of Southwest Quarter and Southwest Quarter of Southeast Quarter of Section 36, Township 34, Range 24, Anoka County, Minnesota; excepting the right of way of Burlington Northern Railway Company and also excepting the following tract:

All that part of the Southwest Quarter of the Southeast Quarter of Section 36, Township 34, Range 24, Anoka County, Minnesota, described as follows:

Commencing at a point on the south line of said Section 36 distant 727.44 feet east from the southwest corner of said Southwest Quarter of the Southeast Quarter, said south line having an assumed bearing of due east and west; thence North 4 degrees 18 minutes 04 seconds East a distance of 508.94 feet; thence South 83 degrees 29 minutes 30 seconds East a distance 472.88 feet to its intersection with a westerly right of way line of Burlington Northern, Inc.; thence South 9 degrees 25 minutes 58 seconds West along said right of way line a distance of 460.11 feet to its intersection with south line of Section 36; thence due west along said south line a distance of 432.60 feet to point of commencement.

Has caused the same to be surveyed and platted as PINE VALLEY ACRES and does hereby donate and dedicate to the public for the public use forever the thoroughfares and cul-de-sacs, as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes and drainage only.

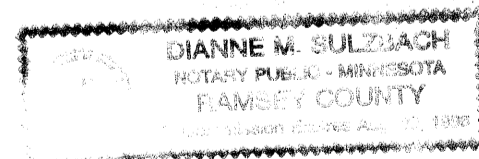
In witness whereof said Biltmore Construction of New Brighton, Inc., owner has caused these presents to be signed by Keith R. Eibensteiner, president this 12<sup>th</sup> day of July 1994

Biltmore Construction of New Brighton, Inc.

*Keith R. Eibensteiner*  
Keith R. Eibensteiner, President

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July 1994, by Keith R. Eibensteiner, president of Biltmore Construction of New Brighton, Inc., a Minnesota Corporation, on behalf of the Corporation.



*Dianne M. Sulzback*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 8-20-96

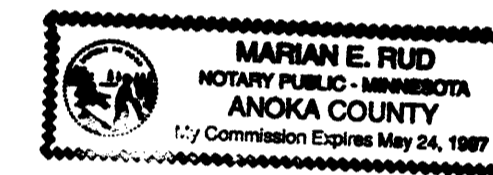
I hereby certify that I have surveyed and platted the property described on this plat as PINE VALLEY ACRES that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat and that there are no wetlands or public highways to be designated other than as shown on said plat.

*Ernest G. Rud*

Ernest G. Rud, Land Surveyor  
Minnesota Registration No. 9808

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing Surveyors Certificate was acknowledged before me this 8<sup>th</sup> day of July 1994, by Ernest G. Rud.



*Marian E. Rud*  
Notary Public, Anoka County, Minnesota  
My Commission Expires May 24, 1997

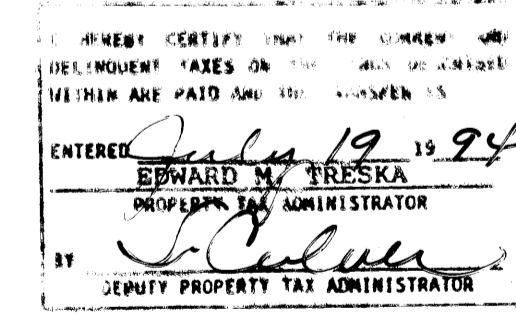
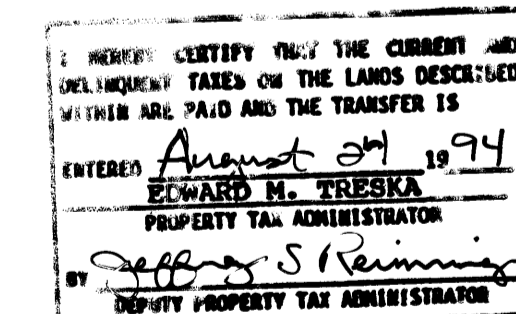
This plat of PINE VALLEY ACRES was approved by the City Council of St. Francis, Minnesota at a regular meeting thereof held this 6<sup>th</sup> day of June, 1994, and if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or 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 *Royce Stewart* Mayor

By *Barbara J. Held* Clerk

This plat has been checked and approved this 19<sup>th</sup> day of July 1994.

MERLYN D. ANDERSON by *Garry D. Blain* deputy  
Merlyn D. Anderson  
Anoka County Surveyor



1132316  
OFFICE OF COUNTY RECORDER  
ENTERED August 24<sup>th</sup> 1994  
2:40  
48 Plats 40  
*Edward M. Treska*  
By *Amy Hoback*

**E. G. RUD & SONS, INC.**  
LAND SURVEYORS



