

# PREINERS PRESERVE

Book 80 of ABST  
Page 5

CITY OF COLUMBUS  
COUNTY OF ANOKA  
SEC. 25, T. 32, R. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Woodland Development Corporation, a Minnesota corporation, owner of the following described property:

That part of the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter, all in Section 25, Township 32, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 44 minutes 26 seconds East, assumed bearing along the North line of said Northwest Quarter of the Northwest Quarter, a distance of 505.52 feet to the point of beginning of the land to be described; thence South 25 degrees 28 minutes 17 seconds West, a distance of 68.29 feet; thence Southerly and Southeasterly a distance of 723.76 feet along a tangential curve concave to the East, having a radius of 450.00 feet and a central angle of 92 degrees 09 minutes 09 seconds; thence South 66 degrees 40 minutes 52 seconds East, tangent to the last described curve, a distance of 684.25 feet to the intersection with the East line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 09 minutes 19 seconds East, along said East line of the Northwest Quarter of the Northwest Quarter, a distance of 110.63 feet; thence North 17 degrees 31 minutes 03 seconds East, a distance of 268.88 feet; thence North 17 degrees 41 minutes 40 seconds West, a distance of 261.77 feet to the intersection with said East line of the Northwest Quarter of the Northwest Quarter; thence North 47 degrees 26 minutes 52 seconds East, a distance of 116.61 feet; thence North 68 degrees 23 minutes 38 seconds East, a distance of 176.92 feet; thence North 00 degrees 09 minutes 19 seconds East, a distance of 173.96 feet to the intersection with the North line of said Northeast Quarter of the Northwest Quarter; thence North 89 degrees 44 minutes 26 seconds West, along said North line of the Northeast Quarter of the Northwest Quarter and said North line of the Northwest Quarter of the Northwest Quarter, a distance of 1079.66 feet to the point of beginning.

Has caused the same to be surveyed and platted as PREINERS PRESERVE and does 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 Woodland Development Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer this 26<sup>th</sup> day of APRIL, 2017.

WOODLAND DEVELOPMENT CORPORATION

Byron D. Westlund  
Byron D. Westlund, President

STATE OF MINNESOTA

COUNTY OF ANOKA

This instrument was acknowledged before me this 26<sup>th</sup> day of APRIL, 2017 by Byron D. Westlund, as President of Woodland Development Corporation, a Minnesota corporation, on behalf of the corporation.

Saba J. Marwin

NEKA J. MARWIN

Notary Public, MINNESOTA

My commission expires JANUARY 31, 2020

I Charles R. Christopherson 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 25<sup>th</sup> day of April, 2017.

Charles R. Christopherson  
Charles R. Christopherson, Licensed Land Surveyor  
Minnesota License No. 18420

STATE OF MINNESOTA  
COUNTY OF ANOKA

This instrument was acknowledged before me this 25<sup>th</sup> day of April, 2017 by Charles R. Christopherson.

Seth M. Monroe  
Seth M. Monroe

Notary Public, Minnesota.

My commission expires January 31, 2019

City Council, City of Columbus, Minnesota

This plat of PREINERS PRESERVE was approved and accepted by the City Council of the City of Columbus, Minnesota at a regular meeting thereof held this 12<sup>th</sup> day of April, 2017, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Columbus, Minnesota

By: [Signature], Mayor

By: [Signature], Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 4<sup>th</sup> day of May, 2017.

[Signature]  
Larry D. Helm,  
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2017 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 5<sup>th</sup> day of May, 2017.

[Signature]  
Jonell M. Sawyer  
Property Tax Administrator

By: [Signature], Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of PREINERS PRESERVE was filed in the office of the County Recorder/Registrar of Titles for public record on this 5<sup>th</sup> day of May, 2017, at 8:34 o'clock A.M. and was duly recorded in Book 80 of ABST Page 5, as Document Number 2169465.002.

[Signature]  
Jonell M. Sawyer  
County Recorder/Registrar of Titles

By: [Signature], Deputy

# PREINERS PRESERVE

NORTH  
OUTLOT A

METRO

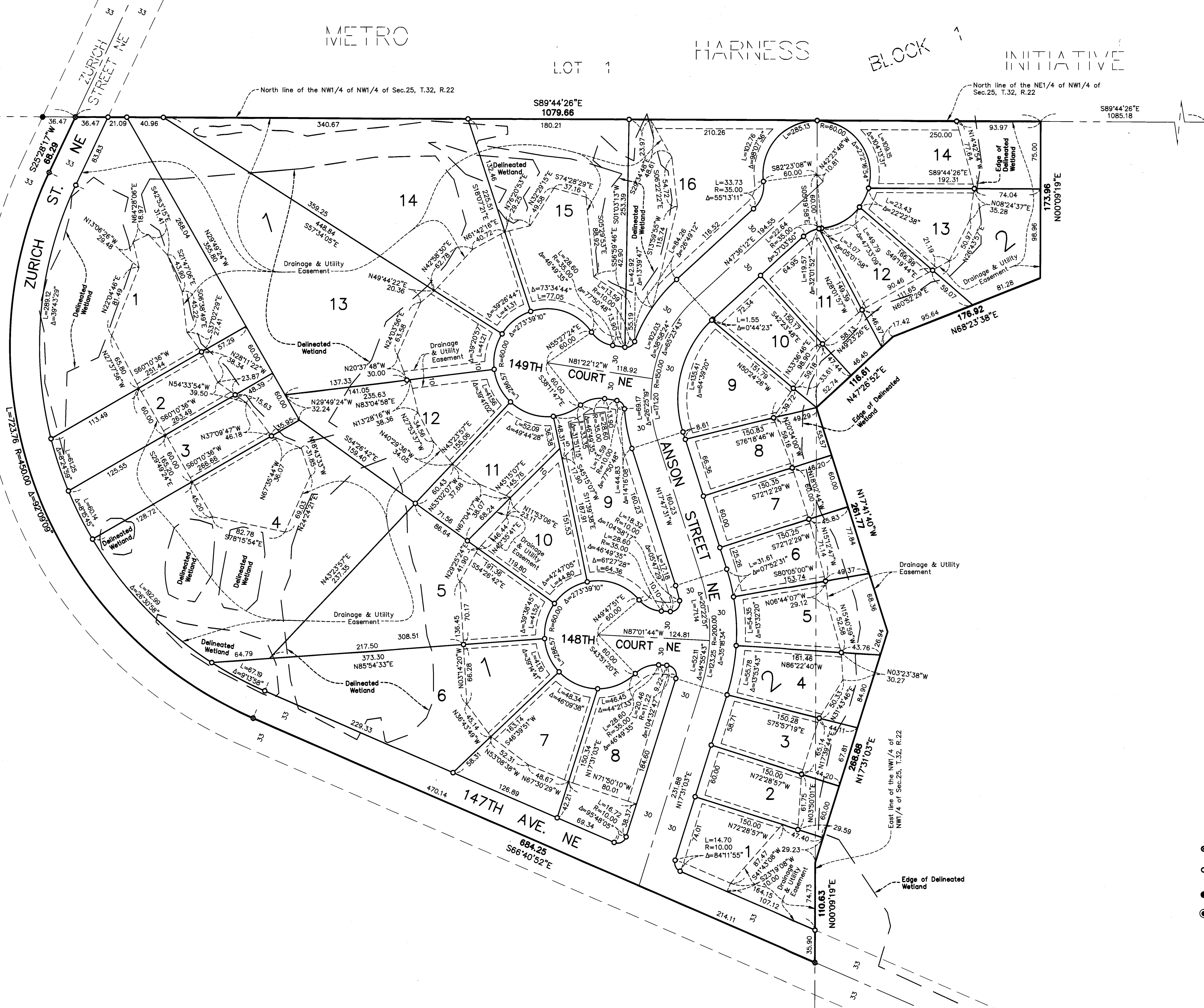
LOT 1

HARNESS

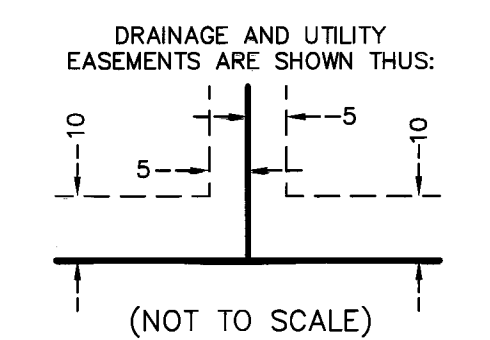
BLOCK 1

INITIATIVE

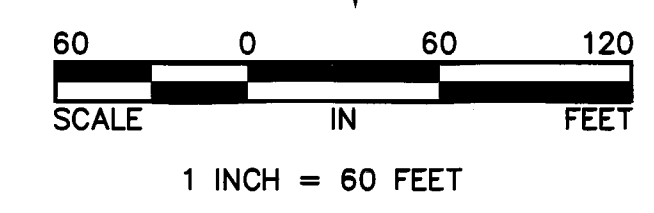
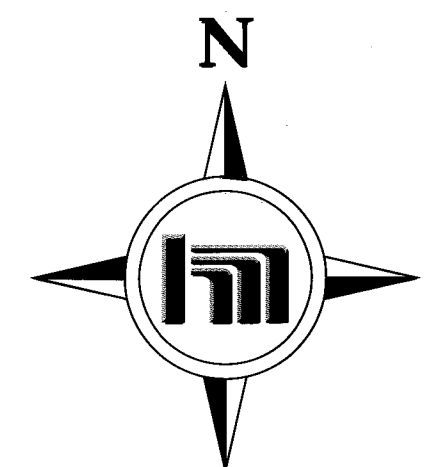
NW Corner of the NW1/4 of NW1/4 of Sec.25, T.32, R.22  
S89°44'26"E  
505.52



North 1/4 Corner of Sec.25, T.32, R.22 Anoka County Monument  
S89°44'26"E  
1085.18



(NOT TO SCALE)  
Being 10.00 feet in width and adjoining all right of way lines and plot boundary lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.



For the purposes of this plat the North line of the Northwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 22 is assumed to bear S89°44'26"E.

- Denotes set concrete nail
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes found iron monument
- ⊙ Denotes Anoka County Monument