

HEDLUND
Planning Engineering Surveying

City of Blaine
Anoka County, Mn.

QUAIL CREEK

NE corner of the NE 1/4 of Sec. 4, T. 31, R. 23, An Anoka County Monument.

North line of the NW 1/4 of Sec. 3, T. 31, R. 23.
N89°47'17"W 1320.44

NE corner of the West 1/2 of the NW 1/4 of Sec. 3, T. 31, R. 23.

East line of the West 1/2 of the NW 1/4 of Sec. 3, T. 31, R. 23.

SE corner of the West 1/2 of the NW 1/4 of Sec. 3, T. 31, R. 23.

SE corner of the NE 1/4 of Sec. 4, T. 31, R. 23, An Anoka County Monument.

South line of the NW 1/4 of Sec. 3, T. 31, R. 23.
S88°18'58"E 1313.12

MATCH LINE

East line of the NE 1/4 of Sec. 4, T. 31, R. 23.

500'16'21"E 2681.10

WEST 1/2 OF THE NW 1/4 OF SEC. 3

1126992
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 14th day July A.D. 1994 at 4:45 o'clock P.M., and was duly recorded in book 489 plate 27
Edward M. Reska
County Recorder
By A. Arsenau
Deputy

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED July 19 1994
Edward M. Reska
PROPERTY TAX ADMINISTRATOR
BY Debbie S. R...
DEPUTY PROPERTY TAX ADMINISTRATOR

KNOW ALL MEN BY THESE PRESENTS: That Gagnon Development, Inc., a Minnesota Corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 31, Range 23, Anoka County, Minnesota described as follows:
Commencing at the southwest corner of said Southeast 1/4 of the Northwest 1/4; thence North 0 degrees 51 minutes 10 seconds East along the west line of said Southeast 1/4 a distance of 634.56 feet; thence South 62 degrees 00 minutes 49 seconds East 227.01 feet; thence South 80 degrees 02 minutes 19 seconds East 105.02 feet; thence North 76 degrees 28 minutes 29 seconds East 171.30 feet; thence South 76 degrees 43 minutes 23 seconds East 190.37 feet; thence South 38 degrees 29 minutes 23 seconds East 108.33 feet; thence North 50 degrees 25 minutes 00 seconds East 299.58 feet; thence northeasterly 80.29 feet along a tangential curve concave to the southeast having a radius of 480.00 feet and a central angle of 9 degrees 35 minutes 00 seconds; thence South 30 degrees 00 minutes 00 seconds East 335.94 feet; thence North 52 degrees 52 minutes 59 seconds East 121.61 feet; thence South 59 degrees 59 minutes 57 seconds East 240.72 feet; thence South 14 degrees 30 minutes 00 seconds West 491.31 feet to the south line of said Southwest 1/4 of the Northeast 1/4; thence South 89 degrees 52 minutes 10 seconds West along said south line and the south line of said Southeast 1/4 of the Northwest 1/4 a distance of 1645.93 feet to the point of beginning.
Hereinafter referred to as Parcel A.

And that Maurice L. Gagnon, and Carol J. Gagnon his wife, and Paul S. Gagnon and Leticia S. Gagnon his wife, fee owners of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The West 1/2 of the Northwest 1/4 of Section 3; and The Northeast 1/4 of Section 4; and The Southeast 1/4 of the Northwest 1/4 of Section 4; and The Northeast 1/4 of Section 4, EXCEPT that part platted as QUAIL POINTE AND QUAIL POINTE 2ND ADDITION; All in Township 31, Range 23, Anoka County, Minnesota. Except Parcel A.

Have caused the same to be surveyed and platted as QUAIL CREEK, and do hereby donate and dedicate to the public for 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 only. Also dedicating to the County of Anoka the right of access to County Road No. 52 (Radisson Road) from Lots 4 through 6, Block 2 of said plat.

In witness whereof Mark D. Gagnon as Attorney In Fact for said Maurice L. Gagnon, Carol J. Gagnon, Paul S. Gagnon, and Leticia S. Gagnon, has hereunto set his hand this 14TH day of JULY, 1994.

Also in witness whereof, said Gagnon Development, Inc. has caused these presents to be signed by its proper officer this 14TH day of JULY, 1994.

Mark D. Gagnon
Mark D. Gagnon, as Attorney In Fact for Maurice L. Gagnon, Carol J. Gagnon, Paul S. Gagnon and Leticia S. Gagnon.
By: Mark D. Gagnon
(Mark D. Gagnon President)

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this 14TH day of JULY, 1994 by Mark D. Gagnon as Attorney In Fact for, and on behalf of said Maurice L. Gagnon, Carol J. Gagnon, Paul S. Gagnon, and Leticia S. Gagnon.

ROMELLE F. MOLINE
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Oct. 16, 1996

Romelle F. Moline
Notary Public, Hennepin County, Minnesota
My Commission Expires 10-16-96

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this 14TH day of JULY, 1994 by Mark D. Gagnon, President of Gagnon Development, Inc. a Minnesota corporation, on behalf of the corporation.

ROMELLE F. MOLINE
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Oct. 16, 1996

Romelle F. Moline
Notary Public, Hennepin County, Minnesota
My Commission Expires 10-16-96

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

Jeffrey D. Lindgren
Jeffrey D. Lindgren, Land Surveyor
Minnesota Registration No. 14376

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this 14TH day of JULY, 1994 by Jeffrey D. Lindgren, Land Surveyor.

ROMELLE F. MOLINE
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Oct. 16, 1996

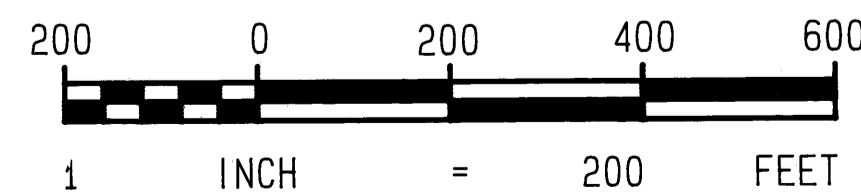
Romelle F. Moline
Notary Public, Hennepin County, Minnesota
My Commission Expires 10-16-96

CITY OF BLAINE:
We hereby certify that the City Council of the City of Blaine, Anoka County, Minnesota duly accepted and approved the plat of QUAIL CREEK at a regular meeting held this 16th day of June, 1994. 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.

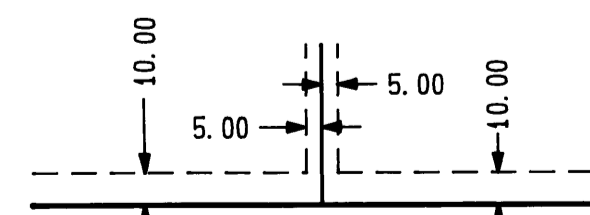
By: Mayor
By: City Manager

SURVEY DIVISION, ANOKA COUNTY, MINNESOTA
Checked and approved this 18th day of July, 1994.

By: Anoka County Surveyor



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated and 10 feet in width and adjoining street lines as shown on this plat.

(Not to Scale)

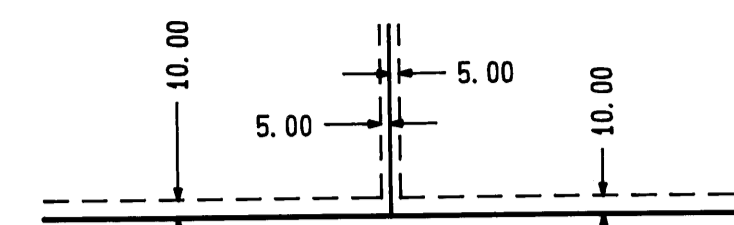
• Denotes 1/2 Inch by 14 Inch Iron monument marked by Registration No. 14376.

Bearings shown are based upon the west line of the Southeast 1/4 of the Northwest 1/4 of Sec. 4, T. 31 N, R. 23 W, which has an assumed bearing of S 00°51'10" W.

QUAIL CREEK

City of Blaine
Anoka County, Mn.

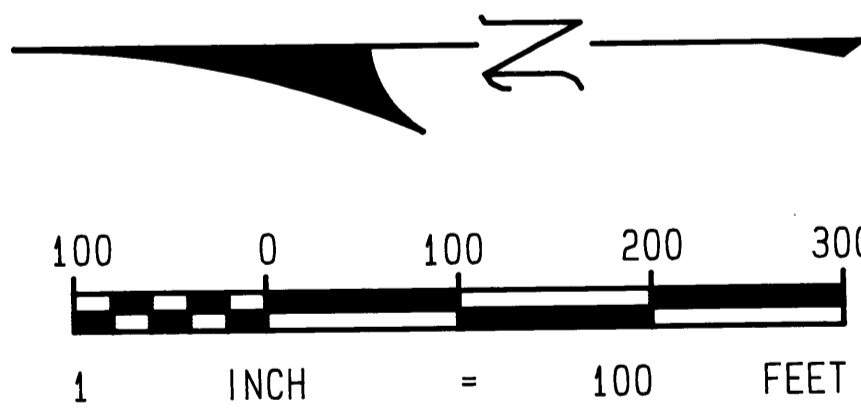
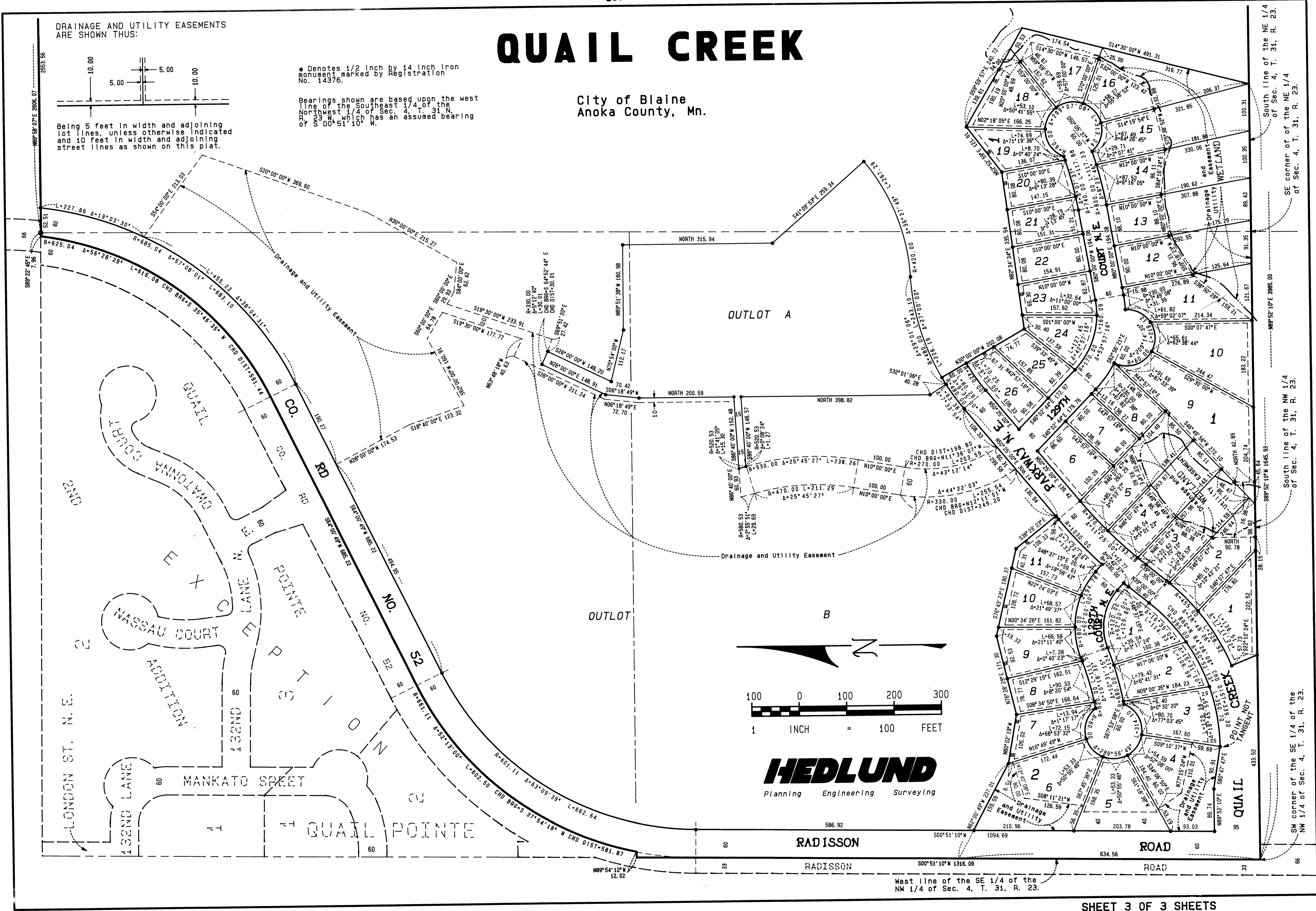
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HEDLUND
Planning Engineering Surveying

West line of the SE 1/4 of the NW 1/4 of Sec. 4, T. 31, R. 23.

South line of the NE 1/4 of Sec. 4, T. 31, R. 23.
SE corner of the NE 1/4 of Sec. 4, T. 31, R. 23.
South line of the NW 1/4 of Sec. 4, T. 31, R. 23.
SW corner of the SE 1/4 of the NW 1/4 of Sec. 4, T. 31, R. 23.