

SAND CREEK ESTATES SOUTH
CITY OF BLAINE COUNTY OF ANOKA

279984
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
APR 25 1996
Katherine Bier

KNOW ALL PERSONS BY THESE PRESENTS: That North Suburban Development, Inc., a Minnesota Corporation, owner and proprietor and Norwest Bank Minnesota, N.A., a national association, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

East Half (E1/2) of Lot Twenty-five (25) and the West half (W1/2) of Lot Twenty-six (26) of Central Avenue Acres, according to the plat thereof on file in the office of the Registrar of Titles of Anoka County, Minnesota.

The East One-half of Lot 27, Central Avenue Acres, according to the plat on file and of record in the Office of the Registrar of Titles, Anoka County, Minn.

The West-half of the west-half of the East Half of the Southeast quarter of the Northeast quarter. (W1/2 of W1/2 of E1/2 of SE1/4 of NE1/4) of Section Eighteen (18) in Township Thirty-one (31) Range Twenty-three (23) also described as the West-half of Tract 27 of Central Avenue Acres. This description conveys 5 acres of land according to survey. Reserved from this conveyance is a strip of land 25 feet wide across the south end, to be used for road purposes.

East One-half (E1/2) of Lot Twenty-six (26) Central Avenue Acres, according to the plat thereof on file in the Office of the Registrar of Titles, Anoka County, Minnesota.
Reserved from said conveyance is a strip of land 30 feet wide across the south end of said tract for road purposes.

AND

Lot 8, Block 1, SAND CREEK ESTATES, according to the plat on file in the office of the Registrar of Titles, Anoka County, Minnesota.

AND

Outlot A, SAND CREEK ESTATES EAST.

AND

Outlot A, SAND CREEK ESTATES WEST.

Have caused the same to be surveyed and platted as SAND CREEK ESTATES SOUTH and does hereby donate and dedicate to the public for public use forever the avenues, lanes and streets and drainage and utility easements as shown on the plat. In witness whereof said North Suburban Development, Inc. has caused these presents to be signed by its proper officer this 14th day of APRIL, 1996. Also in witness whereof said Norwest Bank Minnesota, N.A. has caused these presents to be signed by its proper officers this 14th day of April, 1996.

NORTH SUBURBAN DEVELOPMENT, INC.

J. A. Menkveld
J. A. Menkveld, as President

NORWEST BANK MINNESOTA, N.A.

Arlen Nissen
Arlen Nissen as Vice President

Jon Spoerri
Jon Spoerri as Assistant Vice President

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 14th day of APRIL, 1996.
COUNTY OF ANOKA) by J. A. Menkveld, as President of North Suburban Development, Inc., a Minnesota corporation, on behalf of the corporation.



Teresa Vinje
Notary Public, Anoka County, Minnesota
My Commission expires 1-31-2002

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 11th day of April, 1996, by Arlen Nissen,
COUNTY OF ANOKA) as Vice President and Jon Spoerri, as Assistant Vice President of Norwest Bank Minnesota, N.A. a national association, on behalf of the association.

Custine M. Anderson
Notary Public, South County, Minnesota
My Commission expires 1/31/2000

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as SAND CREEK ESTATES SOUTH; that the 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 the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota Registration No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 11th day of
COUNTY OF ANOKA) April, 1996 by Jeffrey N. Caine, Registered Land Surveyor.



Jill M. Kent
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-00

CITY OF BLAINE

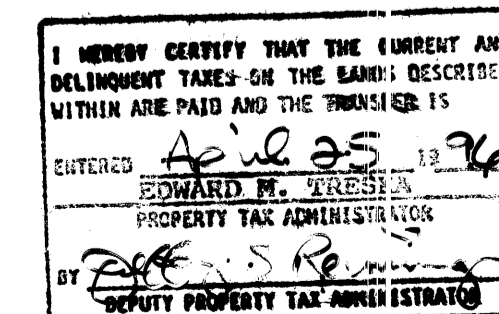
We hereby certify that the City Council of the City of Blaine, Anoka County, Minnesota, duly accepted and approved the plat of SAND CREEK ESTATES SOUTH at a regular meeting held this 18th day of April, 1996. If applicable, the written comments and recommendations of the Commissioner of Transportation 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 Minn. Statutes, Section 505.03, Subd. 2.

By Mayor Mayor By Royce W. Fraser City Manager

This plat has been checked and approved this 25th day of APRIL, 1996.

By MERLYN D. ANDERSON
Anoka County Surveyor

Larry D. [Signature]
deputy

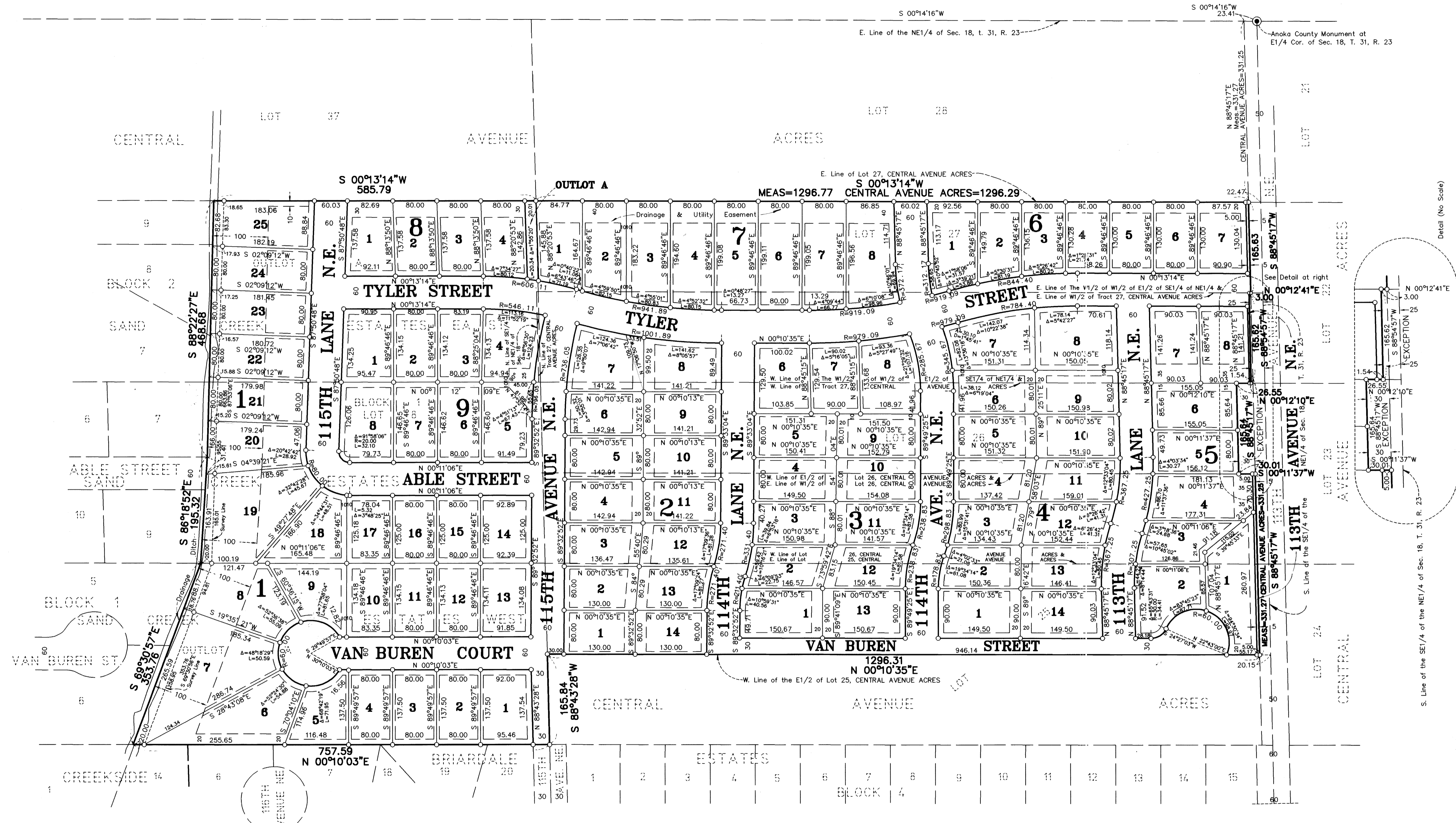


CAINE & ASSOCIATES
LAND SURVEYORS, INC.

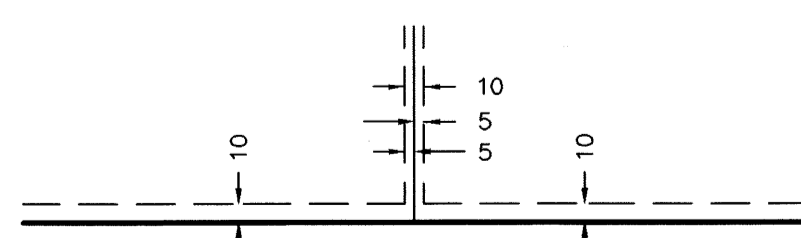
SHEET 1 OF 2 SHEETS

SAND CREEK ESTATES SOUTH

CITY OF BLAINE COUNTY OF ANOKA

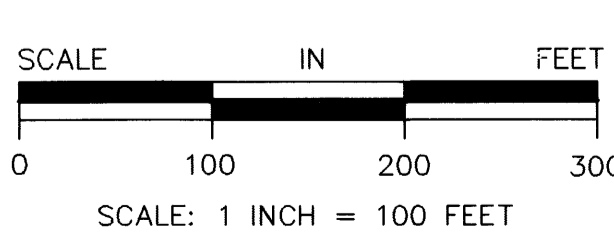


DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET WIDE AND ADJOINING ALL STREET RIGHT-OF-WAY LINES AND REAR LOT LINES AND 5 FEET WIDE AND ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

○ DENOTES 1/2 INCH IRON PIPE SET.
 ● DENOTES ANOKA COUNTY MONUMENT.
 NOTE: FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF LOT 27, CENTRAL AVENUE ACRES IS ASSUMED TO BEAR S 00°13'14"W.



CAINE & ASSOCIATES
LAND SURVEYORS, INC.

Detail (No Scale)
S. Line of the SE1/4 of the NE1/4 of Sec. 18, T. 31, R. 23