

SUNRISE ESTATES

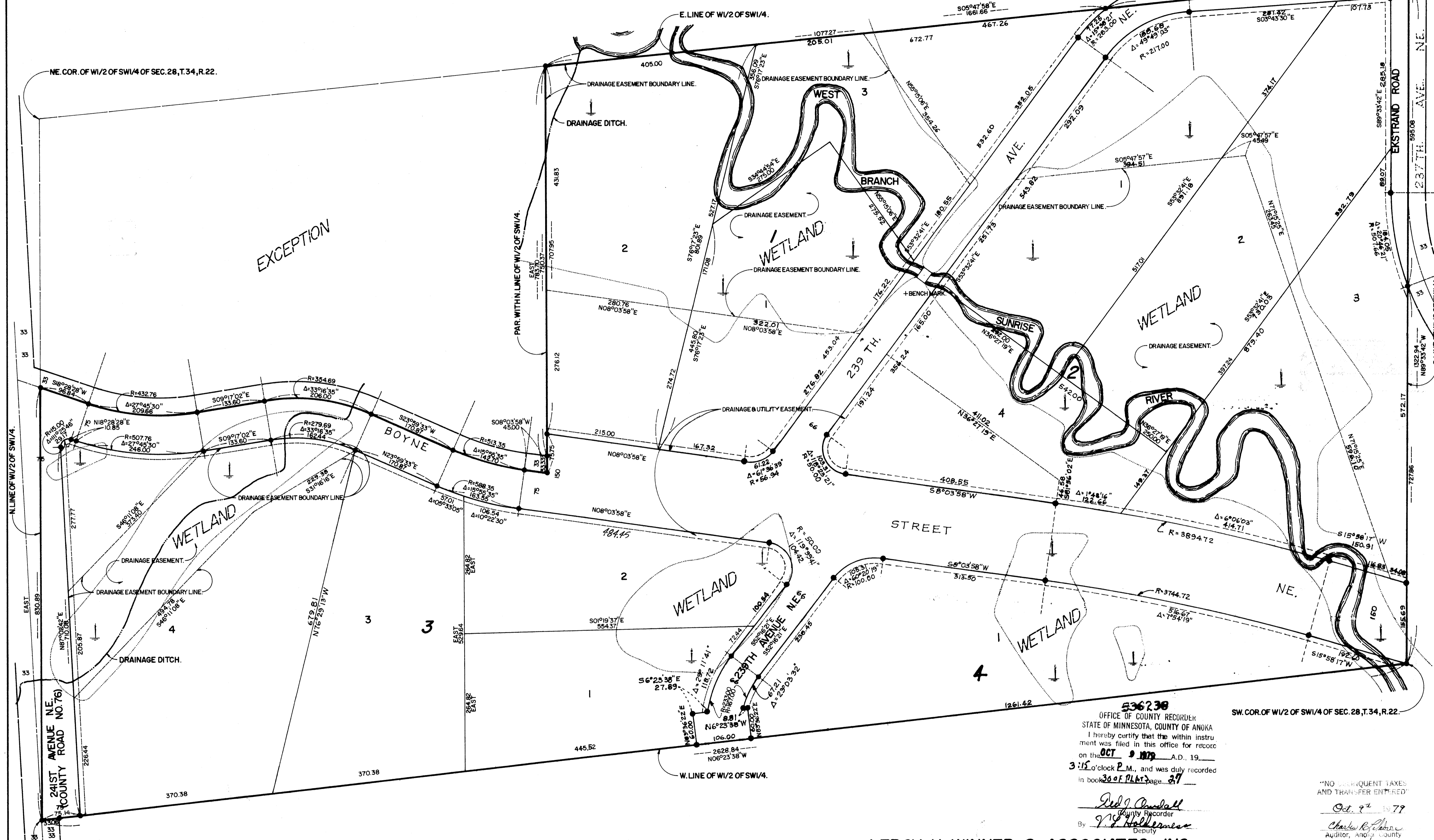
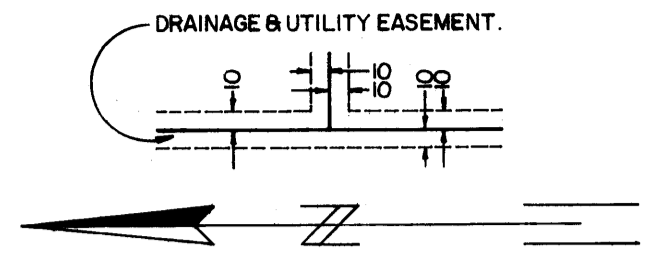
TOWNSHIP OF LINWOOD - COUNTY OF ANOKA

SHEET 1 OF 2

SE. COR. OF W1/2 OF SW1/4 OF SEC. 28, T. 34, R. 22.

0 25 50 100
SCALE - 1"=100'

● DENOTES IRON PIPE MONUMENT.
BEARINGS SHOWN ARE ASSUMED.



NE. COR. OF W1/2 OF SW1/4 OF SEC. 28, T. 34, R. 22.

N. LINE OF W1/2 OF SW1/4.

E. LINE OF W1/2 OF SW1/4.

W. LINE OF W1/2 OF SW1/4.

SE. COR. OF W1/2 OF SW1/4 OF SEC. 28, T. 34, R. 22.

NW. COR. OF W1/2 OF SW1/4 OF SEC. 28, T. 34, R. 22.

BENCH MARK: TOP OF RAILROAD SPIKE IN A POWER POLE FIFTY FEET MORE OR LESS NORTHWEST OF THE BRIDGE AT THE INTERSECTION OF 239 TH. AVE. AND THE WEST BRANCH SUNRISE RIVER IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY EIGHT, TOWNSHIP THIRTY FOUR, RANGE TWENTY TWO IN ANOKA COUNTY, MINNESOTA - U.S.G.S. DERIVED ELEVATION - 895.83 FEET.
WATER ELEVATION: WEST BRANCH SUNRISE RIVER - AS FLOWING OVER THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY EIGHT, TOWNSHIP THIRTY FOUR, RANGE TWENTY TWO IN ANOKA COUNTY, MINNESOTA - U.S.G.S. DERIVED ELEVATION - 893.23 FEET ON DECEMBER THIRD, NINETEEN HUNDRED SEVENTY THREE.

536238
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 09 1979 A.D., 19
3:15 o'clock P.M., and was duly recorded in book 30 of PL 13 page 37

Delores Annahl
County Recorder
By *R. P. Holmstrom*
Deputy

"NO SUCCESSION TAXES AND TRANSFER ENTIRED"
Oct. 9th 1979
Charles R. Johnson
Auditor, Anoka County
By *J.R. Kamrad*
Deputy

LEROY H. WINNER & ASSOCIATES, INC.
- LAND SURVEYORS -

8398 CENTER DRIVE, MINNEAPOLIS, MINNESOTA 55432 AC1025429 OCT 979 15.000

SUNRISE ESTATES

TOWNSHIP OF LINWOOD - COUNTY OF ANOKA

Recommended for approval this 26th day of June, 1979.

By Paul K. Kunt
Anoka County Highway Engineer

This plat was approved as to form and execution on this 9th day of October, 1979.

By Coleen Leahy Johnson
Assistant County Attorney, Anoka County, Minnesota

Checked and approved on this 26th day of June, 1979.

By Roland W. Anderson
Anoka County Surveyor

Approved by the Board of County Commissioners of Anoka County, Minnesota this 26th day of June, 1979.

Signed B. Stuart G. Eschrich
Chairman, County Board

Signed Edith J. McEwen
EXECUTIVE SECRETARY

and Sunrise Estates Partnership, contract purchasers

Know all men by these presents that Fred C. O'Neil and Louise H. O'Neil, his wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit: The W¹/₂ of the SW¹/₄ of Section 28, Township 34, Range 22, except that part described as follows: Commencing at the Northwest corner of said W¹/₂ of the SW¹/₄; thence East (assumed bearing) on the North line of said W¹/₂ of the SW¹/₄ a distance of 830.89 feet to the point of intersection with the center line of an existing Town Road as now laid out and travelled across said W¹/₂ of the SW¹/₄; said point also being the point of beginning of land to be described; thence South 18°28'28" West along said center line a distance of 96.84 feet; thence Southerly along said center line on a curve to the left having a radius of 432.76 feet a distance of 209.66 feet; thence South 9°17'02" East on said center line a distance of 133.60 feet; thence Southerly along said center line on a curve to the right having a radius of 354.69 feet a distance of 206.00 feet; thence South 23°59'33" West along said center line a distance of 170.87 feet; thence Southerly along said center line on a curve to the left having a radius of 513.35 feet a distance of 142.70 feet; thence South 8°03'58" West along said center line a distance of 45 feet; thence East and parallel with the North line of said W¹/₂ of the SW¹/₄ and to the East line of said W¹/₂ of the SW¹/₄; thence Northerly on said East line to the Northeast corner of said W¹/₂ of the SW¹/₄; thence West on the North line of said W¹/₂ of the SW¹/₄ to the point of beginning. Have caused the same to be surveyed and platted as SUNRISE ESTATES and do hereby donate and dedicate to the public for public use forever the Roads, Avenues, Streets and drainage and utility easements as shown on the annexed plat. In witness whereof said Fred C. O'Neil and Louise H. O'Neil, his wife, have hereunto set their hands and seals this 16th day of June, 1979. Also, in witness whereof said Sunrise Estates Partnership has hereunto set its hands and seal this 16th day of October, 1979.

Signed: Fred C. O'Neil
Fred C. O'Neil

Louise H. O'Neil
Louise H. O'Neil

Sunrise Estates Partnership
Donald K. Grant
Donald K. Grant, Partner

STATE OF MINNESOTA) (SS
COUNTY OF RAMSEY)

On this 16th day of June, 1979 before me, a Notary Public, within and for said County and State, personally appeared Fred C. O'Neil and Louise H. O'Neil, his wife, to me personally known to be the persons described in and who executed the foregoing instrument; and they affirm and acknowledge that they executed the same as their own free act and deed.

James A. Sederholm
Notary Public, Ramsey County, Minnesota
My commission expires October 11, 1985



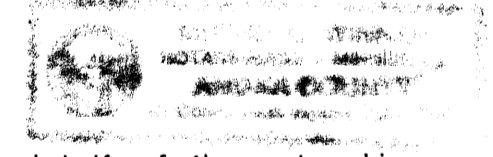
I do hereby certify that I have surveyed and platted the property described in the dedication of this plat as SUNRISE ESTATES; that this is a correct representation of said survey; that all distances are correctly shown on said plat in feet and nearest hundredth of a foot; that all monuments have been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

Surveyor Le Roy H. Winner
Minnesota Registration No. 4987

STATE OF MINNESOTA) (SS
COUNTY OF ANOKA)

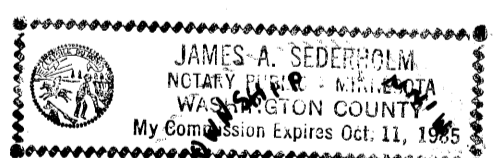
Above certificate subscribed and sworn to before me, a Notary Public within and for said County and State on this 31st day of May, 1979

Muriel M. Winner
Notary Public, Anoka County, Minnesota
My commission expires Oct. 6, 1981



On this 8th day of October, 1979 before me, a Notary Public, within and for said County and State, personally appeared Donald K. Grant, a partner in Sunrise Estates Partnership, to me personally known to be the person described in and who executed the foregoing instrument; and he affirms and acknowledges that he executed the same as his own free act and deed.

James A. Sederholm
Notary Public, Washington County, Minnesota
My commission expires October 11, 1985



Approved by the Town Board of the Town of Linwood, Minnesota, this 12th day of June, 1979.

Signed Donald K. Grant
Chairman

Attest Diane M. Young
Clerk



"NO DELINQUENT TAXES AND TRANSFER TAXES"

Oct 9th 1979

Charles R. Hoffner
Deputy