

SYLVER FOX WOODS

City of East Bethel
County of Anoka
Secs. 4 & 5, T. 33 R. 23

Book 64 Page 46

KNOW ALL PERSONS BY THESE PRESENTS: That Raymond E. Sylvester and Janet L. Sylvester, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Southwest Quarter of the Northwest Quarter of Section 4 and the Southeast Quarter of the Northeast Quarter of Section 5, both being in Township 33, Range 23, in Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence North on the East line of said Southeast Quarter of the Northeast Quarter to a point distant 880 feet North of the South line of said Southwest Quarter of the Northwest Quarter of Section 4, as measured along the East line thereof, said point also being the point of beginning of the land to be described; thence North 88 degrees 16 minutes 33 seconds West on a line parallel with the Westerly extension of the South line of said Southwest Quarter of the Northwest Quarter a distance of 716.11 feet to the center line of East Bethel Village Road No. 14 as it is now laid out and traveled; thence North 38 degrees 52 minutes 11 seconds East along said center line to the North line of said Southeast Quarter of the Northeast Quarter; thence East on the North line of said Southeast Quarter of the Northeast Quarter and said Southwest Quarter of the Northwest Quarter to a point distant 1301.08 feet West of the East line of said Southwest Quarter of the Northwest Quarter as measured along the South line thereof; thence South and parallel with the East line of said Southwest Quarter of the Northwest Quarter and to a line drawn Easterly from the point of beginning and parallel with the South line of said Southwest Quarter of the Northwest Quarter; thence West and parallel with the South line of said Southwest Quarter of the Northwest Quarter a distance of 16.11 feet to the point of beginning.

AND

That part of the East 1301.08 feet of the Southwest Quarter of the Northwest Quarter of Section 4, Township 33, Range 23 in Anoka County, Minnesota, lying North of the South 880 feet thereof as measured along the South and East lines respectively of said Southwest Quarter of the Northwest Quarter thereof;

AND

That part of the West 27.01 feet of the Southeast Quarter of the Northwest Quarter of Section 4, Township 33, Range 23, in Anoka County, Minnesota, lying North of the South 880 feet thereof as measured along the South and West lines respectively of said Southeast Quarter of the Northwest Quarter.

Except

That part of the Northwest Quarter of Section 4, Township 33, Range 23, Anoka County, Minnesota, described as follows: Commencing at a point on the north line of said Northwest Quarter distant 1628.17 feet west from the northeast corner of said Northwest Quarter as measured along said north line. Said north line has an assumed bearing of West; thence South 56 degrees 48 minutes 00 seconds West along the centerline of a town road, as traveled, a distance of 1036.75 feet to the point of beginning of the land to be described; thence continue South 56 degrees 48 minutes 00 seconds West a distance of 330.00 feet; thence South 33 degrees 12 minutes 00 seconds East a distance of 660.00 feet; thence North 56 degrees 48 minutes 00 seconds East a distance of 330.00 feet; thence North 33 degrees 12 minutes 00 seconds West a distance of 660.00 feet to the point of beginning.

AND

That part of the Northeast Quarter of the Northeast Quarter of Section 5 and the Northwest Quarter of the Northwest Quarter of Section 4, Township 33, Range 23, Anoka County, Minnesota, described as follows: Commencing at a point on the North line of Section 4, Township 33, Range 23, distant 1628.17 feet west from the North Quarter corner of said Section 4, as measured along the North line of said Section 4, said North line having a bearing of east and West; thence South 56 degrees 48 minutes West along the centerline of a Town Road as traveled a distance of 1366.75 feet to the actual point of beginning of the tract of land to be hereby described; thence continuing South 56 degrees 48 minutes West along said centerline a distance of 58.01 feet; thence South 38 degrees 49 minutes 47 seconds West along said centerline a distance of 642.64 feet, more or less, to its intersection with the South line of the Northeast Quarter of the Northeast Quarter of said Section 5; thence South 89 degrees 36 minutes 34 seconds East along said South line of the Northeast Quarter of the Northeast Quarter of said Section 5 a distance of 435.08 feet, more or less, to the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence South 88 degrees 44 minutes East along the Southerly line of said Northwest Quarter of the Northwest Quarter of Section 4 a distance of 371.66 feet, more or less, to its intersection with a line having a bearing of South 33 degrees 12 minutes East and drawn from the actual point of beginning; thence North 33 degrees 12 minutes West a distance of 649.32 feet, more or less, to the actual point of beginning.

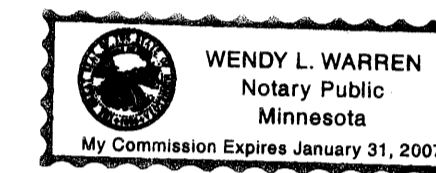
Have caused the same to be surveyed and platted as SYLVER FOX WOODS and do hereby donate and dedicate to the public for public use forever the lane, drive, and drainage and utility easements as shown on the plat. In witness whereof said Raymond E. Sylvester and Janet L. Sylvester have hereunto set their hands this 24 day of APRIL, 2003.

SIGNED:

Raymond E. Sylvester
Raymond E. Sylvester

Janet L. Sylvester
Janet L. Sylvester

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 24 day of
COUNTY OF ANOKA) April, 2003, by Raymond E. Sylvester and Janet L. Sylvester, husband and wife.

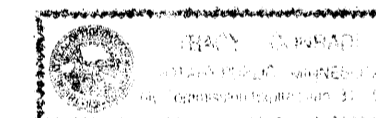


Wendy L. Warren
Notary Public, Isanti County, Minnesota
My Commission expires Jan. 31, 2007

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as SYLVER FOX WOODS; that this 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 all monuments have been correctly placed in the ground as shown, or shall be correctly placed in the ground within one year after the recording date of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated on said plat other than as shown thereon.

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

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 30
COUNTY OF ANOKA) day of February, 2003, by Jeffrey N. Caine, Land Surveyor.



Tracy R. Conradi
Notary Public, Anoka County, Minnesota
My Commission expires 1-31-05

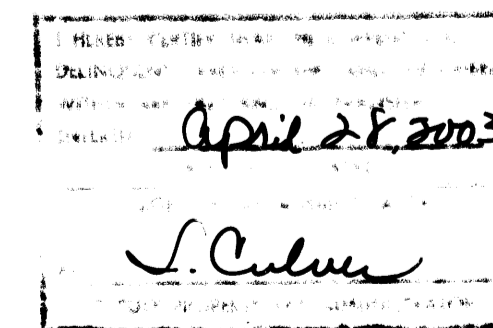
CITY OF EAST BETHEL

We hereby certify that the City Council of the City of East Bethel, Anoka County, Minnesota, duly accepted and approved the plat of SYLVER FOX WOODS at a regular meeting held this 22nd day of January, 2003. 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 *Gregory J. Hantz* Mayor By *Alicia Anderson* Clerk

Checked and approved this 28th day of APRIL, 2003.

By *Terry D. Shih*
Anoka County Surveyor



1792465
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 28 APR A.D., 2003
at 10:40 o'clock P.M., and was duly recorded in book 64 page 46
MAUREN J. DEVLOE
County Recorder
By BMC
Deputy

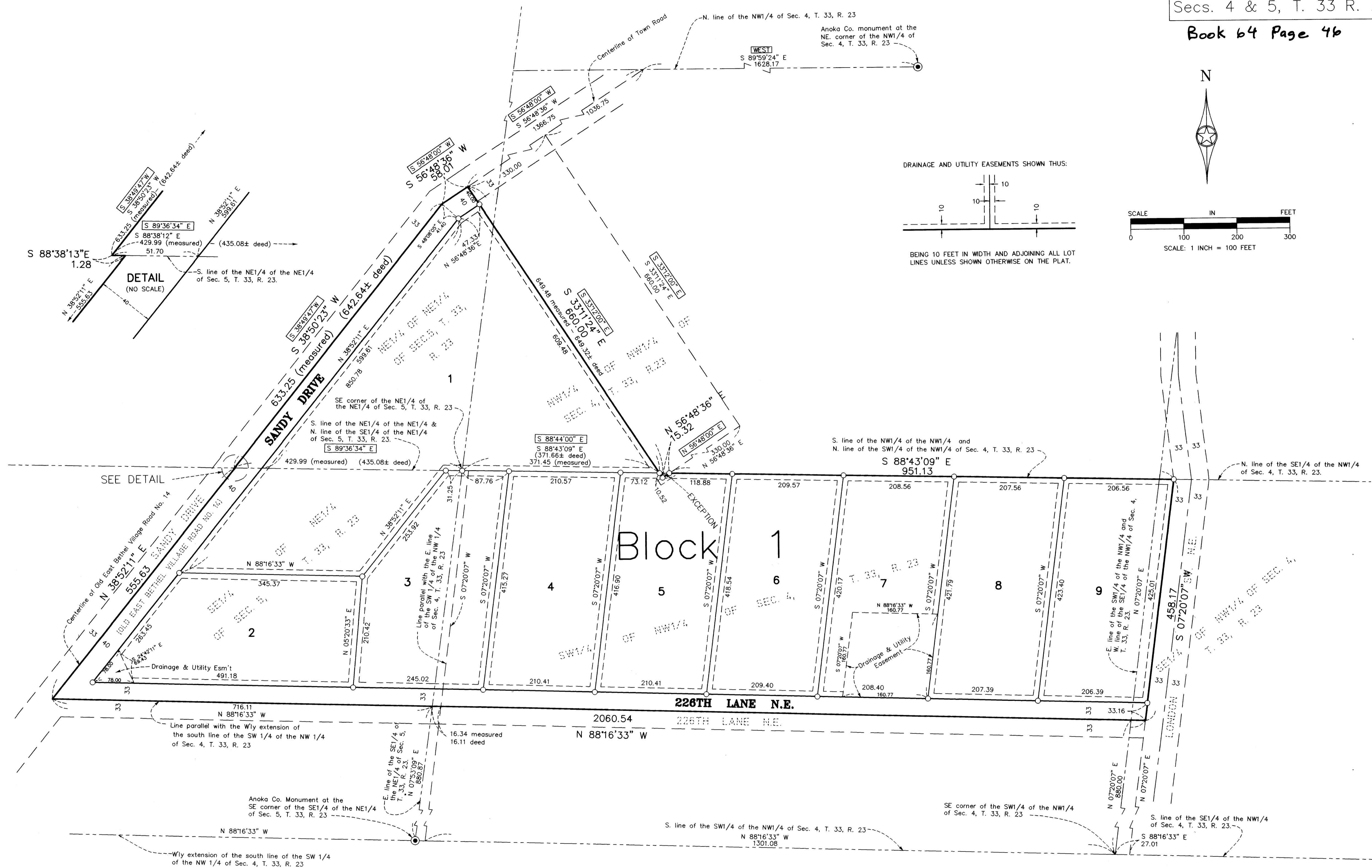
CAINE & ASSOCIATES
LAND SURVEYORS, INC.
A Subsidiary of RLK-Kuusisto, Ltd.

RECEIPT # 2003054464 / \$365.00

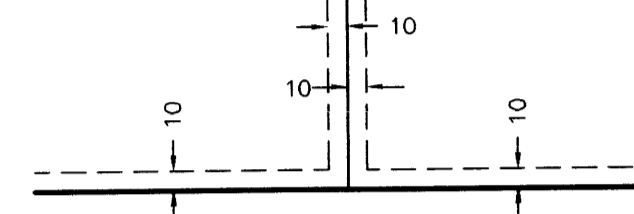
SYLVER FOX WOODS

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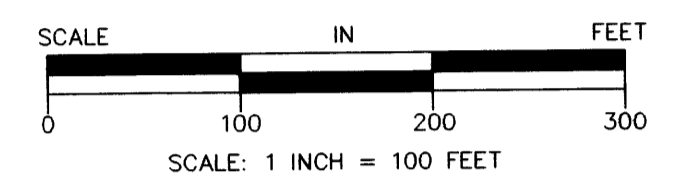
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DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES UNLESS SHOWN OTHERWISE ON THE PLAT.



NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SEC. 4, T. 33, R. 23 IS ASSUMED TO BEAR N.88°16'33" W.

WEST DENOTES BEARINGS BASED ON AN ASSUMED BEARING OF WEST ALONG THE NORTH LINE OF THE NW1/4 OF SEC. 4, T. 33, R. 23.

○ DENOTES MONUMENTS REQUIRED BY MINNESOTA STATUTE TO BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS 12251.

CAINE & ASSOCIATES
LAND SURVEYORS, INC.
A Subsidiary of RLK-Kuusisto, Ltd.