

# TIMBER OAK ESTATES 3RD ADDITION

## TOWNSHIP OF LINWOOD

## COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Carroll Broadbent, Jr., and Yvonne S. Broadbent, 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 Southeast Quarter of Section 10, Township 33, Range 22, Anoka County, Minnesota, described as follows:

Commencing at a point on the east line of said Southeast Quarter, distant 825.00 feet southerly of the northeast corner of said Southeast Quarter; thence westerly, parallel with the north line of said Southeast Quarter, a distance of 950.00 feet; thence northerly, parallel with the east line of said Southeast Quarter, a distance of 200.00 feet to the point of beginning of the tract of land to be described; thence continue northerly, parallel with said east line, a distance of 625.00 feet to the north line of said Southeast Quarter; thence westerly along said north line, a distance of 1615.76 feet, more or less, to the center line of County State Aid Highway No. 22, as described in Document No. 322130; thence southeasterly along said center line, a distance of 1227 feet, more or less, to the intersection with a line which bears South 63 degrees 11 minutes 09 seconds West from the point of beginning; (for the purposes of this description, the east line of said Southeast Quarter is assumed to bear North 2 degrees 04 minutes 08 seconds West); thence North 63 degrees 11 minutes 09 seconds East, a distance of 821.33 feet, more or less, to the point of beginning.

Have caused the same to be surveyed and platted as TIMBER OAK ESTATES 3RD ADDITION and do hereby donate and dedicate to the public for public use forever the avenue, boulevard, and drainage and utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 22 and County Road No. 75 as shown on the plat. In witness whereof said Carroll Broadbent, Jr. and Yvonne S. Broadbent have hereunto set their hands this 24th day of November, 1997.

SIGNED:

Carroll Broadbent Jr.  
Carroll Broadbent, Jr.  
Yvonne S. Broadbent  
Yvonne S. Broadbent

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 24th day of November, 1997, by  
COUNTY OF WASHINGTON) Carroll Broadbent, Jr. and Yvonne S. Broadbent, husband and wife.

John M. Caine  
Notary Public, Anoka County, Minnesota  
My Commission Expires

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as TIMBER OAK ESTATES 3RD ADDITION; 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 7th day of November  
COUNTY OF ANOKA) 1997, by Jeffrey N. Caine, Land Surveyor.



John M. Caine  
Notary Public, Anoka County, Minnesota  
My Commission Expires 01-31-00

TOWNSHIP OF LINWOOD:

The plat of TIMBER OAK ESTATES 3RD ADDITION was approved by the Town Board of the Township of Linwood at a meeting this 23rd day of September, 1997. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the Township or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

Attest: Marcia A. Fabricio Clerk  
Signed: Joseph E. Doherty Chairman

Checked and approved this 10th day of Dec., 1997.

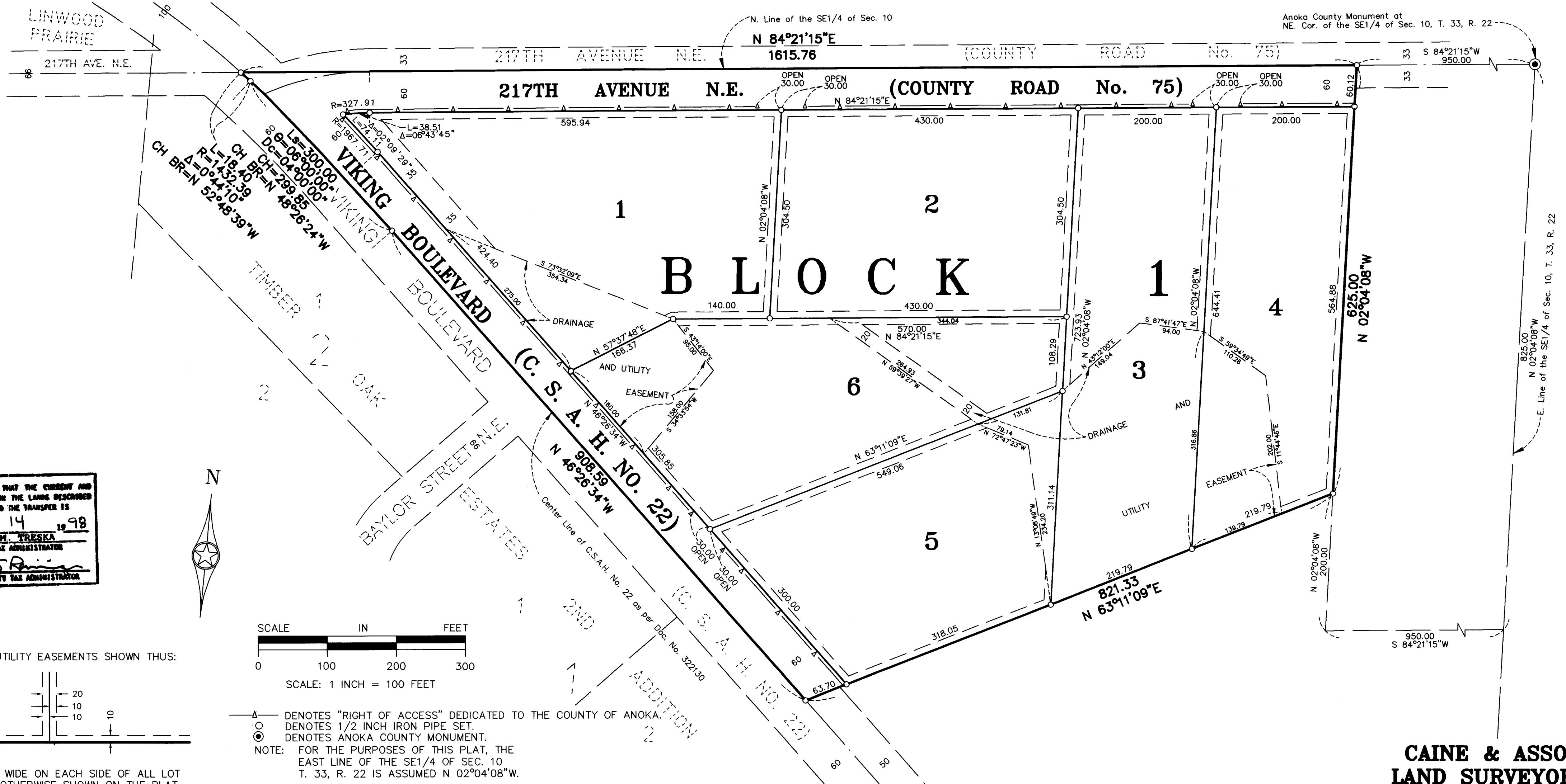
By: MERLYN D. ANDERSON by Larry D. Stein deputy  
Anoka County Surveyor

Recommended for approval this 16th day of December, 1997.  
By: [Signature]  
Anoka County Highway Engineer

This plat was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota at a regular meeting thereof held this 9th day of Dec., 1997.  
Dan Erhart Chairman  
John Jay M. Linden County Administrator

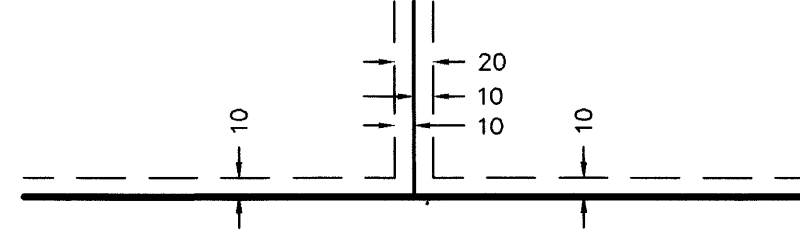
This plat was approved as to form and execution on this 13th day of January, 1998.  
By: Anthony C. Palumbo  
Anoka County Attorney

Doc #1316881  
COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on the 14th day of January, 1998.  
55 26  
Edward M. Hester  
County Recorder  
By: EIC Deputy

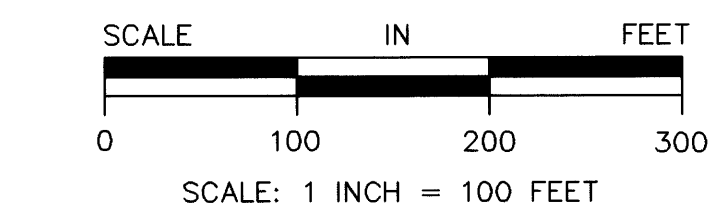


I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS  
ENTERS: Jan 14 1998  
EDWARD M. HESTER  
PROPERTY TAX ADMINISTRATOR  
BY: [Signature]  
DEPUTY PROPERTY TAX ADMINISTRATOR

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



— DENOTES "RIGHT OF ACCESS" DEDICATED TO THE COUNTY OF ANOKA.  
○ DENOTES 1/2 INCH IRON PIPE SET.  
● DENOTES ANOKA COUNTY MONUMENT.

NOTE: FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE SE 1/4 OF SEC. 10 T. 33, R. 22 IS ASSUMED N 02°04'08"W.

Receipt # 98004874 \$ 275.00

CAINE & ASSOCIATES  
LAND SURVEYORS, INC.