

OFFICIAL PLAT

TIMBER OAK ESTATES 4TH ADDITION

BK 60 Absr Pg 40

Township of Linwood
County of Anoka
Sec. 10, T. 33, R. 22

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:

The east 685.00 feet of that part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 33, Range 22, Anoka County, Minnesota, lying south of the center line of County State Aid Highway No. 22, per Document No. 322130, as recorded in the office of the County Recorder, Anoka County, Minnesota.

And, that part of the Northwest Quarter of the Southwest Quarter of said Section 10, described as follows:

Beginning at the southwest corner of the east 685.00 feet of said Southwest Quarter of the Northwest Quarter, for the purposes of this description, the west line of the Southwest Quarter of said Section 10 is assumed to bear North 0 degrees 17 minutes 16 seconds West; thence South 0 degrees 00 minutes 59 seconds West a distance of 387.64 feet; thence South 88 degrees 57 minutes 34 seconds East a distance of 186.33 feet; thence South 0 degrees 08 minutes 52 seconds East a distance of 396.94 feet; thence South 77 degrees 55 minutes 36 seconds East a distance of 17.75 feet; thence southeasterly along a tangential curve concave to the south, having a radius of 333.00 feet and a central angle of 17 degrees 18 minutes 39 seconds a distance of 100.61 feet; thence South 60 degrees 36 minutes 57 seconds East, tangent to said curve, a distance of 160.93 feet; thence easterly along a tangential curve concave to the north, having a radius of 267.00 feet and a central angle of 25 degrees 34 minutes 31 seconds a distance of 119.18 feet; thence South 86 degrees 11 minutes 28 seconds East, tangent to said curve, a distance of 103.06 feet to the west line of the east 33.00 feet of said Northwest Quarter of the Southwest Quarter; thence South 0 degrees 08 minutes 52 seconds East, along said west line, a distance of 66.16 feet; thence North 86 degrees 11 minutes 28 seconds West a distance of 107.62 feet; thence westerly along a tangential curve, concave to the north, having a radius of 333.00 feet and a central angle of 25 degrees 34 minutes 31 seconds a distance of 148.64 feet; thence North 60 degrees 36 minutes 57 seconds West, tangent to said curve, a distance of 46.53 feet to the intersection with a line which bears North 21 degrees 24 minutes 26 seconds East from a point on the south line of said Northwest Quarter of the Southwest Quarter distant 470.02 feet westerly of the southeast corner thereof; thence South 21 degrees 24 minutes 26 seconds West, along said line, a distance of 396.92 feet, to the south line of said Northwest Quarter of the Southwest Quarter; thence North 84 degrees 20 minutes 24 seconds East, along said south line a distance of 470.02 feet to the southeast corner thereof; thence North 0 degrees 08 minutes 52 seconds West along the east line of said Northwest Quarter of the Southwest Quarter a distance of 1331.70 feet to the northeast corner thereof; thence South 84 degrees 21 minutes 15 seconds West along the north line thereof a distance of 688.36 feet to the point of beginning.

Have caused the same to be surveyed and platted as TIMBER OAK ESTATES 4TH ADDITION and do hereby donate and dedicate to the public for public use forever the boulevard, street, park, 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 as shown on the plat. In witness whereof said Carroll Broadbent, Jr. and Yvonne S. Broadbent have hereunto set their hands this 1 day of May, 2001.

SIGNED:

Carroll Broadbent Jr.
Carroll Broadbent, Jr.

Yvonne S. Broadbent
Yvonne S. Broadbent

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 1 day of May, 2001, by Carroll Broadbent, Jr. and Yvonne S. Broadbent, husband and wife.



Judith M. Hanna
Notary Public, Anoka County, Minnesota
My Commission expires January 31, 2005

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as TIMBER OAK ESTATES 4TH ADDITION; 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 M. Caine
Jeffrey M. Caine, Registered Land Surveyor
Minnesota License No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 1 day of May, 2001, by Jeffrey N. Caine, Land Surveyor.

Jeffrey N. Caine
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-05

The plat of TIMBER OAK ESTATES 4TH ADDITION was approved by the Town Board of the Township of Linwood at a meeting this 9th day of January, 2001. 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: Judith K. Hummer, Clerk; Melissa J. Staffen, Chairman

Checked and approved this 3rd day of May, 2001

By Larry D. Shin, Anoka County Surveyor

Recommended for approval this 2th day of May, 2001

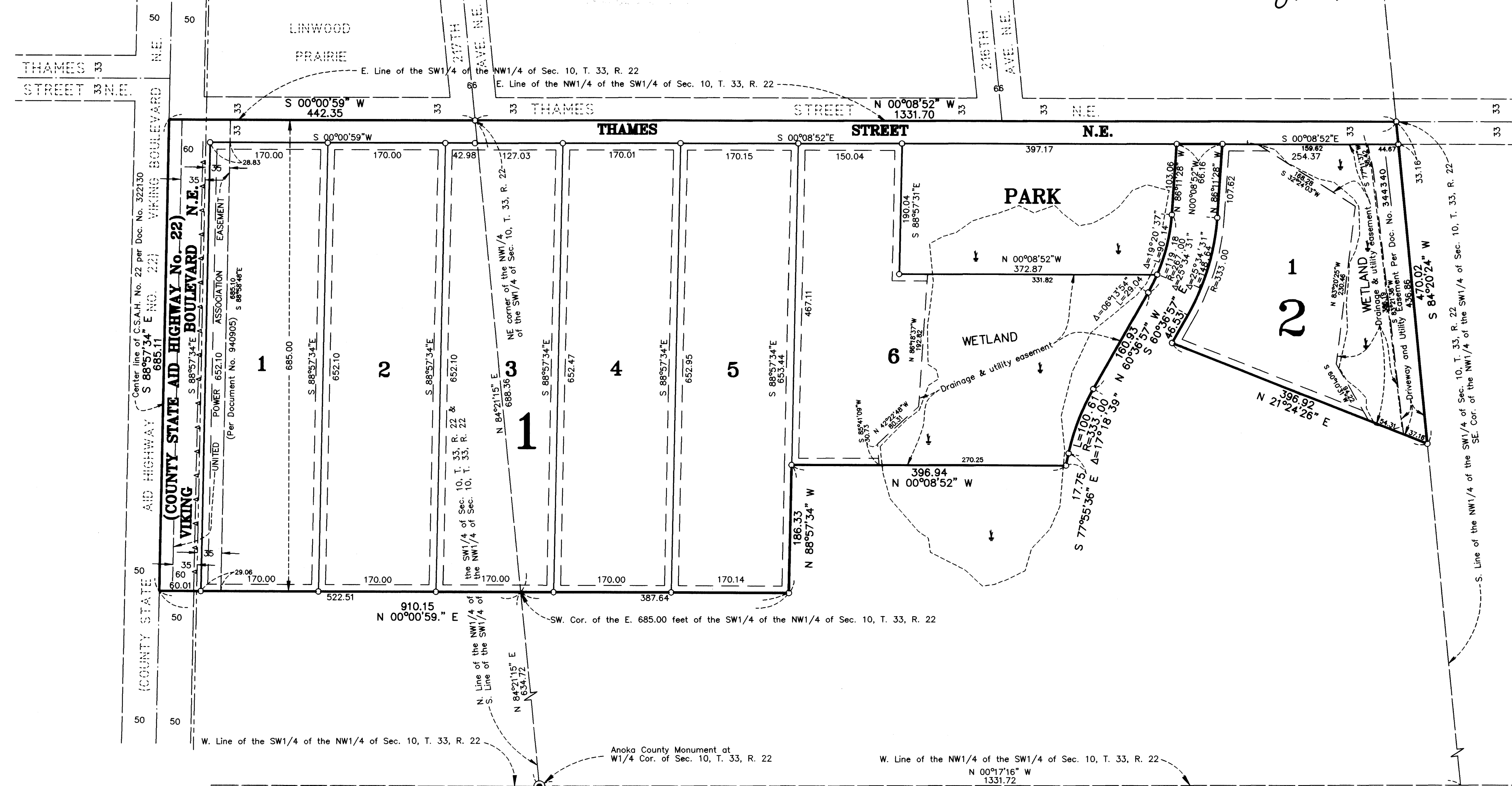
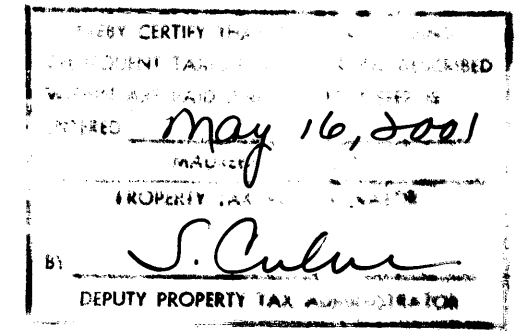
By Sarah, Anoka County Highway Engineer

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 6th day of May, 2001

By De Ewert, Chairman; John Jay McJunkin, County Administrator

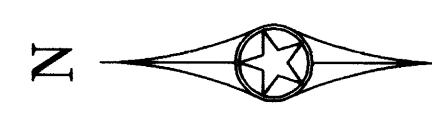
This plat was approved as to form and execution on this 15th day of May, 2001

By Anthony C. Fehumbo, Anoka County Attorney

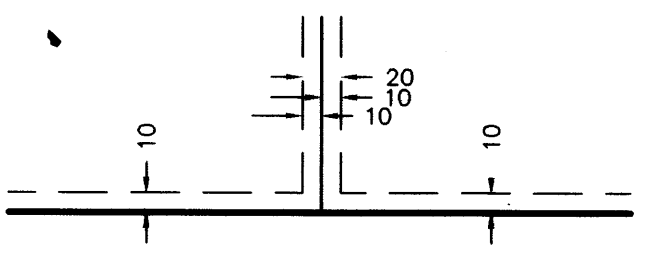


NOTE: FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SW1/4 OF SEC. 10, T. 33, R. 22 IS ASSUMED TO BEAR N 00°17'16\"

- DENOTES A MONUMENT REQUIRED BY MINNESOTA STATE STATUTE AND WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2\"
- DENOTES ANOKA COUNTY MONUMENT.
- — — — — DENOTES \"RIGHT OF ACCESS\" DEDICATED TO THE COUNTY OF ANOKA



DRAINAGE AND UTILITY EASEMENTS SHOWN THIS:



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

CAINE & ASSOCIATES
LAND SURVEYORS, INC.

Doc # 1570353
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in the office for recording on the 16th May, A.D., 2001 at 9:20 o'clock A.M., and was duly recorded in book 60 Absr page 40
Maureen J. Devine, County Recorder
By MLE, Deputy
Rec# 2001039791 \$360