

# TIMBER OAK ESTATES

TOWNSHIP OF LINWOOD COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Carroll Broadbent, Jr. and Yvonne 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, lying southwesterly of the center line of County State Aid Highway Number 22, as described in document no. 322130, except that part thereof lying southeasterly of the northwesterly line of Furman Street N.E. as described in document no. 403558.

And also except:

Commencing at the Southeast corner of said Section 10, thence west along the south line of said Section 10 a distance of 390 feet, more or less, to the intersection with the west line of a 66 foot wide strip of land described in Book 1077 of Deeds, page 198, Document No. 403558, office of the Register of Deeds, Anoka County, Minnesota; thence continuing west along said south line of said Section 10, a distance of 967 feet, more or less, to the west line of the above described 66 foot strip; thence southwesterly along said west line 348 feet, more or less, to the point of beginning.

And also except:

That part of said Southeast Quarter of Section 10 described as follows:

Commencing at the Southeast corner of said Section 10; thence North 85 degrees 52 minutes 50 seconds West, assumed bearing along the South line of Section 10, a distance of 1483.45 feet; thence North 4 degrees 07 minutes 10 seconds East a distance of 713.14 feet to the point of beginning, thence North 52 degrees 00 minutes 45 seconds East, a distance of 250 feet; thence North 37 degrees 59 minutes 15 seconds West, a distance of 149 feet to a point hereafter known as Point A; thence continuing North 37 degrees 59 minutes 15 seconds West a distance of 66 feet; thence South 52 degrees 00 minutes 45 seconds West, a distance of 250 feet; thence South 37 degrees 59 minutes 15 seconds East, a distance of 215 feet to the point of beginning, containing 1.2 acres more or less, including an easement for road purposes over a 66 foot strip of land; the centerline is described as follows:

Beginning at the above mentioned Point A; thence North 53 degrees 24 minutes 25 seconds East, a distance of 315 feet, more or less, to the center line of County State Aid Highway No. 22 and there terminating.

Have caused the same to be surveyed and platted as TIMBER OAK ESTATES and do hereby donate and dedicate to the public for public use forever the boulevard and street as shown on the plat. Also dedicating the drainage and/or 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 designated on the plat. In witness whereof said Carroll Broadbent, Jr. and Yvonne S. Broadbent have hereunto set their hands this 13th day of July, 1994.

SIGNED:

*Carroll Broadbent Jr.*  
Carroll Broadbent, Jr.

*Yvonne S. Broadbent*  
Yvonne S. Broadbent

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 13th day  
COUNTY OF ANOKA) of July, 1994, by Carroll Broadbent, Jr. and Yvonne S. Broadbent,  
husband and wife.



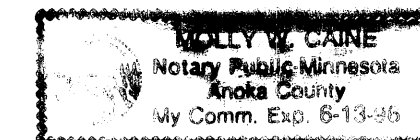
*Shirley P. Doherty*  
Notary Public, Anoka County, Minnesota  
My Commission expires Feb. 27, 1988

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as TIMBER OAK ESTATES; 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 wet lands 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

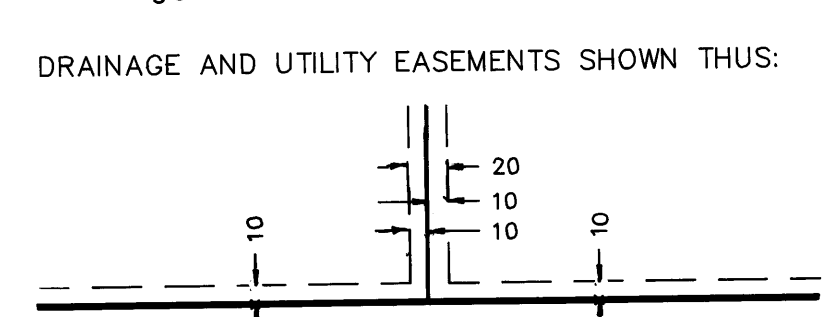
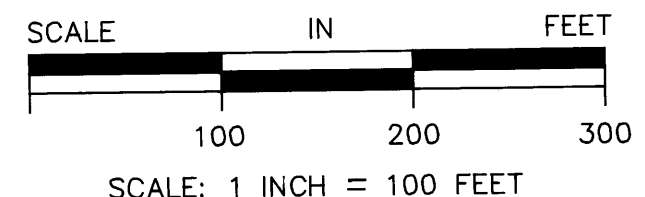
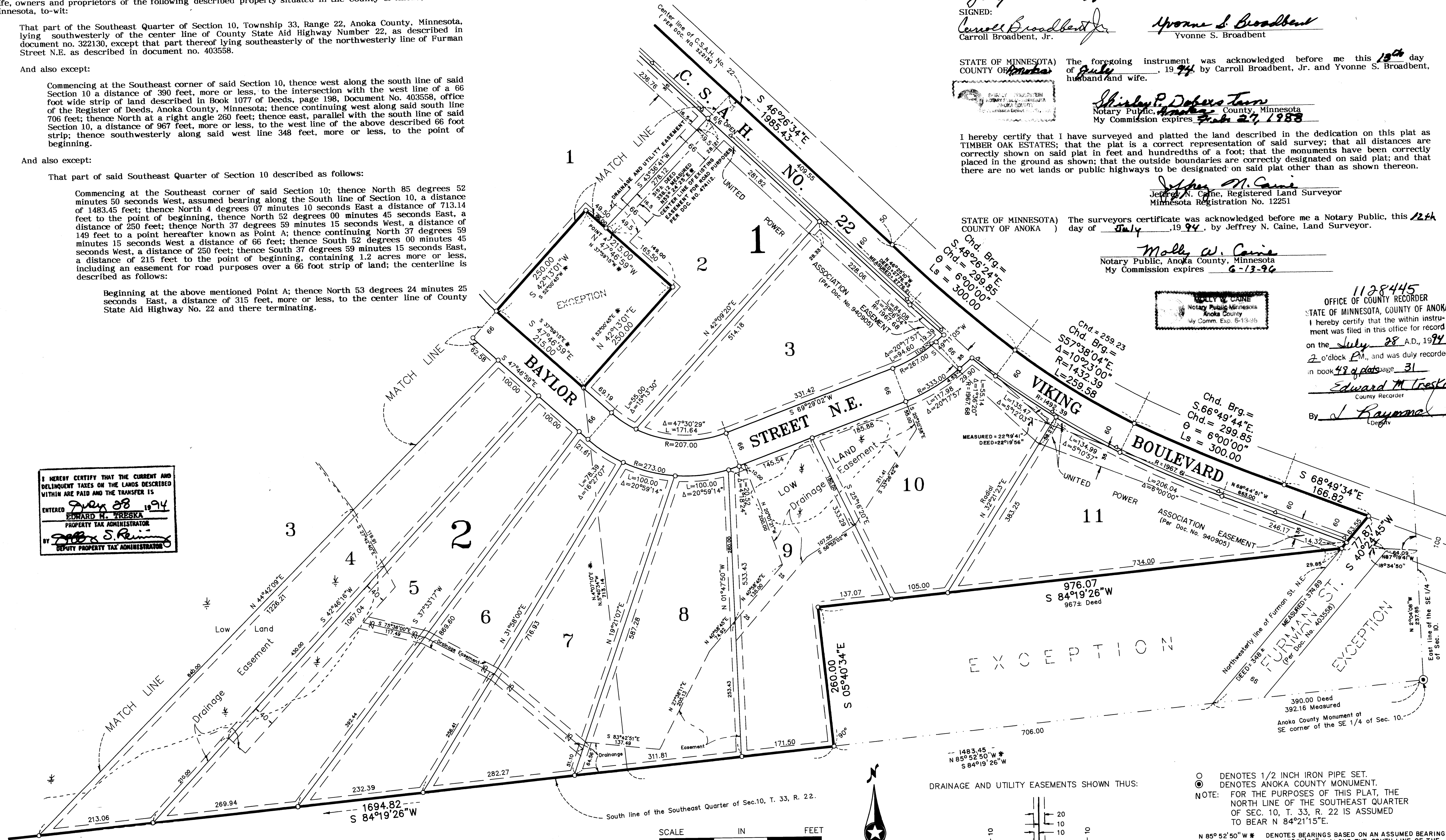
STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 12th  
COUNTY OF ANOKA) day of July, 1994, by Jeffrey N. Caine, Land Surveyor.

*Molly W. Caine*  
Notary Public, Anoka County, Minnesota  
My Commission expires 6-13-96



1128445  
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 July 28 A.D., 1994 at 2 o'clock P.M., and was duly recorded in book 49 of plats page 31  
*Edward M. Treska*  
County Recorder  
By *J. Raymond*  
Deputy

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
July 28 1994  
*Edward M. Treska*  
PROPERTY TAX ADMINISTRATOR  
BY *John S. Rein*  
DEPUTY PROPERTY TAX ADMINISTRATOR



○ DENOTES 1/2 INCH IRON PIPE SET.  
● DENOTES ANOKA COUNTY MONUMENT.  
NOTE: FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE SOUTHEAST QUARTER OF SEC. 10, T. 33, R. 22 IS ASSUMED TO BEAR N 84°21'15"E.  
N 85° 52' 50" W \* DENOTES BEARINGS BASED ON AN ASSUMED BEARING OF N85°52'50"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SEC. 10, T. 33, R. 22.

**CAINE & ASSOCIATES**  
**LAND SURVEYORS, INC.**

SHEET 1 OF 2 SHEETS

001ACRA 7-28-94 #301 \$30.00d

# TIMBER OAK ESTATES

TOWNSHIP OF LINWOOD COUNTY OF ANOKA

TOWNSHIP OF LINWOOD:

The plat of TIMBER OAK ESTATES was approved by the Town Board of the Township of Linwood at a meeting this 26 day of April, 1994. 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 7.

Attest: *Marcia A. Fabricius* Clerk Signed: *Joseph E. Duffly* Chairman

Checked and approved this 19th day of July, 1994.

By *W. D. Duda*  
Anoka County Surveyor

Recommended for approval this 19th day of July, 1994.

By *James K. Kues*  
Anoka County Highway Engineer

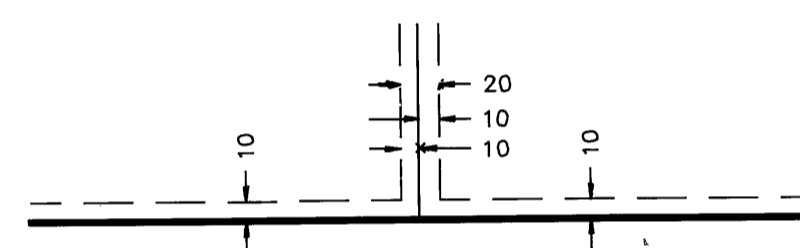
This plat was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota at a regular meeting thereof held this 20th day of July, 1994.

*Dan Edhart* Chairman  
*John Jay McFadden* County Administrator

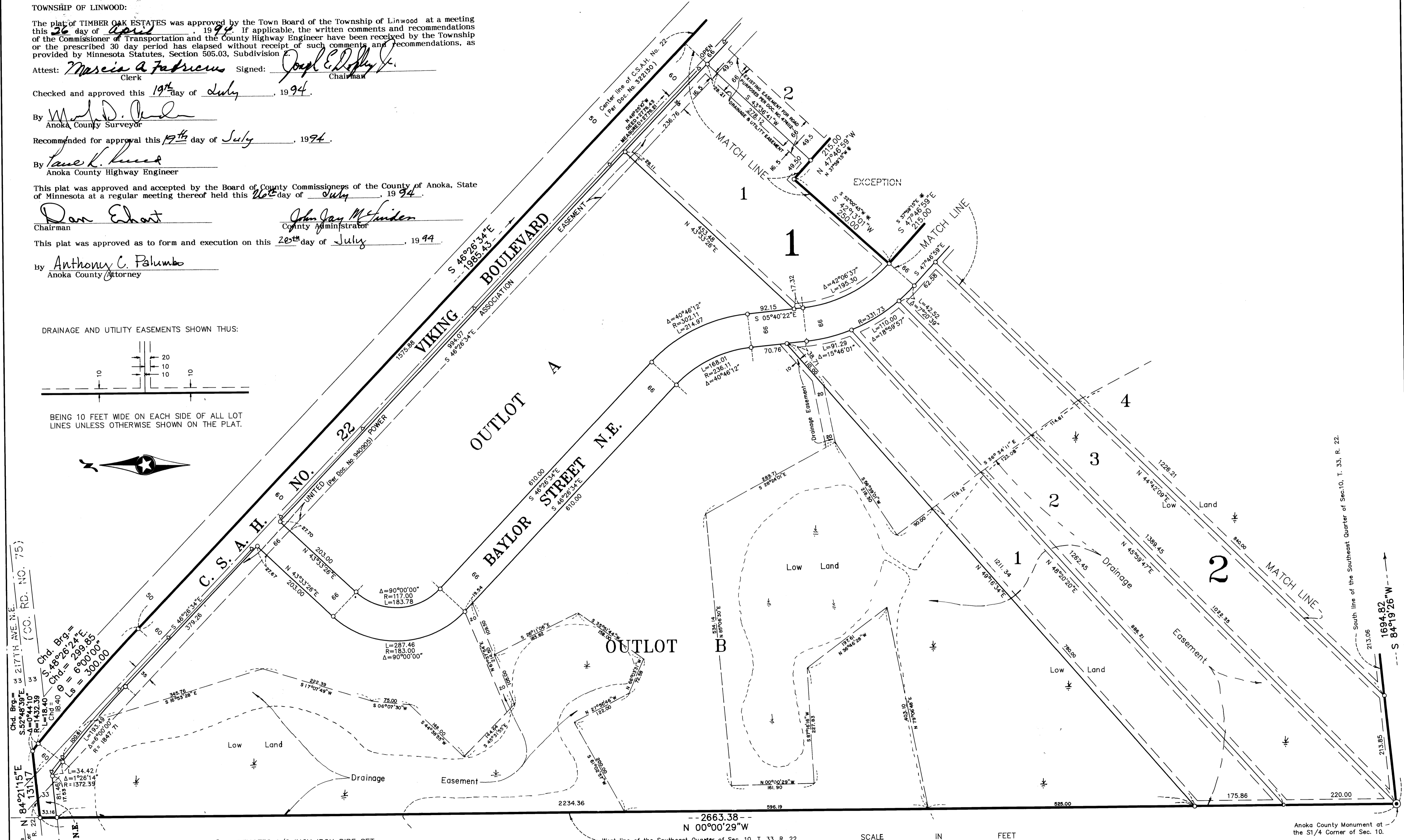
This plat was approved as to form and execution on this 20th day of July, 1994.

By *Anthony C. Palumbo*  
Anoka County Attorney

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

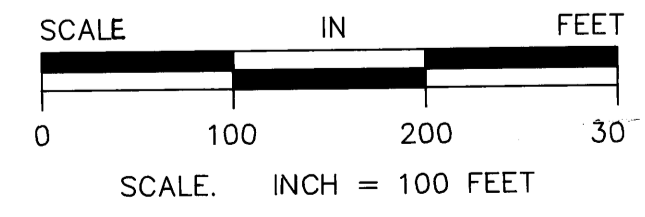


BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



Chd. Brg. = S 52°48'39" E  
R=1432.39  
L=18.40  
Chd. = 690.00  
Ls = 300.00  
N 84°21'15" E  
S 52°48'39" E  
R=1432.39  
L=18.40  
Chd. = 690.00  
Ls = 300.00  
N 84°21'15" E  
S 52°48'39" E  
R=1432.39  
L=18.40  
Chd. = 690.00  
Ls = 300.00

○ DENOTES 1/2 INCH IRON PIPE SET.  
● DENOTES ANOKA COUNTY MONUMENT.  
NOTE: FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE SOUTHEAST QUARTER OF SEC. 10, T. 33, R. 22 IS ASSUMED TO BEAR N 84°21'15" E.  
—▲— DENOTES "RIGHT OF ACCESS" DEDICATED TO ANOKA COUNTY.  
N 85° 52' 50" W \* DENOTES BEARINGS BASED ON AN ASSUMED BEARING OF N 85° 52' 50" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SEC. 10, T. 33, R. 22.



**CAINE & ASSOCIATES**  
**LAND SURVEYORS, INC.**

South line of the Southeast Quarter of Sec. 10, T. 33, R. 22.

Anoka County Monument at the S1/4 Corner of Sec. 10.