

TIMBER RIVER ESTATES

CITY OF ANDOVER COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Woodland Development Corporation, a Minnesota Corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The South 5 rods of the North Half of the Northeast Quarter, Section 12, Township 32, Range 25, Anoka County, Minnesota; excepting therefrom Parcel 15 as shown on the Anoka County Right-of-Way Plat No. 4.

AND

The South Half of the Northeast Quarter, Section 12, Township 32, Range 25, Anoka County, Minnesota; excepting therefrom Parcel 14 as shown on the Anoka County Right-of-Way Plat No. 4.

AND

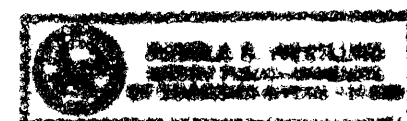
Government Lots 7 and 8, Section 12, Township 32, Range 25, Anoka County, Minnesota

Has caused the same to be surveyed and platted as TIMBER RIVER ESTATES and does hereby donate and dedicate to the public for public use forever the Avenues, Streets, Lanes and Park as shown on this plat and also dedicate the drainage and utility easements as shown on this plat. In witness whereof said Woodland Development Corporation, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 20th day of October, 1997.

WOODLAND DEVELOPMENT CORPORATION
Lawrence B. Carlson, P.M.
Lawrence B. Carlson, as President

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 20th day of October, 1997 by Lawrence B. Carlson, as President of said Woodland Development Corporation, a Minnesota Corporation, on behalf of the corporation.



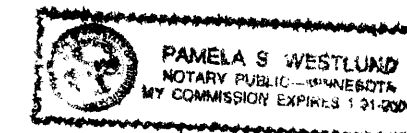
Pamela S. Westlund
Notary Public Anoka County, Minnesota
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as TIMBER RIVER ESTATES; 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 on said plat or will be paced as required by the local governmental unit as designated on said plat;

Charles R. Christopherson
Charles R. Christopherson, Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 20th day of October, 1997 by Charles R. Christopherson, Land Surveyor.

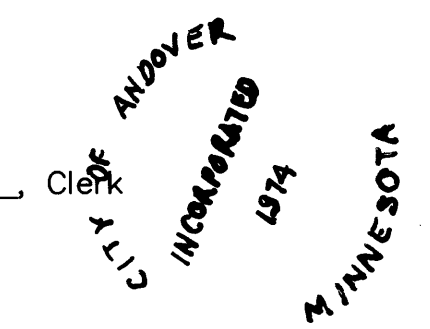


Pamela S. Westlund
Notary Public Anoka County, Minnesota
My Commission Expires 1-31-2000

ANDOVER, MINNESOTA
This plat of TIMBER RIVER ESTATES was approved and accepted by the City Council of Andover, Minnesota, at a regular meeting thereof held this 20th day of May, 1997. 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.

CITY COUNCIL OF THE CITY OF ANDOVER, MINNESOTA

J. E. MacKelvey, Mayor Antonia Dell, Clerk

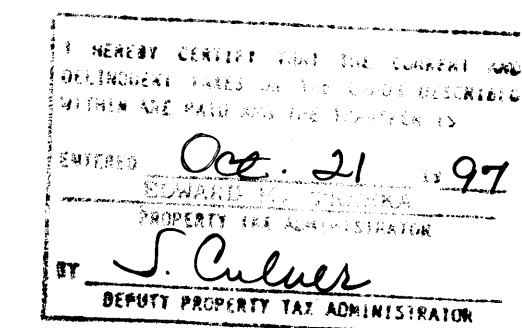


ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 21st day of OCTOBER, 1997.

MERYLN D. ANDERSON
Meryln D. Anderson, Anoka County Surveyor
by Larry D. Hain deputy

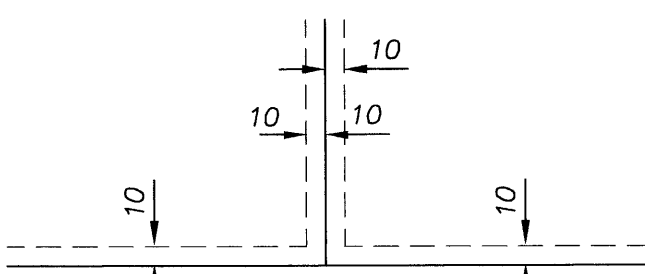
Doc # 1303130
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 21st day of Oct A.D. 1997
at 1:45 o'clock P.M., and was duly recorded in book 55 page 15
Edward M. Gustafson
County Recorder
By GKE Deputy



TIMBER RIVER ESTATES

CITY OF ANDOVER COUNTY OF ANOKA

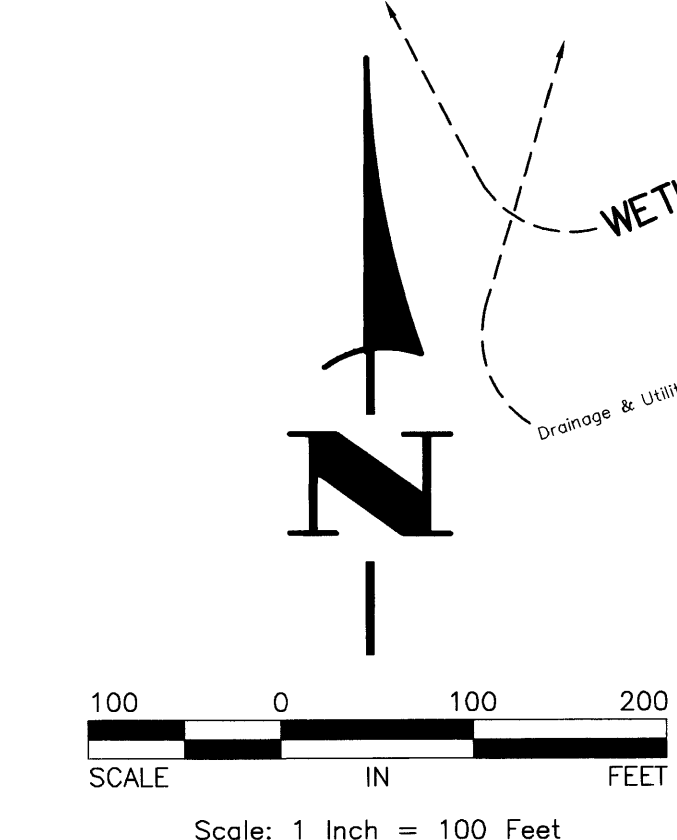
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining all lot lines unless otherwise indicated on the plat.

MATCH LINE SEE SHEET 4 OF 4 SHEETS

MATCH LINE SEE SHEET 3 OF 4 SHEETS



Scale: 1 Inch = 100 Feet

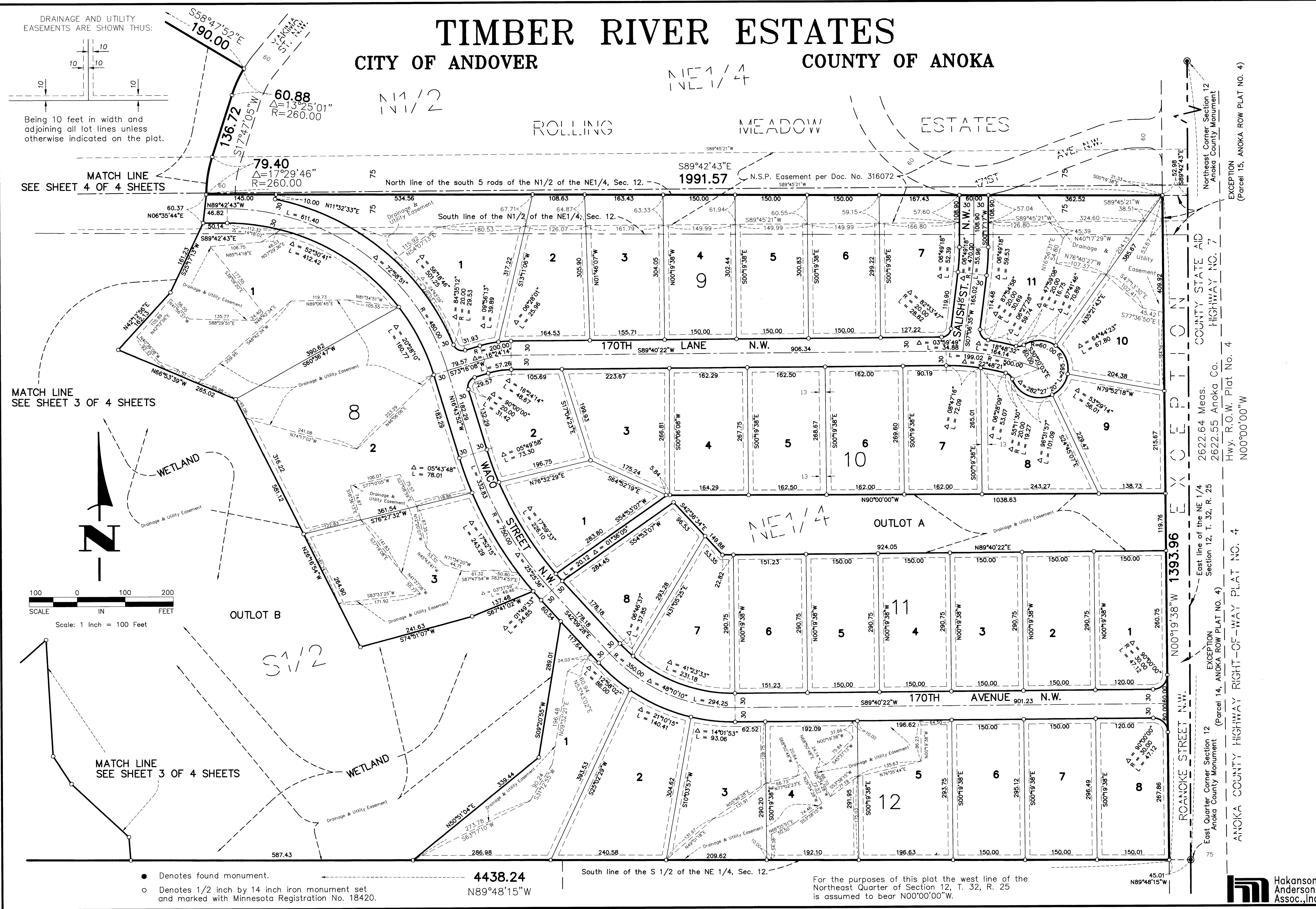
MATCH LINE SEE SHEET 3 OF 4 SHEETS

- Denotes found monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota Registration No. 18420.

4438.24
N89°48'15"W

South line of the S 1/2 of the NE 1/4, Sec. 12.

For the purposes of this plat the west line of the Northeast Quarter of Section 12, T. 32, R. 25 is assumed to bear N00°00'00"W.



EXCEPTION (Parcel 15, ANOKA ROW PLAT NO. 4)

COUNTY STATE AID HIGHWAY NO. 7

2622.64 Meas. Anoka Co. Highway No. 7

East line of the NE 1/4 Section 12, T. 32, R. 25

EXCEPTION (Parcel 14, ANOKA ROW PLAT NO. 4)

East Quarter Corner Section 12 Anoka County Monument

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 4

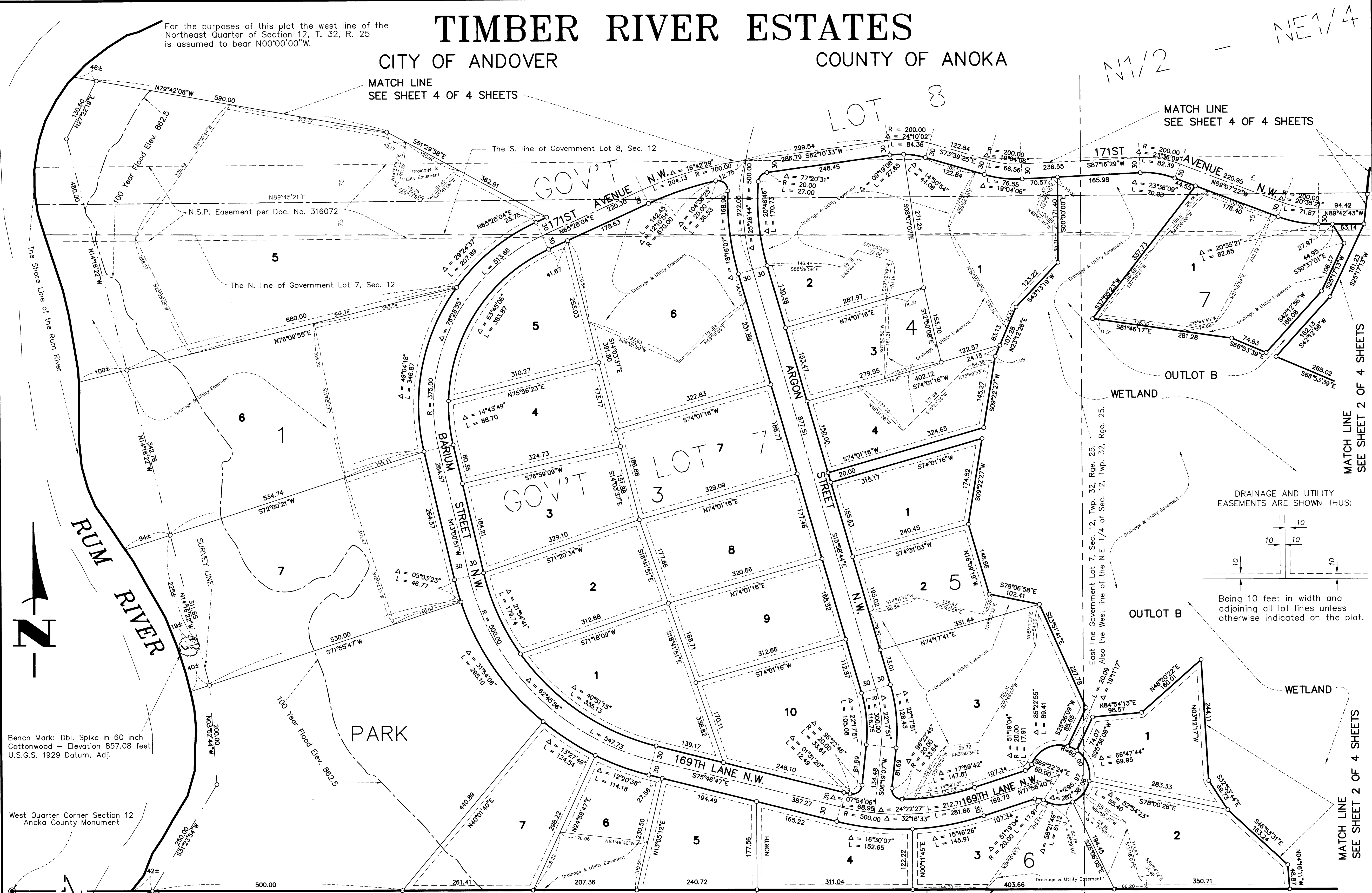


TIMBER RIVER ESTATES

CITY OF ANDOVER

COUNTY OF ANOKA

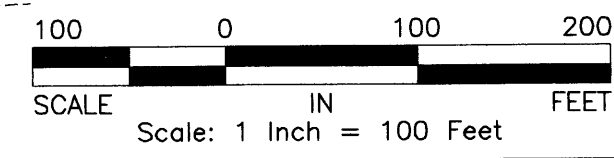
For the purposes of this plat the west line of the Northeast Quarter of Section 12, T. 32, R. 25 is assumed to bear N00°00'00"W.



Bench Mark: Dbl. Spike in 60 inch Cottonwood - Elevation 857.08 feet U.S.G.S. 1929 Datum, Adj.

West Quarter Corner Section 12 Anoka County Monument

- Denotes found monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota Registration No. 18420.



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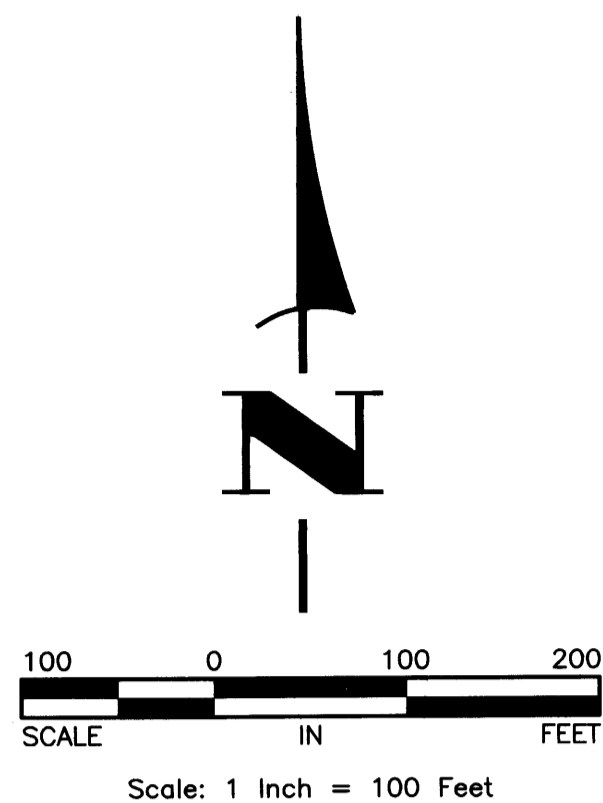
4438.24
N89°48'15"W



TIMBER RIVER ESTATES

CITY OF ANDOVER

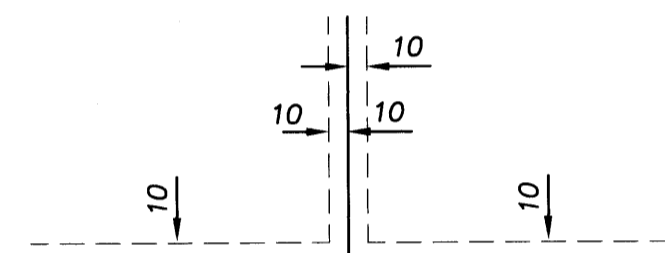
COUNTY OF ANOKA



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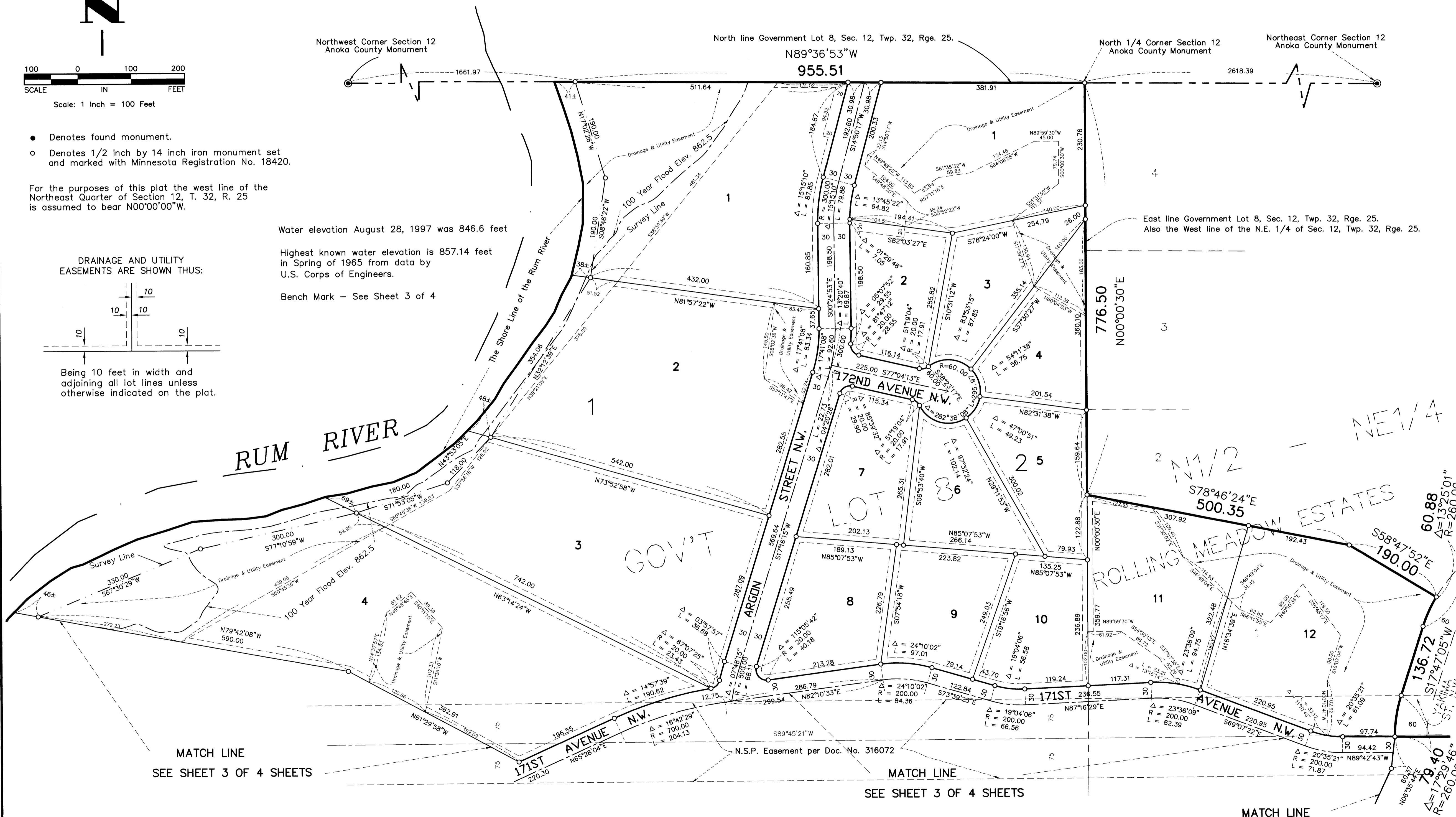


Being 10 feet in width and adjoining all lot lines unless otherwise indicated on the plat.

Water elevation August 28, 1997 was 846.6 feet

Highest known water elevation is 857.14 feet in Spring of 1965 from data by U.S. Corps of Engineers.

Bench Mark - See Sheet 3 of 4



MATCH LINE
SEE SHEET 3 OF 4 SHEETS

MATCH LINE
SEE SHEET 3 OF 4 SHEETS

MATCH LINE
SEE SHEET 2 OF 4 SHEETS



Hakanson
Anderson
Assoc., Inc.