

TIMBER TRAILS
CITY OF ANDOVER COUNTY OF ANOKA

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

KNOW ALL MEN BY THESE PRESENTS: That Woodland Development Corporation, a Minnesota corporation, owner and proprietor and Horace M. Mayo and Wanda L. Mayo, his wife, mortgagee, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

The Southwest Quarter of Section 5, Township 32, Range 24, Anoka County, Minnesota. Except the north 606.00 feet of the East 869.00 feet thereof. Also except that part thereof embraced within the plats of CEDAR CREST ESTATES, CEDAR CREST ESTATES SECOND ADDITION and CEDAR CREST ESTATES THIRD ADDITION.

and Lawrence B. Carlson and Marilyn L. Carlson, his wife, owners and proprietors, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

That part of the Northwest Quarter of Section 5, Township 32, Range 24, Anoka County, Minnesota described as follows: Beginning at the Southwest corner of the east 1584.00 feet of said Northwest Quarter; thence North 1 degree 14 minutes 45 seconds West, assumed bearing, parallel with the east line of said Northwest Quarter 518.88 feet; thence North 79 degrees 27 minutes 04 seconds West 541.20 feet to the Southeasterly line of Aztec Street N.W. as dedicated in the plat of CEDAR HILLS RIVER ESTATES; thence Southwesterly along said Southeasterly line and the Southeasterly line of 177th Avenue N.W. as dedicated in said plat to its intersection with the south line of said Northwest Quarter; thence North 89 degrees 04 minutes 25 seconds East along said south line to the point of beginning.

Have caused the same to be surveyed and platted as TIMBER TRAILS and do hereby donate and dedicate to the public for public use forever the Lanes, Avenues, Streets, Park and easements for utility and drainage purposes as shown on the plat. Also dedicating to the County of Anoka, the right of access to Lot 14, Block 1 and Lots 3 and 4, Block 3. In witness whereof said Horace M. Mayo and Wanda L. Mayo, his wife, have hereunto set their hands this 12th day of November, 1988. In witness whereof said Woodland Development Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer this 10th day of October, 1988. In witness whereof said Lawrence B. Carlson and Marilyn L. Carlson, his wife, have hereunto set their hands this 10th day of October, 1988.

Signed:

Horace M. Mayo
Horace M. Mayo

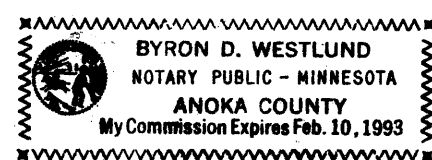
Wanda L. Mayo
Wanda L. Mayo

WOODLAND DEVELOPMENT CORPORATION

Lawrence B. Carlson - President
Lawrence B. Carlson

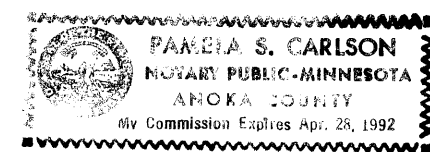
Marilyn L. Carlson
Marilyn L. Carlson

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 15th day of November, 1988, by Horace M. Mayo and Wanda L. Mayo, his wife.



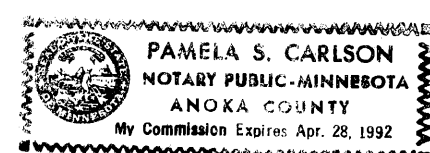
Byron D. Westlund
Notary Public, Anoka County, Minnesota
My Commission Expires 2-10-93

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 10th day of October, 1988, by Lawrence B. Carlson, president of Woodland Development Corporation, a Minnesota corporation, on behalf of said corporation.



Pamela S. Carlson
Notary Public, Anoka County, Minnesota
My Commission Expires 4/28/92

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 10th day of October, 1988, by Lawrence B. Carlson and Marilyn L. Carlson, his wife.

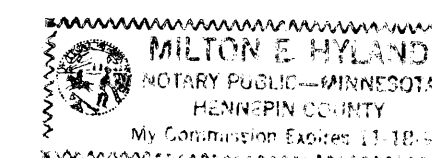


Pamela S. Carlson
Notary Public, Anoka County, Minnesota
My Commission Expires 4/28/92

I hereby certify that I have surveyed and platted the property described on this plat as TIMBER TRAILS; that this plat is a correct representation of said survey; that the 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; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands or public highways to be designated other than as shown thereon.

Raymond A. Prasz
Raymond A. Prasz, Registered Land Surveyor
Minnesota Registration No. 6743

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 29th day of August, 1988, by Raymond A. Prasz, Registered Land Surveyor.



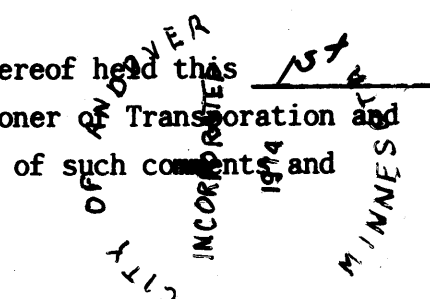
Milton E. Hyland
Milton E. Hyland, Notary Public, Hennepin County,
My Commission Expires November 18, 1993

This plat of TIMBER TRAILS was approved and accepted by the City Council of Andover, Minnesota at a regular meeting thereof held this 15th day of November, 1988. 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 Minnesota Statutes Section 505.03, Subd. No. 2.

By Jerry Winkler Mayor By Anita Bell Clerk

Checked and approved this 22nd day of Nov, 1988.

Wanda L. Mayo
Anoka County Surveyor



NO DELINQUENT TAXES AND TRANSFER ENTL'RD
November 22, 1988
Charles R. Rabe
Auditor, Anoka County
By Amy S. Remington
Deputy

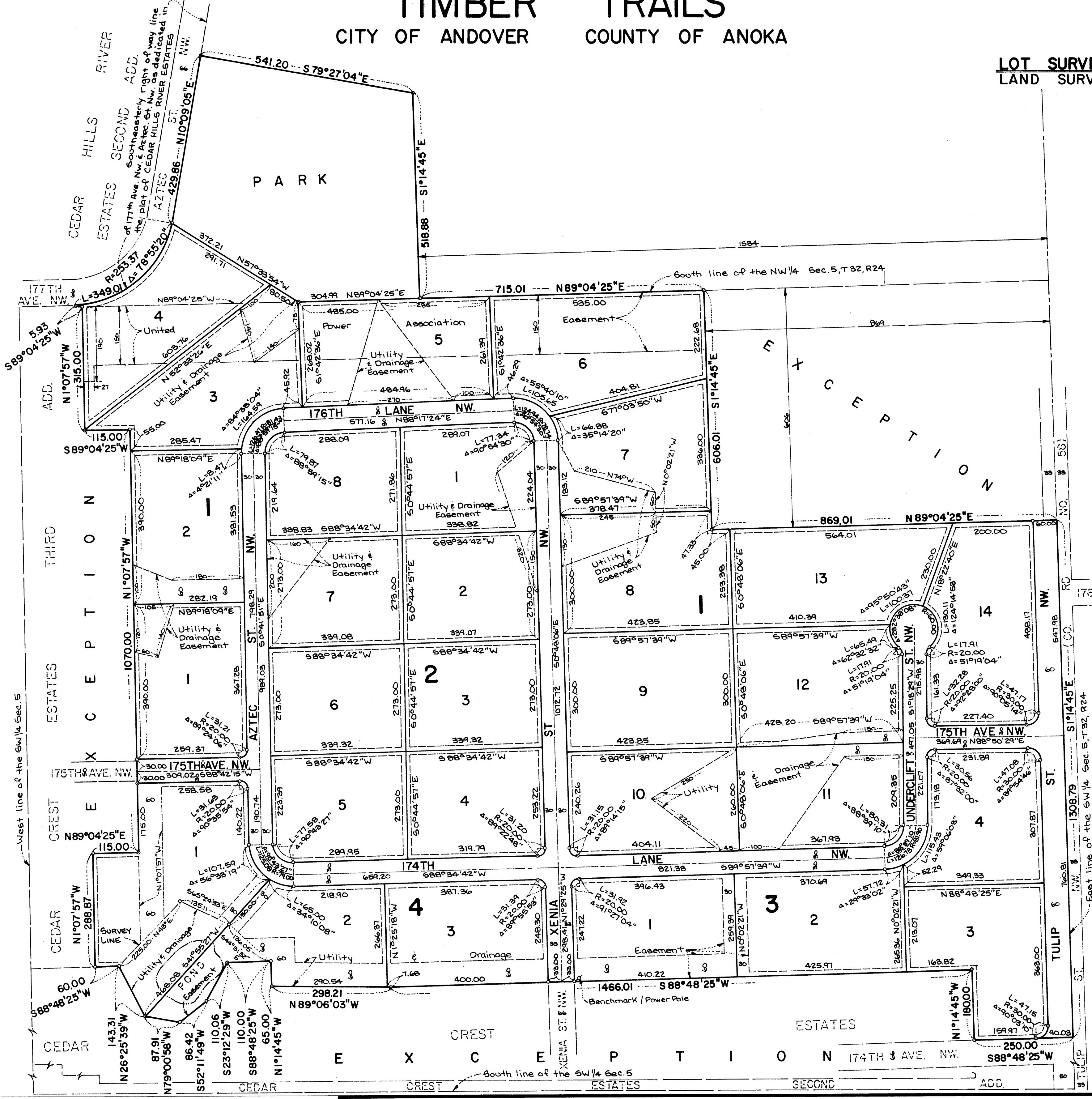
1988
Donald C. Bailey
Anoka County Recorder
Deputy

832159
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 Nov 22 A.D., 1988, 3:20 o'clock P.M., and was duly recorded in book 46 of Plats page 10
Ted J. Rindahl
County Recorder
By Duke Kaye
Deputy

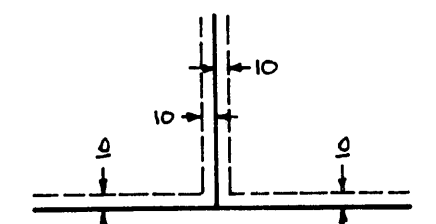
TIMBER TRAILS

CITY OF ANDOVER COUNTY OF ANOKA

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS



Utility & Drainage Easements are shown thus:

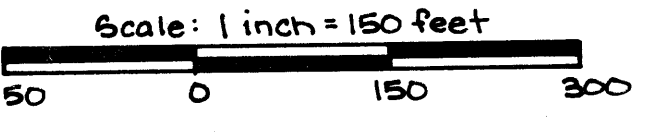


Being 10 feet in width and adjoining lot lines, unless otherwise indicated and 10 feet and adjoining right of way lines, as shown on the plat.

For the purposes of this plat the East line of the SW 1/4 Sec. 5, T32, R24, is assumed to bear S1°14'45"E

Water Elevation of the Pond at the Southwest corner of the Plat = 867.4 feet N.G.V.D. 1929 adj. July 7th, 1988

Benchmark: Spike Power Pole south line of plat and east side of Xenia St. Nw. Elevation = 901.81 feet N.G.V.D. 1929 adj.



• Denotes Iron Monument

SHEET 2 OF 2 SHEETS

867801

SURVEYORS CERTIFICATION OF CORRECTION TO THE PLAT OF TIMBER TRAILS

Pursuant to the provisions of Chapter 505.174, Laws of Minnesota, 1957, Raymond B. Brasch, the undersigned, a registered surveyor in and for the State of Minnesota, declare as follows:

That I prepared the plat of TIMBER TRAILS dated August 29, 1988, filed on November 22, 1988 in the office of the County Recorder, Anoka County, Minnesota in Book 40 of Plats, page 10.

I hereby certify that the dedication in said plat contains errors in the following particulars to-wit: The 17th line from the top in the description reads "the right of access to Lots 1, Block 1 and Lots 3 and 4, Block 2."

The said plat is hereby corrected in the following particulars to-wit: The 17th line from the top in the dedication in said plat should read "the right of access to Tulip Street from Lot 14, Block 1 and Lots 3 and 4, Block 2."

Dated: September 10, 1989

Raymond B. Brasch
Registered Surveyor Number 6743
State of Minnesota

The above certificate of correction to the plat of TIMBER TRAILS has been approved by the City Council of Andover, Minnesota at a regular meeting thereof held this _____ day of _____, 1989.

CITY COUNCIL OF ANDOVER, MINNESOTA
By: _____ Clerk

Approved this 10th day of Oct., 1989.

M. J. D. ...
Anoka County Surveyor

867801
W. J. ...

867801
W. J. ...

108298

Drafted by: Lot Surveys Company, Inc.
7601 73rd Avenue North
Minneapolis, MN 55428

State of Minnesota
County of Hennepin
The foregoing instrument was acknowledged before me this 18th day of September, 1989, by Raymond A. Brasch, Registered Land Surveyor.

Raymond A. Brasch
Raymond A. Brasch, Registered Land Surveyor
1210 E. WYLAND
MINNEAPOLIS, MINNESOTA
My Commission Expires November 18, 1993