

# VERDE VALLEY ACRES

## TOWNSHIP OF BURNS, COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Lowell Hovind and Marie D. Hovind, husband and wife, owners and proprietors of the following described property:

All that part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 33, Range 25, Anoka County, Minnesota, lying easterly and southeasterly of Verde Valley Road, as the same is now located.

and that Lloyd J. Wirz and Hazel E. Wirz, husband and wife, owners and proprietors of the following described property:

All that part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 33, Range 25, Anoka County, Minnesota, except that part thereof lying easterly and southeasterly of Verde Valley Road, as the same is now located.

and that Thomas R. Bauman and Lucy F. Bauman, husband and wife, contract purchasers of the following described property:

All that part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 33, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 13; thence South 0 degrees 25 minutes 26 seconds West along the east line of said Northwest Quarter of said Southwest Quarter a distance of 243.62 feet to the actual point of beginning; thence southerly and westerly on a curve concave to the South, said curve having a radius of 350.72 feet and a delta angle of 23 degrees 22 minutes 27 seconds, a distance of 143.08 feet, on the approximate centerline of Verde Valley Road as it exists this 24th day of June, 1977; thence South 48 degrees 16 minutes 20 seconds West a distance of 156.92 feet, on the approximate centerline of Verde Valley Road; thence South 3 degrees 49 minutes 18 seconds East a distance of 888.91 feet to the south line of said Northwest Quarter of said Southwest Quarter; thence South 89 degrees 52 minutes 23 seconds East along said south line of said Northwest Quarter of said Southwest Quarter a distance of 173.00 feet to the southeast corner of said Northwest Quarter of said Southwest Quarter; thence North 0 degrees 25 minutes 26 seconds East along the east line of said Northwest Quarter of the Southwest Quarter a distance of 1062.92 feet to the actual point of beginning and there terminating. (Containing 4.74 acres, more or less), and subject to Verde Valley Road.

Have caused the same to be surveyed and platted as VERDE VALLEY ACRES, and do hereby donate and dedicate to the public for the public use forever the road and utility easements as shown on the plat. In witness whereof said Lowell Hovind and Marie D. Hovind, husband and wife, have caused these presents to be signed this 24 day of October, 1977. In witness whereof said Lloyd J. Wirz and Hazel E. Wirz, husband and wife, have caused these presents to be signed this 24 day of October, 1977. In witness whereof said Thomas R. Bauman and Lucy F. Bauman, husband and wife, have caused these presents to be signed this 24 day of October, 1977.

SIGNED:

Lowell Hovind  
Lowell Hovind  
Hazel E. Wirz  
Hazel E. Wirz  
Thomas R. Bauman  
Thomas R. Bauman

Marie D. Hovind  
Marie D. Hovind  
Hazel E. Wirz  
Hazel E. Wirz  
Lucy F. Bauman  
Lucy F. Bauman

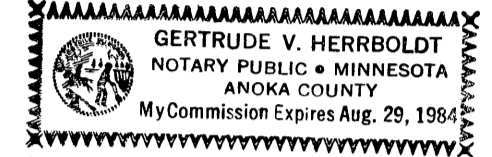
\*NO DELINQUENT TAXES AND TRANSFER ENTERED\*

Nov 4 1977  
Charles E. Johnson  
Auditor, Anoka County  
William J. Phelan  
Deputy

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 24 day of October, 1977, by Lowell Hovind and Marie D. Hovind, husband and wife.

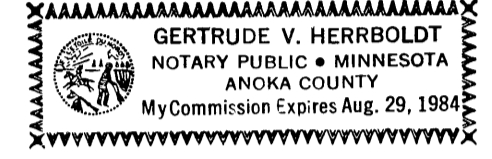
Gertrude V. Herrboldt  
Notary Public, Anoka County, Minnesota  
My Commission Expires August 29, 1984



STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 24 day of October, 1977, by Lloyd J. Wirz and Hazel E. Wirz, husband and wife.

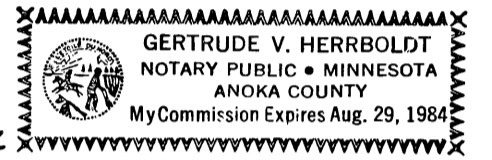
Gertrude V. Herrboldt  
Notary Public, Anoka County, Minnesota  
My Commission Expires August 29, 1984



STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 24 day of October, 1977, by Thomas R. Bauman and Lucy F. Bauman, husband and wife.

Gertrude V. Herrboldt  
Notary Public, Anoka County, Minnesota  
My Commission Expires August 29, 1984



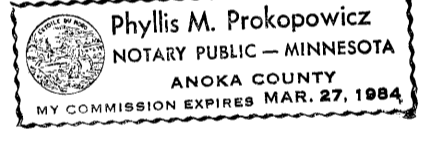
I hereby certify that I have surveyed and platted the property described in the dedication of this plat as VERDE VALLEY ACRES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in figures denoting feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands, easements or public highways other than as shown thereon.

Ron Murphy  
Minnesota Registration No. 10832

STATE OF MINNESOTA  
COUNTY OF ANOKA

The Surveyor's Certificate was subscribed and sworn to before me this 21st day of October, 1977.

Phyllis M. Prokopowicz  
Notary Public, Anoka County, Minnesota  
My Commission Expires Mar. 27, 1984



The plat of VERDE VALLEY ACRES was approved by the Town Board of the Township of Burns at a regular meeting held this 25th day of October, 1977.

Dennis D. Berg  
Chairman of Town Board  
Sandy Scafaro  
Clerk of Town Board

Recommended for approval this 4th day of November, 1977.

Paul K. Rind  
County Highway Engineer, Anoka County, Minnesota

This plat was approved as to form and execution on this 4th day of November, 1977.

Robert W. Anderson  
County Attorney, Anoka County, Minnesota

This plat was checked and approved on this 4th day of November, 1977.

Robert W. Anderson  
County Surveyor, Anoka County, Minnesota

This plat was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota at a regular meeting held this 4th day of November, 1977.

Edw. J. Benishch  
Chairman  
Paul L. Matson  
Executive Secretary

482420  
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 NUV 4 1977 A.D., 1977 at 3:55 o'clock P.M., and was duly recorded in book 240 of Plats, page 20.

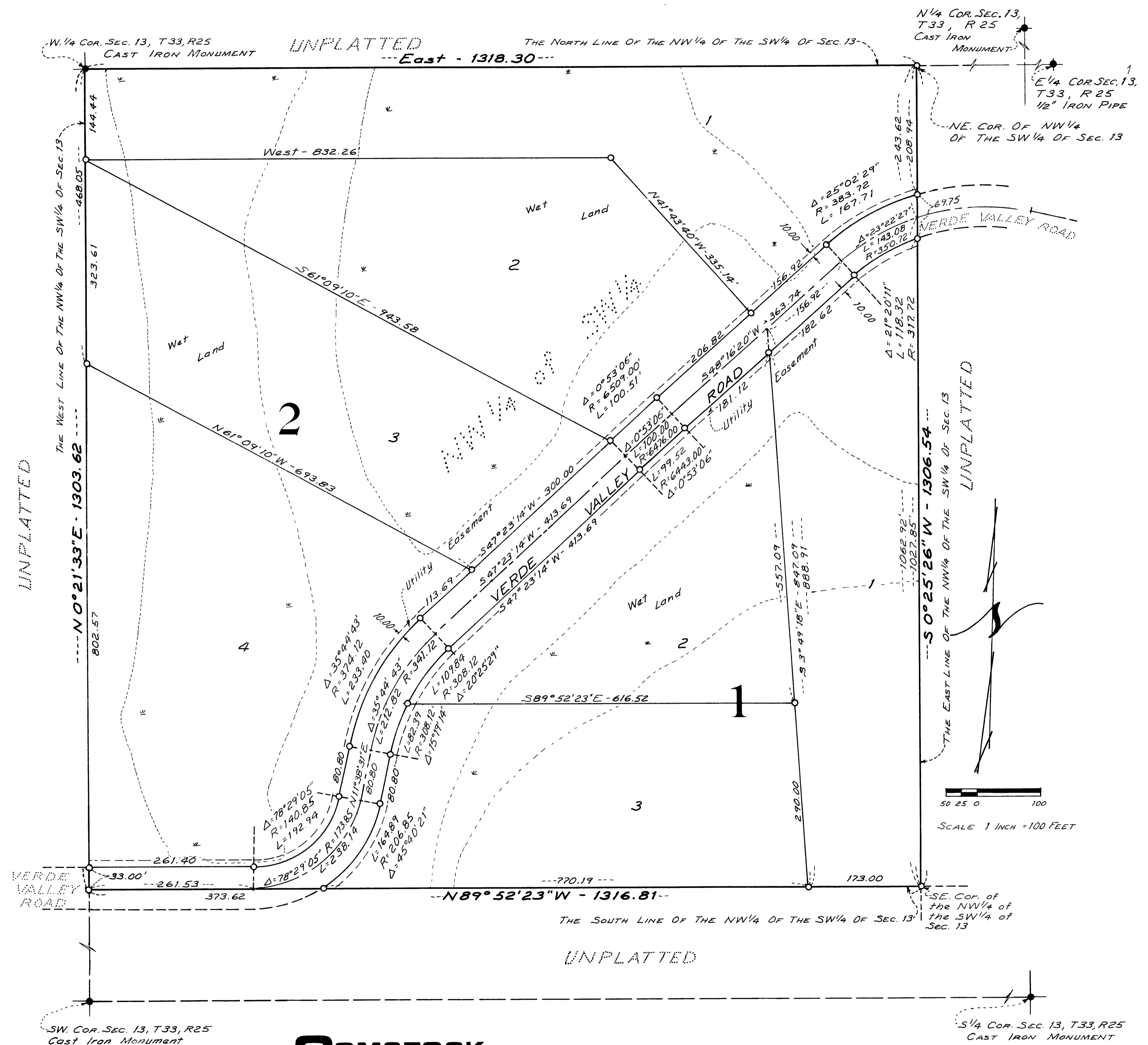
Ed J. Amelahl  
County Recorder  
By W. E. Halderness  
Deputy



CONSULTING ENGINEERS & LAND SURVEYORS

# VERDE VALLEY ACRES

TOWNSHIP OF BURNS, COUNTY OF ANOKA



**COMSTOCK & DAVIS, INC.**

CONSULTING ENGINEERS & LAND SURVEYORS

Bearings are on an assumed datum  
 ● Denotes County monument found.  
 ○ Denotes iron monument set and capped by RLS 10832