

# VERLO'S ACRES

KNOW ALL MEN BY THESE PRESENTS: That Verlo Edsel Larson and Katherine M. Larson, Trustees of the Verlo E. and Katherine M. Larson Living Trust dated January 17, 1985, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota:

Northeast Quarter of Section 31, Township 33, Range 22, except that part of the Northwest Quarter of Northeast Quarter of Section 31, described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of Northeast 1/4 and proceeding thence South on the West line of said Northwest 1/4 of Northeast 1/4 a distance of 9 rods; and proceeding thence East and parallel to the North line of the said Northwest 1/4 of Northeast 1/4 for a distance of 18 rods; and proceeding thence North and parallel to said West line for a distance of 9 rods and to the North line of the said Northwest 1/4 of Northeast 1/4 and proceeding thence West on said North line to the point of commencement;

AND EXCEPT that part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 33, Range 22, Anoka County, Minnesota being a strip of land 20.00 feet in width, the westerly line of said strip being described as commencing at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence South on the West line of said Northwest Quarter of the Northeast Quarter for a distance of 9 rods; thence East and parallel with the North line of said Northwest Quarter of the Northeast Quarter for a distance of 18 rods, said line to be hereinafter known as line "A", said point being the point of beginning of the line to be described; thence North and parallel with said West line for a distance of 9 rods to the North line of said Northwest Quarter of the Northeast Quarter and said line there terminating. Said strip of land is to extend by its full width from the easterly extension of previously described line "A" to the North line of said Northwest Quarter of the Northeast Quarter.

AND EXCEPT that part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 33, Range 22, Anoka County, Minnesota, lying northwesterly and westerly of the following described line; Beginning at a point on the west line of said Southwest Quarter of the Northeast Quarter distant 607.84 feet southerly of the northwest corner thereof; for the purposes of this description said west line is assumed to bear South 2 degrees 50 minutes 20 seconds East; thence North 63 degrees 30 minutes 28 seconds East a distance of 353.08 feet; thence North 4 degrees 13 minutes 30 seconds West a distance of 451.19 feet to a point on the north line of said Southwest Quarter of the Northeast Quarter distant 312.87 feet easterly of the northwest corner thereof, and to the point of termination of the line being described.

AND EXCEPT that part of the South 264 feet of the Southwest Quarter of the Northeast Quarter of Section 31, Township 33, Range 22, lying easterly of the center line of the existing County State Aid Highway No. 17 (Lexington Avenue).

AND EXCEPT that part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 33 North, Range 22 West, Anoka County, Minnesota, lying westerly of the Center line of the existing County State Aid Highway No. 17 (Lexington Avenue) and southerly of the following described line; Commencing at the NW corner of the Southwest Quarter of the Northeast Quarter; thence South 2 degrees 50 minutes 20 seconds East, assumed bearing, along the west line of the Southwest Quarter of the Northeast Quarter, a distance of 607.84 feet to the point of beginning of the line to be described; thence North 63 degrees 30 minutes 28 seconds East, a distance of 63 feet, more or less, to the Center line of County State Aid Highway No. 17 and there terminating.

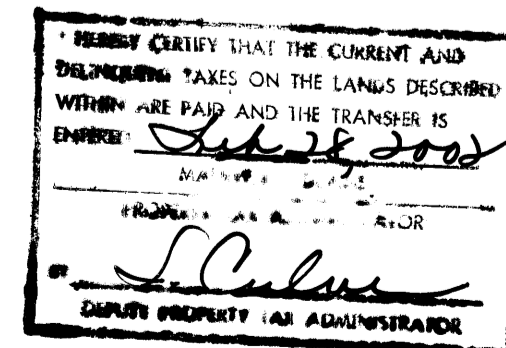
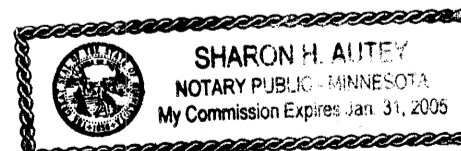
Have caused the same to be surveyed and platted as VERLO'S ACRES and do hereby donate and dedicate to the public for public use forever the Avenue's and Street and also dedicate the easements as shown on this plat for drainage and utility purposes only. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 17 as shown on the plat.

In witness whereof said Verlo Edsel Larson and Katherine M. Larson, Trustees of the Verlo E. and Katherine M. Larson Living Trust dated January 17, 1985, have hereunto set their hands this 2nd day of February, 2002.

Verlo Edsel Larson  
Verlo Edsel Larson, Trustee  
Katherine M. Larson  
Katherine M. Larson, Trustee

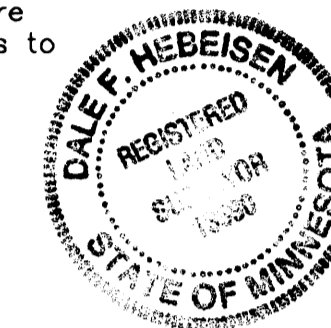
STATE OF MINNESOTA  
COUNTY OF CHISAGO  
The foregoing instrument was acknowledged before me this 2nd day of February, 2002 by Verlo Edsel Larson and Katherine M. Larson, Trustees of the Verlo E. and Katherine M. Larson Living Trust dated January 17, 1985.

Sharon H. Autey  
Notary Public, Washington County, Minnesota  
My Commission Expires January 31, 2005



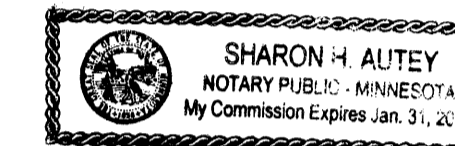
I hereby certify that I have surveyed and platted the property described on this plat as VERLO'S ACRES, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground within 1 year of recording; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Dale F. Hebeisen  
Dale F. Hebeisen, Minnesota Licensed Surveyor No. 13590



STATE OF MINNESOTA  
COUNTY OF CHISAGO  
The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this 2nd day of FEBRUARY, 2002, by Dale F. Hebeisen, Minnesota License No. 13590.

Sharon H. Autey  
Notary Public, Washington County, Minnesota  
My Commission Expires January 31, 2005



The plat of VERLO'S ACRES was approved by the Town Board of the Township of Columbus at a meeting held, this 9th day of JANUARY, 2002. 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 Sandra A. Thasteller  
Clerk  
Signed Mel Mettler  
Chairman

This plat was approved and accepted by the Board of County Commissioners of Anoka County, State of Minnesota, at a meeting held this 26th day of FEBRUARY, 2002.

Dale J. ...  
Chairman  
John Jay McLinden  
County Administrator

Checked and approved this 20th day of FEBRUARY, 2002.

By Jerry D. ...  
Anoka County Surveyor

Recommended for approval this 25th day of February, 2002.

By ...  
Anoka County Highway Engineer

This plat was approved as to form and execution this 27th day of February, 2002.

By Anthony C. Palumbo  
Anoka County Attorney

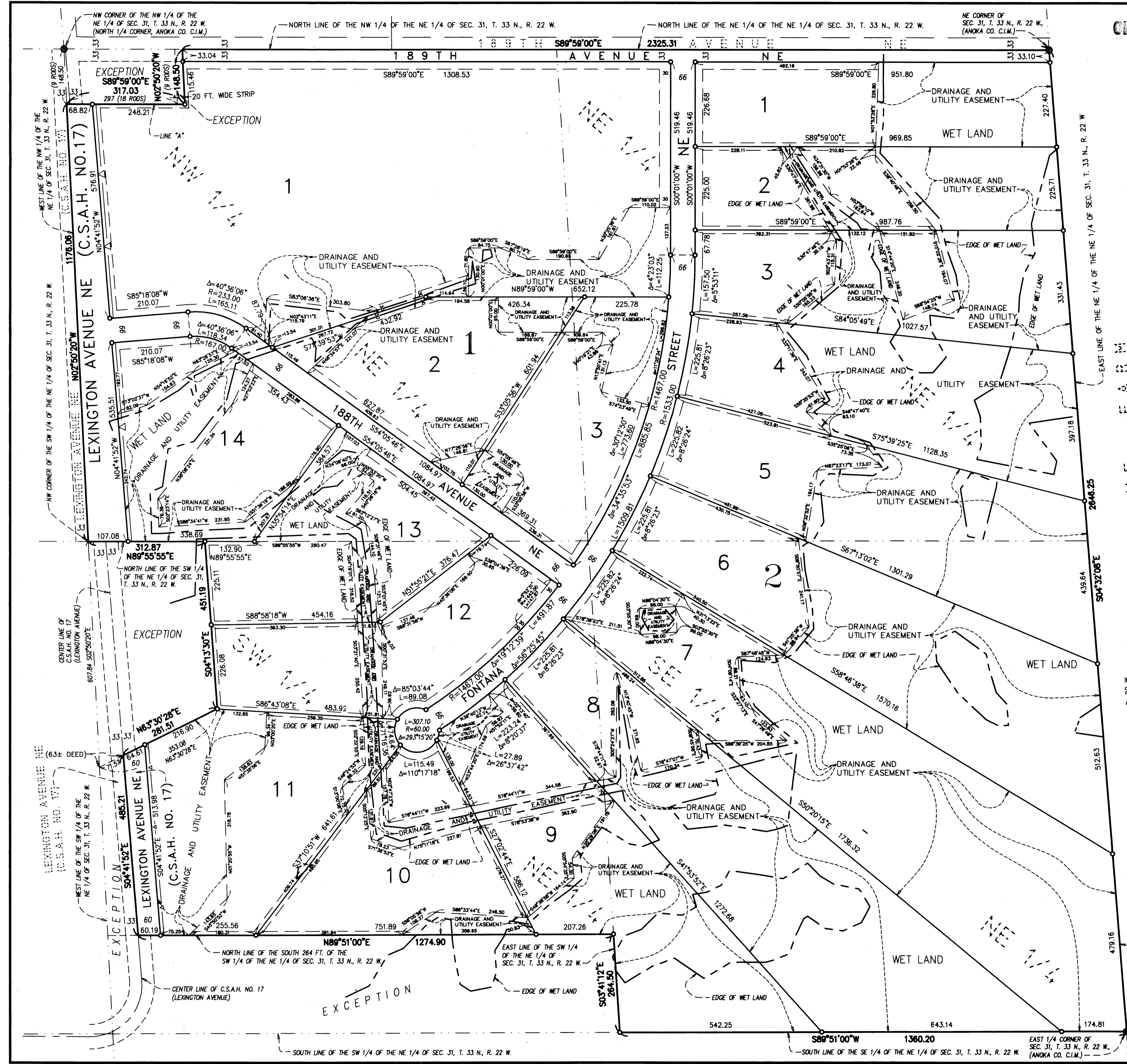
1651808  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 28th of Feb, A.D., 2002 at 12:45 o'clock P.M., and was duly recorded in book 62 page 10.  
Maurice J. ...  
County Recorder  
By MJE

2002024238 \$605.00

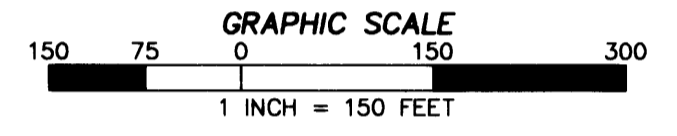
OFFICIAL PLAT

# VERLO'S ACRES

TOWNSHIP OF COLUMBUS  
COUNTY OF ANOKA  
SEC. 31, T. 33 N., R. 22 W

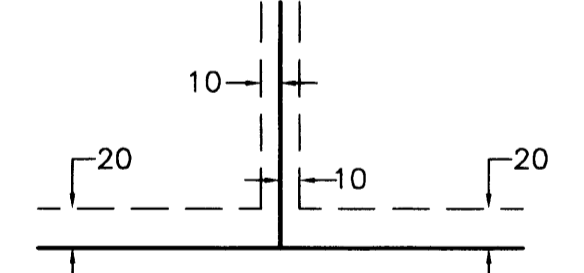


FARM GARDEN CARLOS



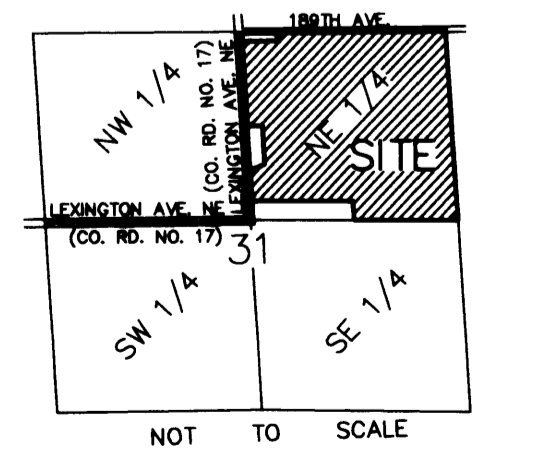
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY R.L.S. NO. 13590.
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ▲— DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA
- - - DENOTES EDGE OF WETLAND

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF SEC. 31, T. 33 N., R. 22 W IS ASSUMED TO BEAR S 89°59'00" E  
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
(NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES, AND 20 FEET IN WIDTH, AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

VICINITY MAP  
SEC. 31, T33N, R22W  
ANOKA COUNTY, MINNESOTA



NOT TO SCALE

HULT & ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS,  
WETLAND DELINEATORS  
FOREST LK., MN 55025  
651.464.3130  
01-25-2002