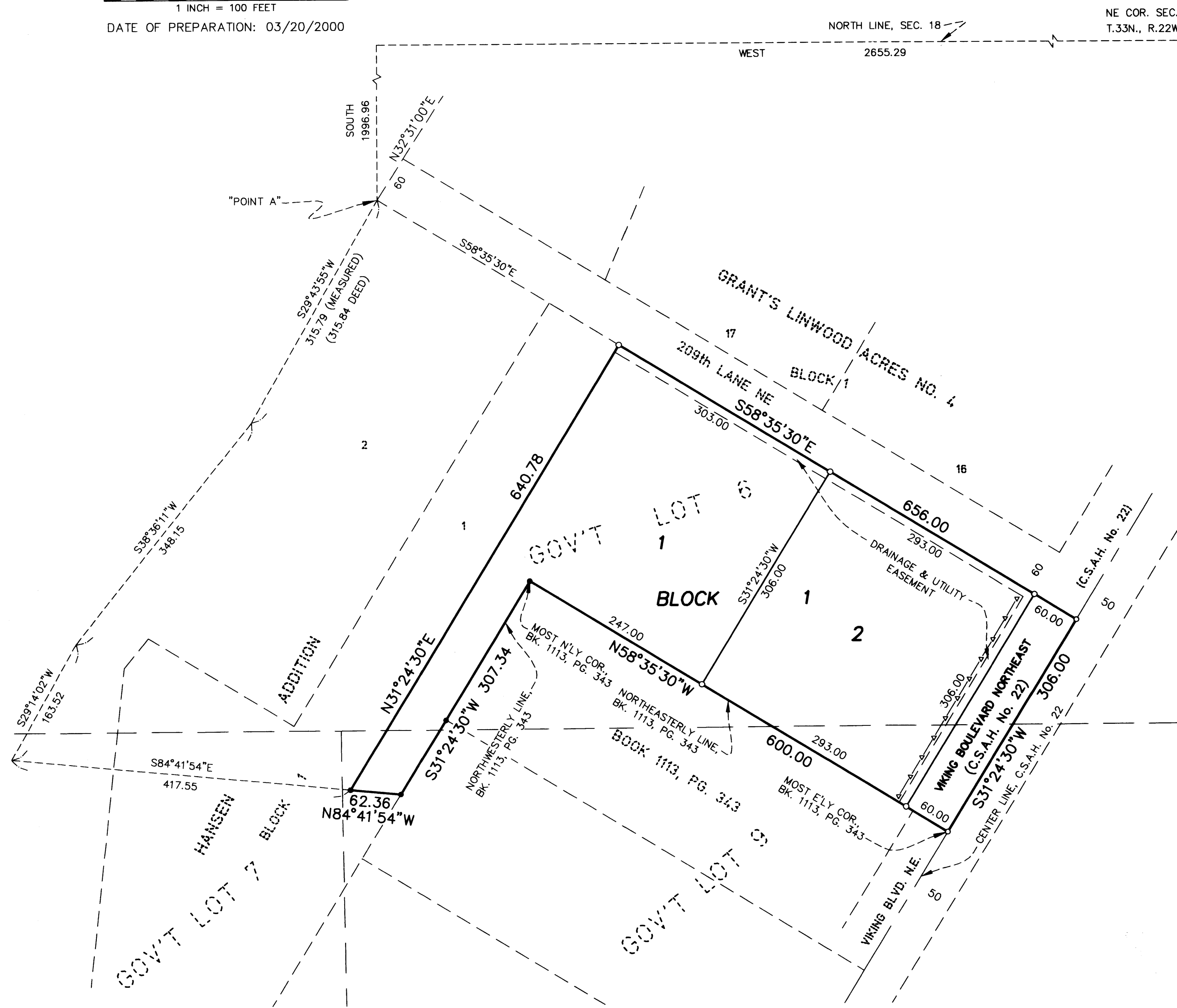
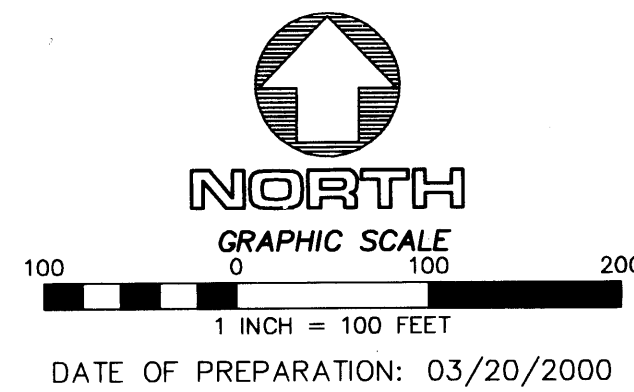


WAGNER ESTATES

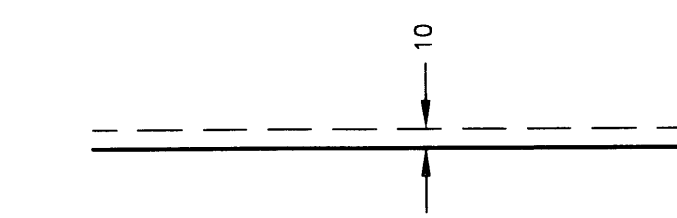


- DENOTES A 1/2-INCH BY 14-INCH IRON PIPE MONUMENT SET AND MARKED RLS 13590
- DENOTES FOUND IRON MONUMENT
- DENOTES CONTROLLED ACCESS DEDICATED TO ANOKA COUNTY

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF SEC. 18, T.33N., R.22W., HAS AN ASSUMED BEARING OF WEST.

NOTE:
THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES, UNITED STATES CORPS OF ENGINEERS AND OTHER WATER MANAGEMENT AGENCIES HAVE CATEGORIZED VARIOUS WETLANDS WHICH ARE NOT ACKNOWLEDGED BY CHAPTER 505.02, SUBDIVISION 1 OF MINNESOTA STATUTES AND MAY NOT BE SHOWN HEREON. DEVELOPMENT OF LANDS CONTAINING SAID WETLANDS MAY BE SUBJECT TO SPECIAL CONDITIONS OR LIMITATIONS.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

20000 75094 / \$155.00

KNOW ALL MEN BY THESE PRESENTS: That Robert M. Wagner and Cynthia A. Wagner, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota:

That part of Government Lots 6 and 9, Section 18, Township 33 North, Range 22 West, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of said Section 18; thence West, assumed bearing, along the north line of said Section 18, a distance of 2655.29 feet; thence South, 1996.96 feet to a point to be hereinafter known as "Point A"; thence South 29 degrees 43 minutes 55 seconds West, 315.79 feet; thence South 38 degrees 36 minutes 11 seconds West, 348.15 feet; thence South 29 degrees 14 minutes 02 seconds West, 183.52 feet; thence South 84 degrees 41 minutes 54 seconds East, 417.55 feet to the point of beginning of the tract of land to be described; thence North 31 degrees 24 minutes 30 seconds East to the intersection with a line which bears South 58 degrees 35 minutes 30 seconds East from said "Point A"; thence South 58 degrees 35 minutes 30 seconds East, along said line, to the center line of County State Aid Highway No. 22; thence southwesterly, along said center line, to the most easterly corner thereof; thence southwesterly, along the northwesterly line of said tract and its southwesterly extension, to the intersection with a line which bears South 84 degrees 41 minutes 54 seconds East from the point of beginning; thence North 84 degrees 41 minutes 54 seconds West, along said line, to the point of beginning.

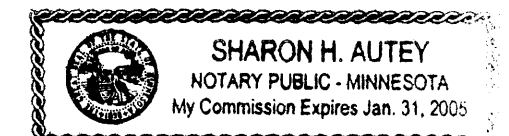
have caused the same to be surveyed and platted as WAGNER ESTATES and do hereby donate and dedicate to the public for public use forever Viking Boulevard Northeast (also known as County State Aid Highway No. 22) and also dedicate the easements as shown on this plat for drainage and utility purposes only. Also dedicating to Anoka County the right of access to Viking Boulevard Northeast (also known as County State Aid Highway No. 22) from Lot 2, Block 1.

In witness whereof said Robert M. Wagner and Cynthia A. Wagner, husband and wife, have hereunto set their hands this 26th day of May, 2000.

Robert M. Wagner
Robert M. Wagner
Cynthia A. Wagner
Cynthia A. Wagner

STATE OF MINNESOTA
COUNTY OF CHISAGO
The foregoing instrument was acknowledged before me this 26th day of May, 2000 by Robert M. Wagner and Cynthia A. Wagner, husband and wife.

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

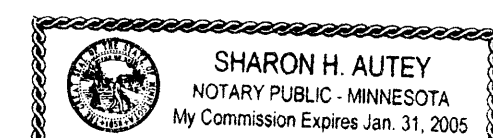


I hereby certify that I have surveyed and platted the property described on this plat as WAGNER ESTATES, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands 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 25th day of May, 2000, 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 WAGNER ESTATES was approved by the Town Board of the Township of Linwood at a meeting held, this 25th day of April, 2000. 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: *Scott K. Hansen*
Clerk
Signed: *Scott K. Hansen*
Chairman

This plat was approved and accepted by the Board of County Commissioners of Anoka County, State of Minnesota, at a meeting held this 22nd day of August, 2000.

Don Elst
Chairman
John Jay M. Gindler
County Administrator

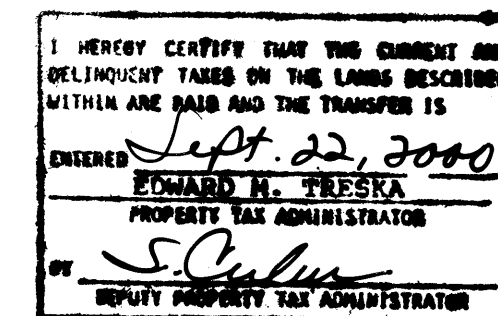
Checked and approved this 28th day of AUGUST, 2000.

Terry D. Hain
Anoka County Surveyor
Recommended for approval this 29th day of August, 2000.

By: *Janet Ol*
Anoka County Highway Engineer

This plat was approved as to form and execution this 29th day of August, 2000.

By: *Edward M. Treasda*
Anoka County Attorney



1524787
OFFICE OF COUNTY REORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 22nd Sept A.D., 2000
8:30 o'clock A.M., and was duly recorded in book 59 page 14
Edward M. Treasda
County Recorder
By: *Smm*