

# WALMART AT ANDOVER STATION

KNOW ALL PERSONS BY THESE PRESENTS: That Povlitzki Properties, LLP, a Minnesota limited liability partnership, owner of the following described property:

The Southwest Quarter of the Northeast Quarter of Section 34, Township 32, Range 24, Anoka County, Minnesota.

EXCEPT

That part thereof, described as follows: Commencing at the point of intersection of the north line of County State Aid Highway No. 116 and the west line of said Southwest Quarter of the Northeast Quarter; thence North along said west line to the southeast corner of RED OAKS MANOR 4TH ADDITION; thence North 52 degrees East 600 feet; thence South 38 degrees East 450 feet; thence South 52 degrees West to a point on a line parallel and 450 feet East of the west line of said Southwest Quarter of the Northeast Quarter; thence South on said parallel line to the north line of County State Aid Highway No. 116; thence West along said north line to point of beginning, according to the United States Government Survey thereof and situate in Anoka County, Minnesota;

ALSO EXCEPT

The North 103.64 feet of the East 315.47 feet of the Southwest Quarter of the Northeast Quarter of Section 34, Township 32, Range 24, Anoka County, Minnesota.

ALSO EXCEPT

All that part thereof taken by the County of Anoka in eminent domain proceedings, per Final Certificate Document No. 1902149, described as lying southerly of the following described line:

Commencing at the southeast corner of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 47 minutes 05 seconds East, assumed bearing, along the east line of said Southwest Quarter of the Northeast Quarter 77.40 feet to the point of beginning of the line to be described; thence North 87 degrees 42 minutes 47 seconds West 866.48 feet to a point on the east line of said west 450.00 feet distant 89.89 feet northerly of the southeast corner thereof and said line there terminating.

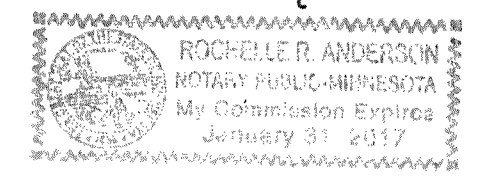
Has caused the same to be surveyed and platted as WALMART AT ANDOVER STATION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Povlitzki Properties, LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its proper officer this 27<sup>th</sup> day of Feb, 2013

SIGNED: POVLTZKI PROPERTIES, LLP.  
By: Bradley Povlitzki as owner/president  
Povlitzki Properties

STATE OF MINNESOTA  
COUNTY OF Hennepin  
This instrument was acknowledged before me this 27<sup>th</sup> day of February, 2013 by Bradley Povlitzki as Owner/President of Povlitzki Properties, LLP, a Minnesota limited liability partnership, on behalf of the partnership.

Rochelle Anderson  
Rochelle Anderson  
Notary Public, Hennepin County, Minnesota  
My Commission Expires Jan. 31, 2017



### SURVEYOR'S CERTIFICATE

I Marcus F. Hampton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

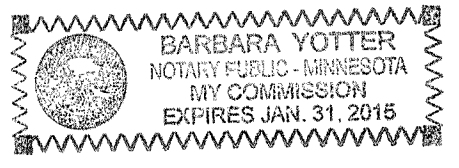
Dated this 26 day of February, 2013.

Marcus F. Hampton  
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA  
COUNTY OF Hennepin

This instrument was acknowledged before me this 26<sup>th</sup> day of February, 2013 by Marcus F. Hampton.

Barbara Yotter  
Barbara Yotter  
Notary Public, Chisago County, Minnesota  
My Commission Expires January 31, 2015



### CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of WALMART AT ANDOVER STATION was approved and accepted by the City Council of the City of ANDOVER, Minnesota at a regular meeting thereof held this 26<sup>th</sup> day of February, 2013, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of ANDOVER, Minnesota  
By: Mark Smith, Mayor By: [Signature], Clerk

### ANOKA COUNTY SURVEYOR

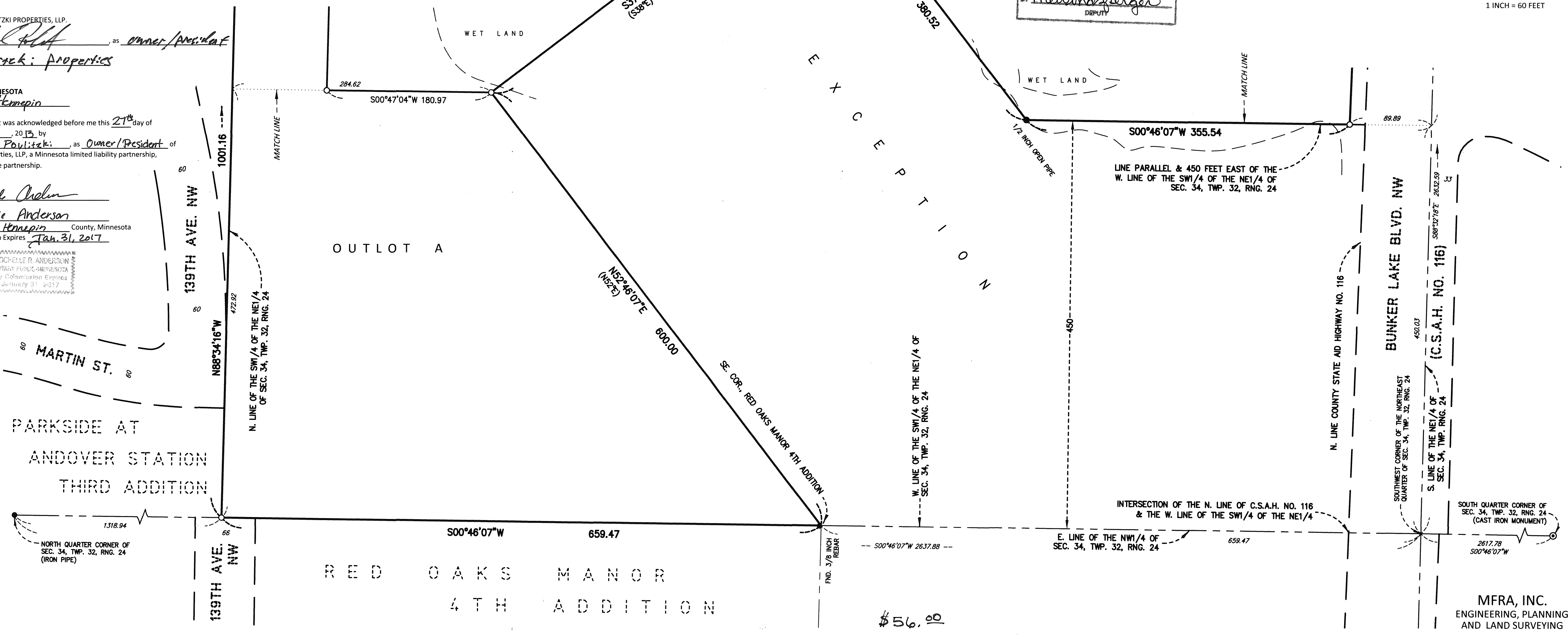
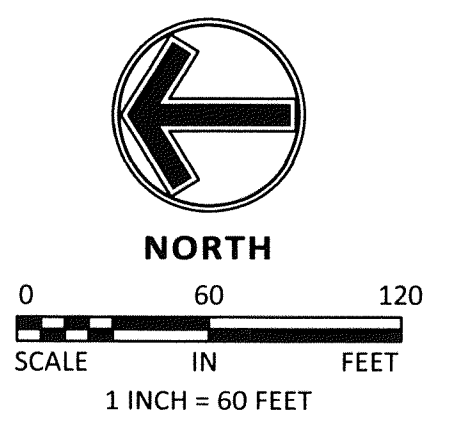
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 30<sup>th</sup> day of APRIL, 2013.

By: Larry D. Holm  
Larry D. Holm, Anoka County Surveyor

2054845.004  
Office of RECORDER/REGISTRAR  
OF TITLES  
STATE OF MINNESOTA COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 30<sup>th</sup> day of April, 2013 at 14:01 o'clock P.M.  
and was duly recorded in book 76 page 26  
Abst  
Larry W. Daliem  
Recorder/Registrar of Titles  
Mel Windseger  
Deputy

- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 47481.
- ⊙ DENOTES ANOKA COUNTY MONUMENT
- DENOTES FOUND 1/2 INCH IRON PIPE MARKED RLS NO. 12251 UNLESS OTHERWISE SHOWN.
- C.S.A.H. DENOTES COUNTY STATE AID HIGHWAY
- (N00°00'00"E) DENOTES DEED CALL
- THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 32, RANGE 24, IS ASSUMED TO HAVE A BEARING OF SOUTH 00 DEGREE 46 MINUTES 07 SECONDS WEST.

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LAND DESCRIBED WITHIN ARE PAID AND THE TAXES ARE DATED April 3, 2013  
Larry W. Daliem  
PROPERTY TAX ADMINISTRATOR  
BY Mel Windseger  
DEPUTY

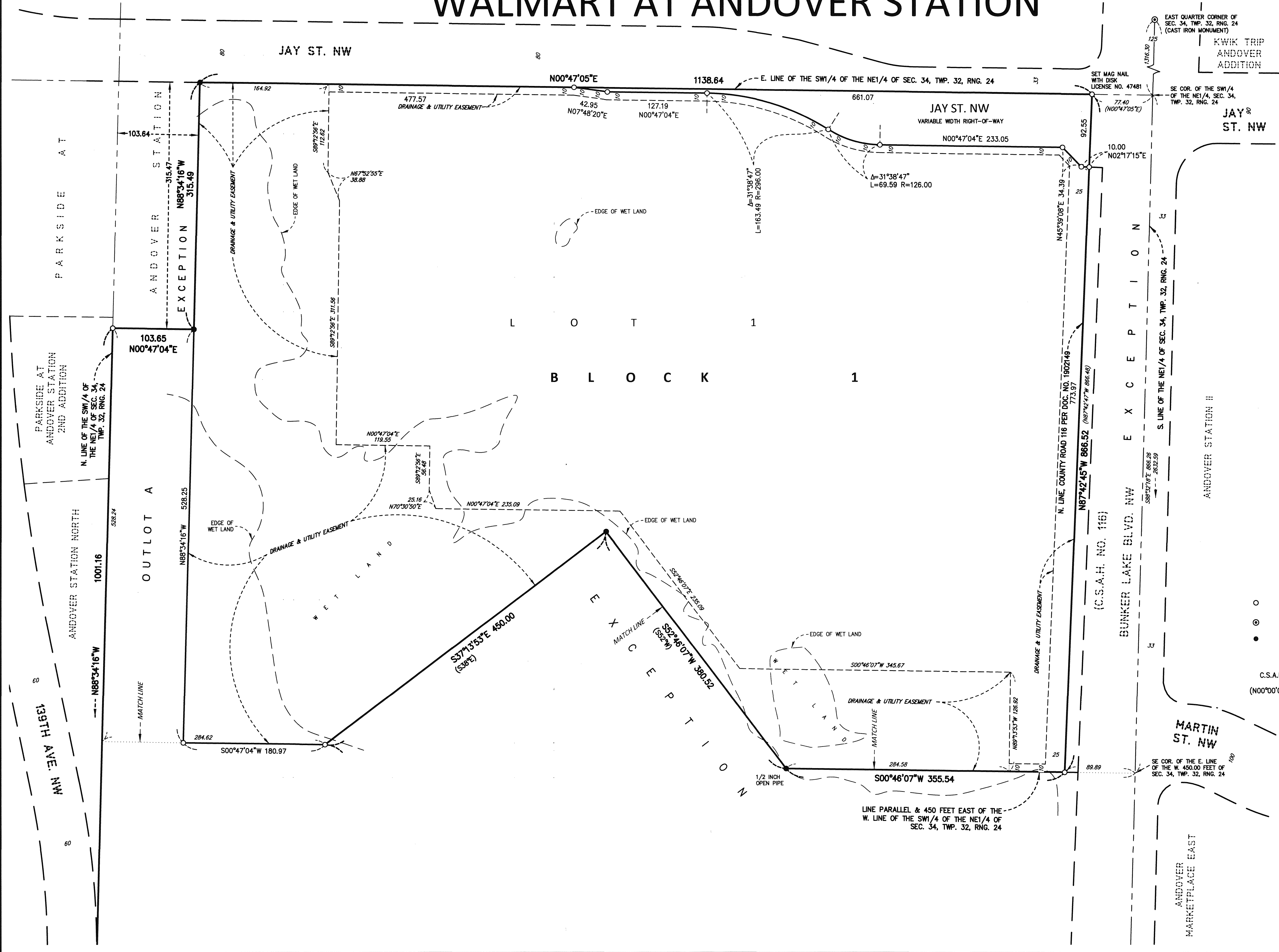


\$56.00

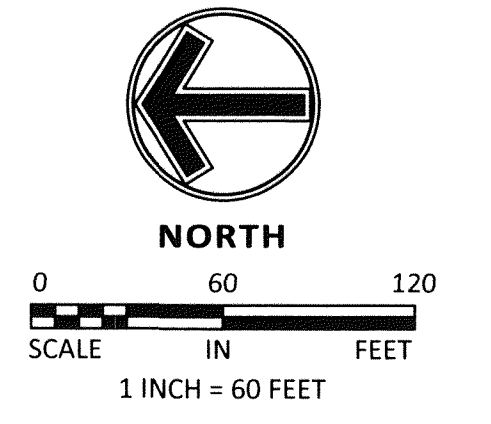
MFRA, INC.  
ENGINEERING, PLANNING  
AND LAND SURVEYING

# WALMART AT ANDOVER STATION

BK 76 of Abst P<sub>2</sub>20 CITY OF ANDOVER  
COUNTY OF ANOKA  
SEC. 34, T. 32, R. 24



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