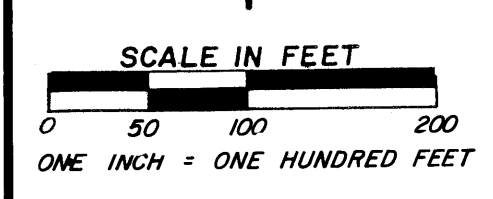
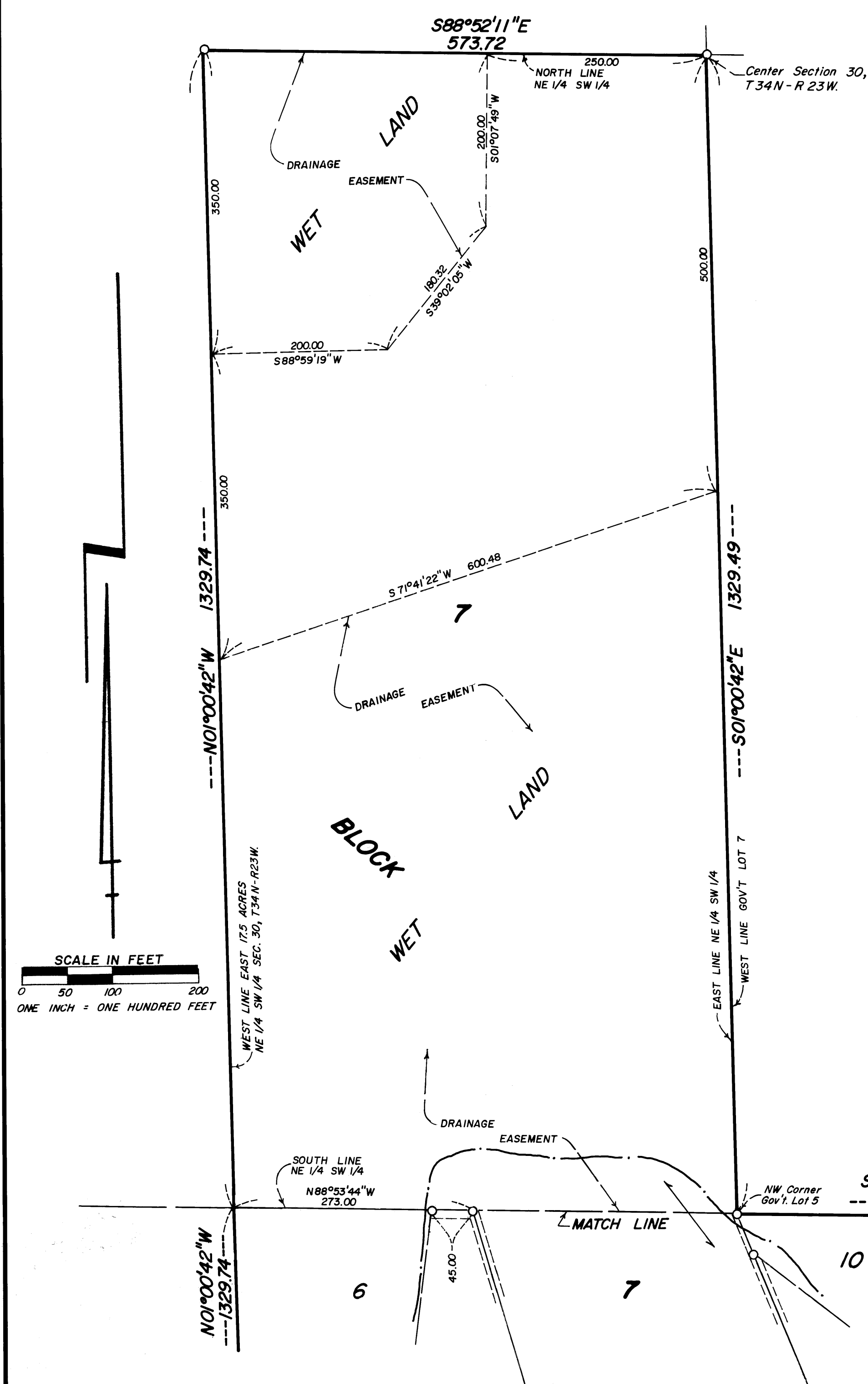


# WEST MINARD LAKE ADDITION

CITY OF EAST BETHEL  
COUNTY OF ANOKA



KNOW ALL PERSONS BY THESE PRESENTS: That Fleischhacker Investments General Partnership, a Minnesota General Partnership, as owner of the following described property situated in the County of Anoka, and State of Minnesota, to-wit:

Government Lot 5 and the East Seventeen and a half (17 1/2) acres of the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) and the East Seventeen and a half (17 1/2) acres of the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4) of Section Thirty (30), Township Thirty-four (34), Range Twenty-three (23), all according to the United States Government Survey thereof.

EXCEPTING THEREFROM that part of Government Lot 5, Section 30, Township 34, Range 23, Anoka County, Minnesota, described as follows: Beginning at a point on the south line of said Government Lot 5, distant 952.00 feet easterly of the southwest corner thereof, assumed bearing of said south line is South 88 degrees 56 minutes 46 seconds East; thence North 3 degrees 47 minutes 10 seconds West, a distance of 385.00 feet; thence South 89 degrees 41 minutes 57 seconds East, a distance of 493 feet, more or less, to the westerly shoreline of Minard Lake; thence southeasterly along said westerly shoreline, a distance of 490.00 feet, more or less, to the south line of said Government Lot 5; thence North 88 degrees 56 minutes 46 seconds West, along said south line, a distance of 719 feet, more or less, to the point of beginning.

Subject to easements and restrictions of record.

Have caused the same to be surveyed and platted as WEST MINARD LAKE ADDITION and do hereby donate and dedicate to the public for public use forever 237th Avenue N.E., 238th Lane N.E., Monroe Street N.E. and also dedicate the easements as shown on this plat for drainage and/or utility purposes only. Also dedicate to the County of Anoka the right of access onto County State Aid Highway No. 24 from lots 1, 2, 3, 4 and 14, Block 1 as shown on the plat.

In witness whereof said Fleischhacker Investments General Partnership, a Minnesota General Partnership, has caused these presents to be signed by its proper officer this 10<sup>th</sup> day of SEPTEMBER, 1996.

FLEISCHHACKER INVESTMENTS GENERAL PARTNERSHIP

*Ardwin J. Fleischhacker*  
Ardwin J. Fleischhacker, its President

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
The foregoing instrument by Ardwin J. Fleischhacker, President of Fleischhacker Investments General Partnership was acknowledged before me this 10<sup>th</sup> day of SEPTEMBER, 1996.

CARL W. PETERSON  
NOTARY PUBLIC - MINNESOTA  
MY COMMISSION EXPIRES  
JANUARY 31, 2000

*Carl W. Peterson*  
Notary Public, WASHINGTON County, MINNESOTA  
My Commission Expires JAN 31, 2000

I, Blake L. Rivard, hereby certify that I have surveyed and platted the property described on this plat as WEST MINARD LAKE ADDITION, 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 as shown within one year after the recording date of this plat, 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.

*Blake L. Rivard*  
BLAKE L. RIVARD  
Registered Land Surveyor  
Minnesota Registration Number 19421

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
The foregoing Surveyor's Certificate by Blake L. Rivard, Minnesota Registration Number 19421 was acknowledged before me this 9<sup>th</sup> day of SEPTEMBER, 1996.

CARL W. PETERSON  
NOTARY PUBLIC - MINNESOTA  
MY COMMISSION EXPIRES  
JANUARY 31, 2000

*Carl W. Peterson*  
Notary Public, WASHINGTON County, MINNESOTA  
My Commission Expires JAN 31, 2000

Approved by the City of East Bethel, Minnesota, this 4<sup>th</sup> day of September, 1996. 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 Minn. Statutes, Section 505.03, Subd. 2.

Signed *Jandy Starns*  
Mayor

Attest *Sharon Anderson*  
Clerk

Checked and approved this 3<sup>rd</sup> day of Dec, 1996.

By *Merlyn D. Anderson*  
Merlyn D. Anderson  
Anoka County Surveyor



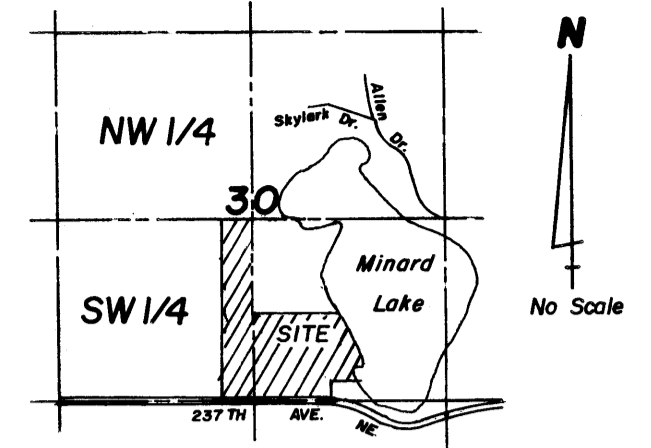
RECEIVED  
DEC 3 1996  
DEPUTY PROPERTY TAX ADMINISTRATOR  
*J. Culver*

1254227  
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 3<sup>rd</sup> day of Dec, A.D., 1996 at 10:00 o'clock A.M., and was duly recorded in book 53 page 49  
*Edward M. Traska*  
County Recorder  
By *DKD*  
Deputy

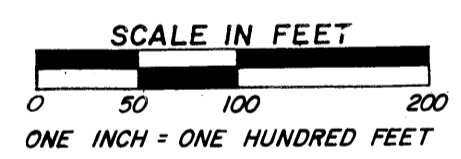
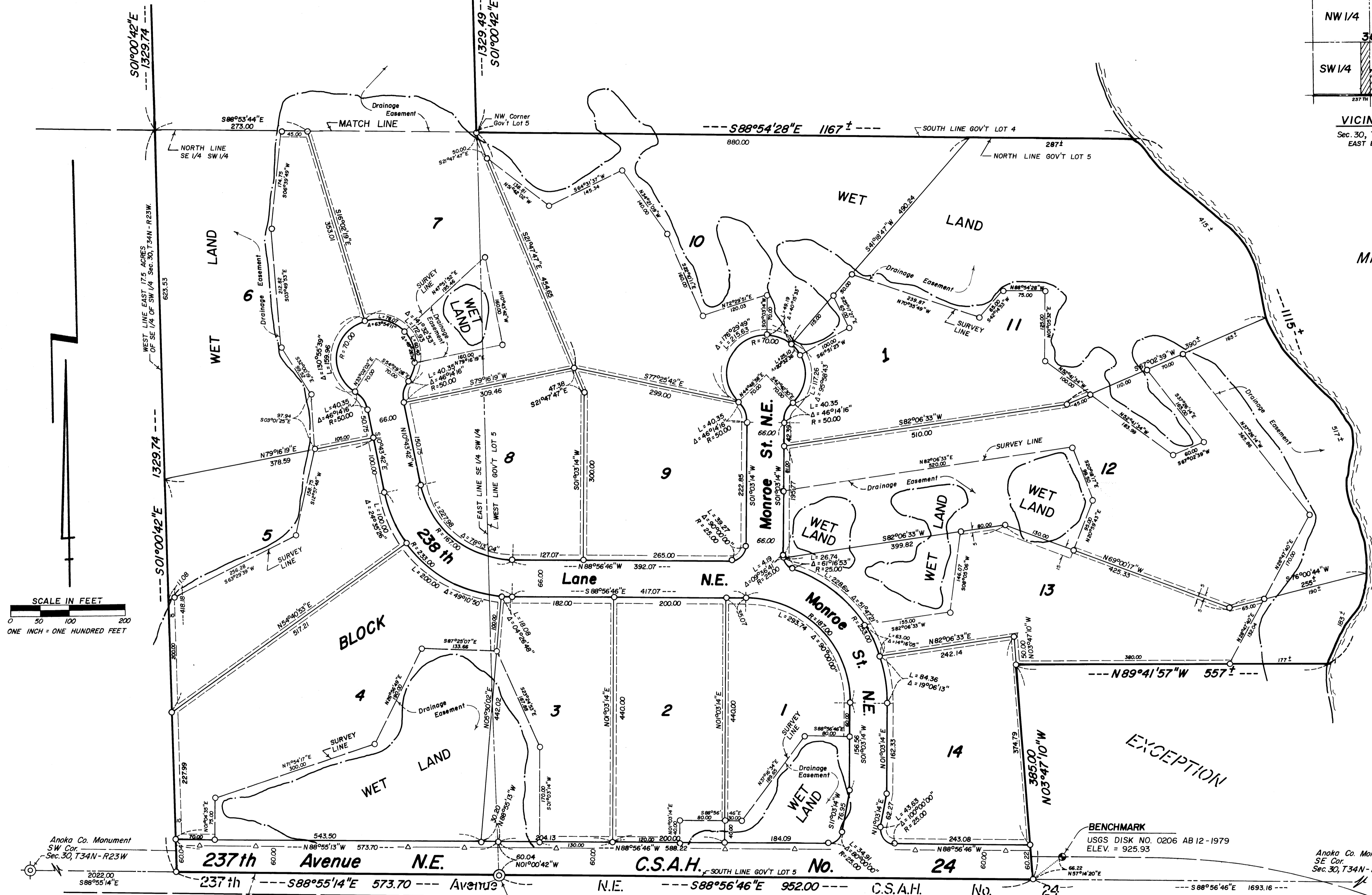
CARL W. PETERSON & ASSOC., INC.  
OAKDALE, MINNESOTA  
(612) 735-7606

# WEST MINARD LAKE ADDITION

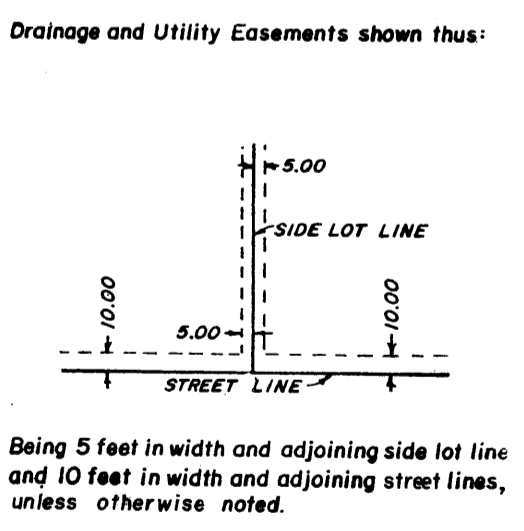
CITY OF EAST BETHEL  
COUNTY OF ANOKA



VICINITY MAP  
Sec. 30, T34N - R23W  
EAST BETHEL, MN.



ICE ELEVATION  
1/10/95 = 920.71  
MN DNR Protected Waters  
No. 2-67



- Denotes 1/2 inch iron pipe monument marked "RIVARD RLS 19421", to be set within one year of the recording date of this plat.
- ▲—▲—▲ Denotes access control (No Access)
- Denotes edge of wetland as delineated by Lori Marco, a Consulting Biologist.

For the purpose of this plat, the South line of Government Lot 5 bears South 88 degrees 56 minutes 46 seconds East.

**CARL W. PETERSON & ASSOC., INC.**  
OAKDALE, MINNESOTA  
(612) 735-7606