

WILDWOOD ESTATES PLAT 2

OFFICIAL PLAT

COLUMBUS TOWNSHIP, ANOKA COUNTY, MINNESOTA

OFFICIAL PLAT 45.

THIS IS TO CERTIFY that Wildwood Estates, Inc., of Columbus Township, a Minnesota corporation, the fee owner of the property described below as Tract "A", and Richard J. Clendenen and Ann M. Clendenen, husband and wife, fee owners of the property described below as Tract "B", both tracts of which are situated in Columbus Township, Anoka County, Minnesota, have caused the real property described below as "PLAT DESCRIPTION" to be surveyed and platted as WILDWOOD ESTATES PLAT 2, and do hereby donate and dedicate to the public for public use forever, 140th Avenue and Julliard Street as shown on the plat, and drainage and utility easements as shown on the plat:

Description of Tract "A":

That part of the East Half of the Southwest Quarter of Section 26 and that part of the North Half of the Northwest Quarter of Section 35, all in Township 32 North, Range 22 West, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 35; thence North 89 degrees 32 minutes 50 seconds East, assumed bearing, along the north line of said Section 35, a distance of 1802.5 feet to the point of beginning; thence South 0 degrees 27 minutes 09 seconds West, 738.09 feet to the south line of the North 738 feet of said North Half of the Northwest Quarter; thence South 89 degrees 32 minutes 50 seconds West, along said south line, a distance of 182.38 feet; thence South 1 degree 38 minutes 09 seconds West, 194.09 feet to the southeasterly extension of the north line of the Lester J. Trombley tract as described on a Quit Claim Deed, recorded in Book 834 of Deeds, page 186; thence North 87 degrees 21 minutes 15 seconds West, along said southeasterly extension and along the north line of said Lester J. Trombley tract, 540.00 feet to the southerly extension of the west line of the Duane A. Brown tract as described on Quit Claim Deed, recorded in Book 1032 of Deeds, page 470; thence North 0 degrees 31 minutes 04 seconds West, parallel with the west line of said North Half of the Northwest Quarter and along said southerly extension, 33.05 feet to the southwest corner of said Duane A. Brown tract; thence South 87 degrees 21 minutes 15 seconds East, along the southerly line of said Duane A. Brown tract, 204.31 feet to the southeast corner of said Duane A. Brown tract; thence North 0 degrees 31 minutes 04 seconds West, parallel with the west line of said North Half of the Northwest Quarter and along the east line of said Duane A. Brown tract, 439.47 feet to the northeast corner of said Duane A. Brown tract; thence North 89 degrees 25 minutes 43 seconds East, 81.00 feet to hereinafter described "Line A"; thence North 0 degrees 31 minutes 04 seconds West, along said "Line A", 441.13 feet to the north line of said Section 35; thence South 89 degrees 32 minutes 50 seconds West, along said north line, a distance of 30.86 feet to the southwest corner of the East Half of the Southwest Quarter of said Section 26; thence North 0 degrees 41 minutes 01 second West, along the west line of said East Half of the Southwest Quarter, 1326.08 feet to the southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 26; thence continuing North 0 degrees 41 minutes 01 second West, along said west line, 613.95 feet; thence North 42 degrees 42 minutes 19 seconds East, 975.46 feet to the northeast corner of the West 1980 feet of the Southwest Quarter of said Section 26; thence South 0 degrees 34 minutes 03 seconds East, along the east line of said West 1980 feet, a distance of 2651.59 feet to the south line of said Section 26; thence South 89 degrees 32 minutes 50 seconds West, along said south line, 177.50 feet to the point of beginning.

"Line A" is described as follows:

Commencing at the southwest corner of the North Half of the Northwest Quarter of Section 35; thence easterly, along the south line of the North Half of the Northwest Quarter, a distance of 607.9 feet to the southwest corner of the Lester J. Trombley tract as described on a Quit Claim Deed, recorded in Book 832 of Deeds, page 393; thence northerly, parallel with the west line of North Half of the Northwest Quarter of Section 35, and along the west line of said Lester J. Trombley tract, a distance of 450 feet to the northwest corner of said Lester J. Trombley tract; thence easterly, parallel with the south line of the North Half of the Northwest Quarter and along the north line of said Lester J. Trombley tract, a distance of 193 feet to the northeast corner of said Lester J. Trombley tract; thence southerly, parallel with the west line of the North Half of the Northwest Quarter, a distance of 21 feet to the northwest corner of the Lester J. Trombley tract as described on a Quit Claim Deed, recorded in Book 834 of Deeds, page 186; thence southeasterly, along the north line of said Lester J. Trombley tract, a distance of 260.65 feet to the southerly extension of the west line of the Duane A. Brown tract as described on Quit Claim Deed, recorded in Book 1032 of Deeds, page 470; thence northerly, parallel with the west line of the North Half of the Northwest Quarter of Section 35 and along the west line of said Duane A. Brown tract and its southerly and northerly extensions, a distance of 902.77 feet to the north line of Section 35; thence easterly, along said north line, 285 feet to the point of beginning of the "Line A" to be described; thence southerly, parallel with the west line of the North Half of the Northwest Quarter of Section 35, a distance of 441.13 feet to the easterly extension of the north line of said Duane A. Brown tract and said "Line A" there terminating.

Description of Tract "B":

That part of the North Half of the Northwest Quarter of Section 35, Township 32, Range 22, Anoka County, Minnesota as follows:

Commencing at the northwest corner of Section 35; thence easterly, along the north line of Section 35, a distance of 1802.5 feet, to the point of beginning; thence Southerly, deflecting 90 degrees 19 seconds to the right, a distance of 718.09 feet to the south line of the North 718 feet of the North Half-Northwest Quarter of Section 35; thence Westerly, along said south line, a distance of 181.96 feet; thence Southerly, deflecting 87 degrees 54 minutes 41 seconds to the left, a distance of 598.45 feet, to the South line of the North Half-Northwest Quarter; thence Easterly, along the South line of the North Half-Northwest Quarter, a distance of 1046 feet, more or less, to the Southeast corner of the North Half-Northwest Quarter of Section 35; thence Northerly, along the North South Quarter line of Section 35, a distance of 1314 feet, more or less to the Northeast corner of the North Half-Northwest Quarter; thence Westerly, along the North line of Section 35, a distance of 828 feet, more or less, to the point of beginning.

ALSO: That part of the East Half of the Southwest Quarter of Section 26, Township 32 North, Range 22 West, Anoka County, Minnesota, lying east of a line drawn parallel with and distant 1980 feet east of the west line of the Southwest Quarter of Section 26.

"PLAT DESCRIPTION"

The Northeast Quarter of the Southwest Quarter of Section 26, Township 32 North, Range 22 West, Anoka County, Minnesota, except that part platted as WILDWOOD ESTATES:

AND

The Southeast Quarter of the Southwest Quarter of Section 26, Township 32 North, Range 22 West, Anoka County, Minnesota;

AND

That part of the North Half of the Northwest Quarter of Section 35, Township 32 North, Range 22 West, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 35; thence North 89 degrees 32 minutes 50 seconds East, assumed bearing along the north line of Section 35, to the point of beginning at a point 285.00 feet easterly of the intersection of the northerly extension of the west line of the Duane A. Brown tract as described on Quit Claim Deed, recorded in Book 1032 of Deeds, page 470, with said north line of Section 35; thence South 0 degrees 31 minutes 04 seconds East, parallel with the west line of Section 35, a distance of 441.13 feet to the easterly extension of the north line of said Duane A. Brown tract; thence South 89 degrees 25 minutes 43 seconds West, along said easterly extension, 81.00 feet to the northeast corner of said Duane A. Brown tract; thence South 0 degrees 31 minutes 04 seconds East, 439.47 feet to the southeast corner of said Duane A. Brown tract; thence South 0 degrees 31 minutes 04 seconds East, along the southerly extension of the west line of said Duane A. Brown tract, 33.05 feet to the north line of the Lester J. Trombley tract as described on a Quit Claim Deed, recorded in Book 834 of Deeds, page 186; thence South 87 degrees 21 minutes 15 seconds East, along said north line and its easterly extension, 540.00 feet; thence South 1 degree 38 minutes 09 seconds West, 384.35 feet to the south line of the North Half of the Northwest Quarter of Section 35; thence North 89 degrees 25 minutes 43 seconds East, along said south line, 1046.38 feet to the southeast corner of the North Half of the Northwest Quarter; thence North 0 degrees 35 minutes 28 seconds West, along the north-south quarter line of Section 35, a distance of 1313.90 feet to the north quarter corner of Section 35; thence South 89 degrees 32 minutes 50 seconds West, along the north line of Section 35, a distance of 1284.43 feet to the point of beginning.

795016
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 JAN 26 1988 A.D. 19
at 11:40 o'clock A.M. and was duly recorded in book 384 page 45
By Neil J. Omdahl
County Recorder

1-26-88
DONALD C. BAILEY
Anoka County Treasurer
J. Henry

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"
January 20 1988
Charles R. LeFebvre
Auditor, Anoka County
By Joel M. Sawyer
Deputy

IN WITNESS WHEREOF said Wildwood Estates, Inc., of Columbus Township, a Minnesota corporation, has caused these presents to be signed by its proper officers this 13th day of JANUARY, 19 88.

By: Henry T. Miers Henry T. Miers, President
By: James J. Frischmon James J. Frischmon, Vice President

STATES OF MINNESOTA)
COUNTY OF Anoka) SS

The foregoing instrument was acknowledged before me, this 13th day of January, 19 88, by Henry T. Miers, President and James J. Frischmon, Vice President on behalf of Wildwood Estates, Inc. of Columbus Township, a Minnesota corporation.

Mary A. Hoyt
Notary Public, Anoka County, Minnesota
My Commission Expires 8/4/91

IN WITNESS WHEREOF said Richard J. Clendenen and Ann M. Clendenen, husband and wife, have hereunto set their hands this 13th day of JANUARY, 19 88.

By: Richard J. Clendenen Richard J. Clendenen
By: Ann M. Clendenen Ann M. Clendenen

STATE OF MINNESOTA)
COUNTY OF Anoka) SS

The foregoing instrument by Richard J. Clendenen and Ann M. Clendenen was acknowledged before me this 13th day of January, 19 88.

Mary A. Hoyt
Notary Public, Anoka County, Minnesota
My Commission Expires 8/4/91

I hereby certify that I have surveyed and platted the property described in the dedication of this plat as WILDWOOD ESTATES PLAT 2; that this is a correct representation of said survey; that all distances are correctly shown on the plat; 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 wetlands, easements, or public highways to be designated on said plat other than as shown thereon.

Don C. Hult
Don C. Hult, Minnesota Registered Land Surveyor No. 6617

STATE OF MINNESOTA)
COUNTY OF CHISAGO) SS

This instrument was acknowledged before me, a Notary Public, this 31st day of DECEMBER, 19 87, by Don C. Hult, Minnesota Registered Land Surveyor No. 6617.

Sharon W. Anty
Notary Public, Washington County, Minnesota
My Commission Expires November 9, 1992

The plat of WILDWOOD ESTATES PLAT 2 was approved by the Town Board of the Township of Columbus at a meeting held this 13th day of January, 19 88. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or 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: Barbara O. Masteller Clerk
Signed: Harold W. Hudson 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 Jan, 19 88.

Dan E. Lunt Chairman
John Jay McLinden County Administrator

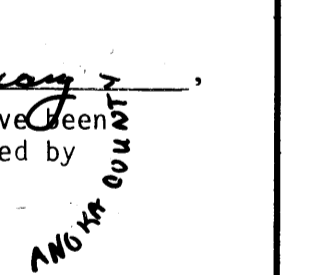
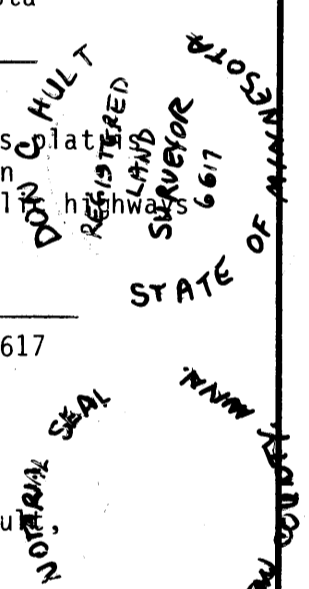
Checked and approved this 15th day of Jan, 19 88.

By Murf O. Anden Anoka County Surveyor

Recommended for approval this 15th day of January, 19 88.
By Pam K. Lund Anoka County Highway Engineer

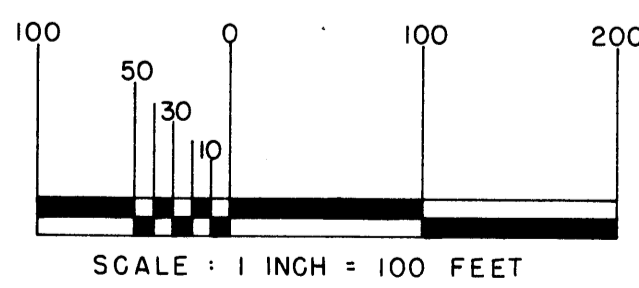
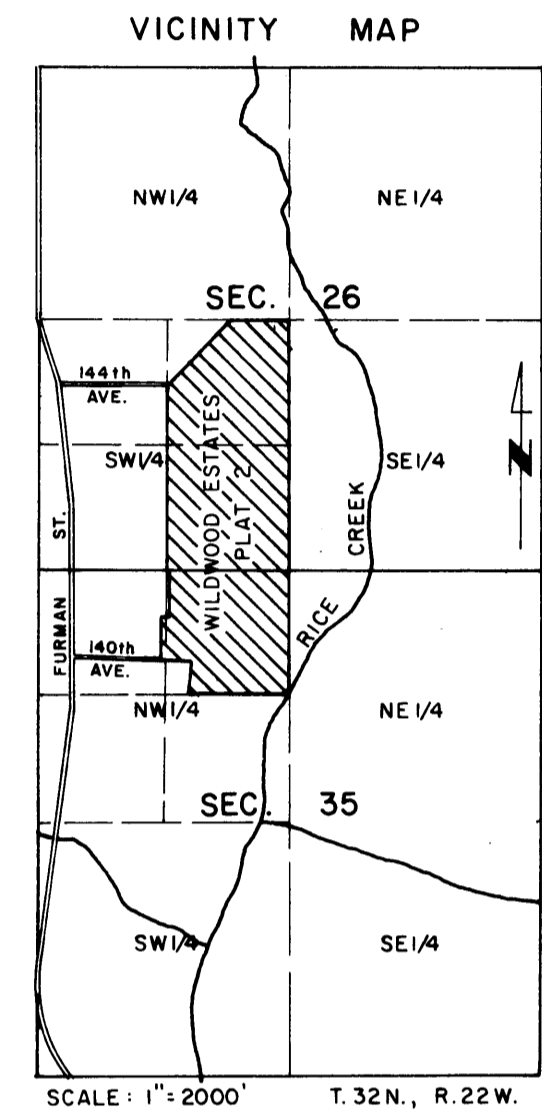
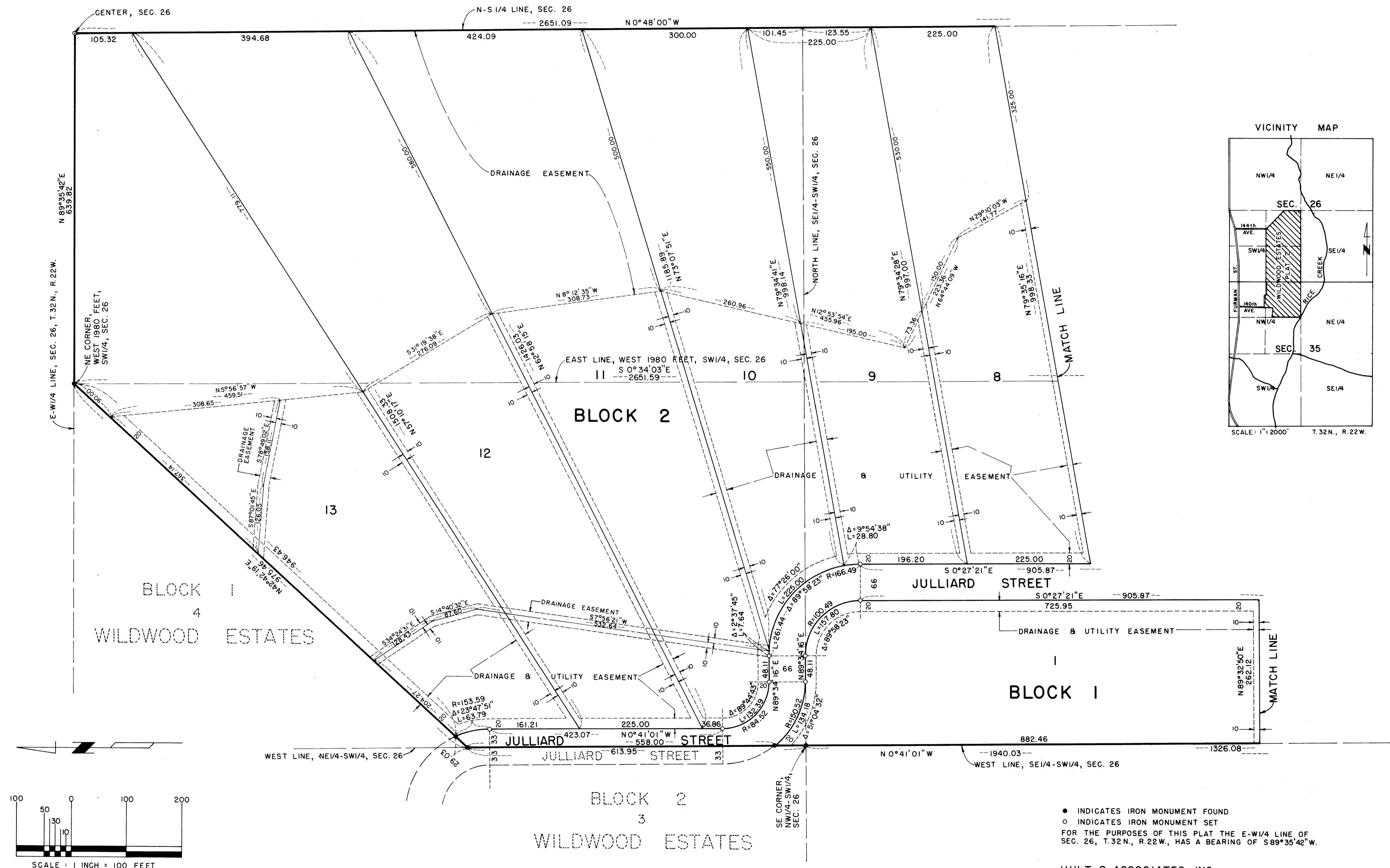
This plat was approved as to form and execution on this 26th day of January, 19 88.

By Anthony C. Palumbo Anoka County Attorney
Assistant



WILDWOOD ESTATES PLAT 2

COLUMBUS TOWNSHIP, ANOKA COUNTY, MINNESOTA



● INDICATES IRON MONUMENT FOUND
 ○ INDICATES IRON MONUMENT SET
 FOR THE PURPOSES OF THIS PLAT THE E-W 1/4 LINE OF
 SEC. 26, T.32N., R.22W., HAS A BEARING OF S89°35'42"W.

HULT & ASSOCIATES, INC.
 LAND SURVEYORS
 SEPTEMBER 1987

WILDWOOD ESTATES PLAT 2

COLUMBUS TOWNSHIP, ANOKA COUNTY, MINNESOTA

