

WINSLOW WOODS

KNOW ALL PERSONS BY THESE PRESENTS: That Tony Emmerich Construction, Inc., a Minnesota corporation, owner of the following described property:

That part of the Northeast Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying southeasterly of the centerline of Crosstown Boulevard and lying northeasterly of the plot of WINSLOW HILLS 3RD ADDITION.

AND

That part of the Northeast Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying southeasterly of Block 3, WINSLOW HILLS 3RD ADDITION.

AND

That part of the Northwest Quarter of the Southeast Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying westerly of the westerly right of way line of the Burlington Northern Inc. railroad right of way, except that part platted as WINSLOW HILLS 3RD ADDITION.

AND

That part of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying westerly and northerly of the following described line:

Commencing at the Northeast corner of said Southwest Quarter of the Southeast Quarter; thence North 88 degrees 35 minutes 19 seconds West, assumed bearing, along the North line of said Southwest Quarter of the Southeast Quarter, 734.73 feet to the point of beginning of the line to be described; thence South 01 degrees 24 minutes 41 seconds West, 238.06 feet; thence southerly 132.69 feet along a tangential curve concave to the east having a radius of 1033.00 feet and a central angle of 07 degrees 21 minutes 36 seconds; thence South 05 degrees 56 minutes 55 seconds East, tangent to the last described curve, 108.74 feet; thence southerly 16.86 feet along a tangential curve concave to the west having a radius of 467.00 feet and a central angle of 02 degrees 04 minutes 05 seconds; thence South 87 degrees 04 minutes 47 seconds West, not tangent to the last described curve, 586.17 feet; thence South 71 degrees 53 minutes 33 seconds West, 445.05 feet to the east line of Lot 9, Block 5, WINSLOW HILLS 2ND ADDITION and said line there terminating.

EXCEPT

That part platted as WINSLOW HILLS, WINSLOW HILLS 2ND ADDITION, and WINSLOW HILLS 3RD ADDITION.

Has caused the same to be surveyed and platted as WINSLOW WOODS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Tony Emmerich Construction, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 15th day of AUGUST, 2014.

TONY EMMERICH CONSTRUCTION, INC.

[Signature]
Anthony J. Emmerich, President

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me on August 15, 2014 by Anthony J. Emmerich, President of Tony Emmerich Construction, Inc., a Minnesota corporation, on behalf of the corporation.

Patricia B. Erickson
Patricia B. Erickson
Notary Public, Santi County, Minnesota
My commission expires January 31, 2015

I Thomas R. Balluff 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 15th day of August, 2014.

[Signature]
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on August 15, 2014 by Thomas R. Balluff.

Cynthia J. Morical
Cynthia J. Morical
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2015

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

This plat of WINSLOW WOODS was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 15th day of July, 2014, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ANDOVER, MINNESOTA

By: [Signature], Mayor By: [Signature], Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 26th day of August, 2014.

By: [Signature]
Larry D. Holm
Anoka County Surveyor

2089030.002
Office of RECORDER/REGISTRAR
OF TITLES
STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the within instrument was filed in
the office for record on the 26 day of
Aug 2014 at 2:40 o'clock P.M.
and immediately recorded in book 77, page 27
Jonell M Sawyer
Recorder of Titles
[Signature]

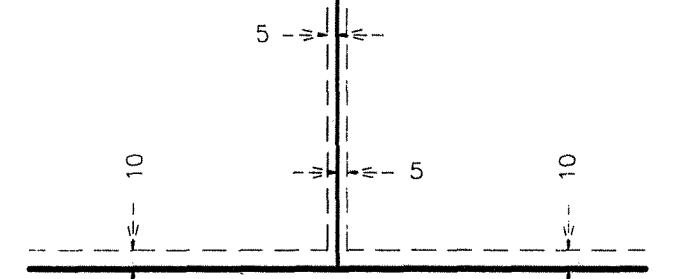
I HEREBY CERTIFY THAT THE CURRENT AND
DEFERRED TAXES ON THE LANDS DESCRIBED
HEREIN ARE PAID AND THE TRANSFER IS
ENTERED 8-26-14
Jonell M Sawyer
PROPERTY TAX ADMINISTRATOR
By: [Signature]
DEPUTY



\$56

WINSLOW WOODS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side & rear lot lines, and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

For the purposes of this plat, the north line of the NW 1/4 of the SE 1/4 of Section 23, Township 32, Range 24 is assumed to have a bearing of North 88 degrees 28 minutes 33 seconds West.

- Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument unless otherwise noted
- ⊙ Denotes Found Anoka County Cast Iron Monument

