

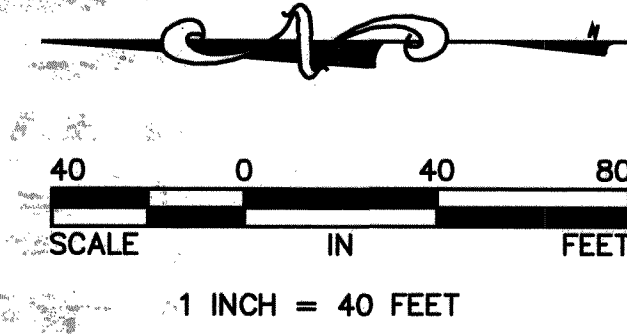
WOODBURY HOUSE ESTATES

BOOK 16 Map. page 40

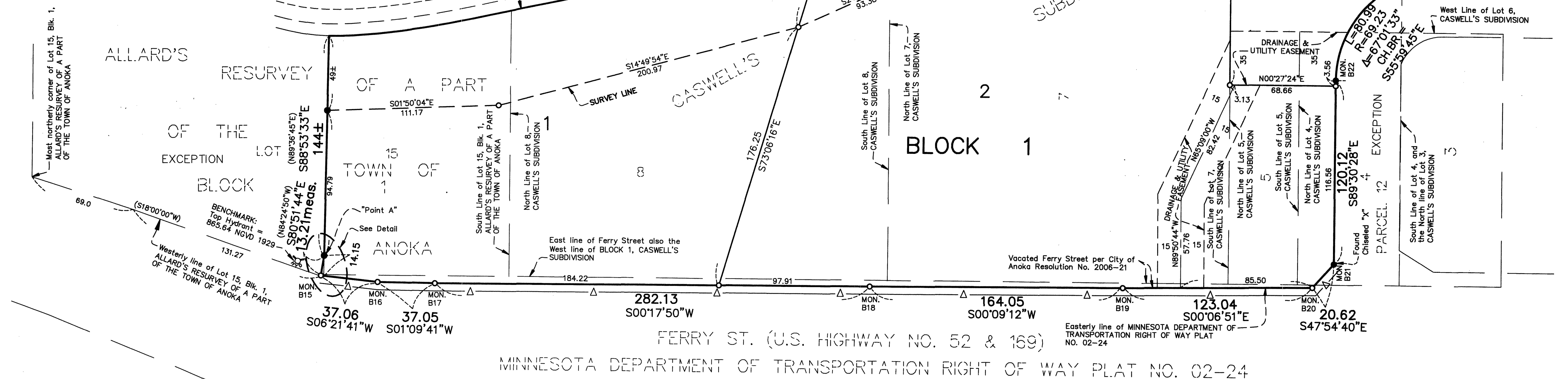
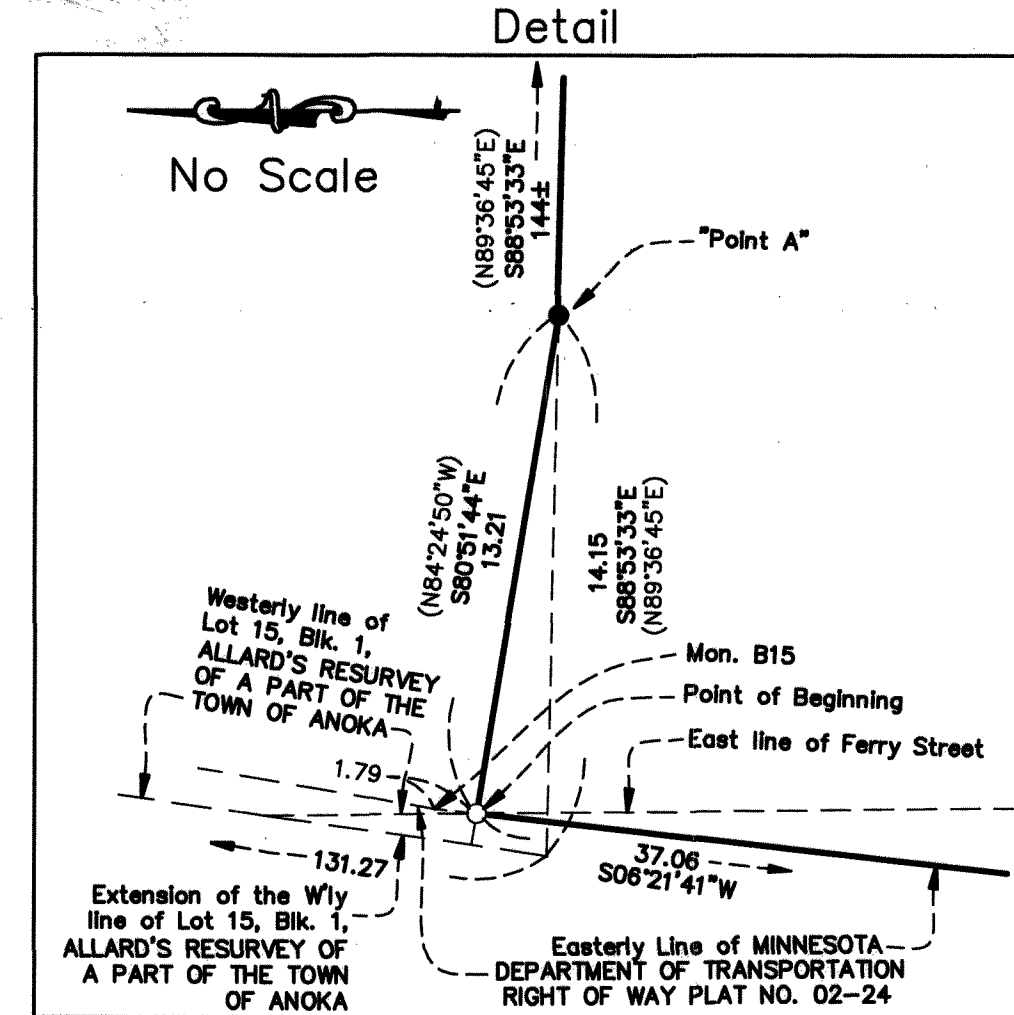
CITY OF ANOKA
COUNTY OF ANOKA
SEC. 12, T. 31, R. 25

For the purposes of this plat the North line of Lot 6, CASWELL'S SUBDIVISION is assumed to bear S89°37'18"E.

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes found iron monument
- (S18°00'00"W) Denotes Deed Call
- △— Denotes Right of Access dedicated per the plat of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-24.



2070578.001
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 8th day of October, 2013 at 10:21 AM and was duly recorded in book 76 page 40
James M. Sawyer
Recorder/Registrar of Titles
By MLE



KNOW ALL PERSONS BY THESE PRESENTS: That the City of Anoka, a Minnesota Municipal Corporation under the laws of the State of Minnesota, owner of the following described property:

All those certain lots or parcels of ground situate in the City of Anoka, County of Anoka, State of Minnesota, described as follows:

Lots 7 and 8 of CASWELL'S SUBDIVISION, also known as CASWELL'S SUBDIVISION OF LOTS 3 AND 4 OF BLOCK 50 OF THE CITY OF ANOKA. Also, Lot 15, Block 1, ALLARD'S RESURVEY OF A PART OF THE TOWN OF ANOKA, now City of Anoka, except that part lying North of the following described line:

Commencing at the most Northerly corner of said Lot 15; thence South 18 degrees West along the Westery line of said Lot 15 a distance of 69 feet; thence continue South 18 degrees West along said Westery line of Lot 15 and the extension thereof 131.27 feet; thence North 89 degrees 36 minutes 45 seconds East a distance of 14.15 feet to a point to be hereafter known as Point A; thence North 84 degrees 24 minutes 50 seconds West to intersect said Westery line of Lot 15 and the actual point of beginning of the line to be described; thence return South 84 degrees 24 minutes 50 seconds East to said Point A; thence North 89 degrees 36 minutes 45 seconds East to intersect the shore of the Rum River and there terminating.

AND

That part of vacated Ferry Street lying Westery of and adjacent to Lots 7 and 8, CASWELL'S SUBDIVISION, according to the recorded plat thereof, Anoka County, Minnesota, lying Southerly of the Westery extension of the North line of said Lot 8, and lying Eastery of the East right-of-way line of Trunk Highway No. 169, per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-24, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of vacated Ferry Street lying Westery of and adjacent to Lot 15, Block 1, ALLARD'S RESURVEY OF A PART OF THE TOWN OF ANOKA, now City of Anoka, according to the recorded plat thereof, Anoka County, Minnesota, lying North of the Westery extension of the South line of said Lot 15, and lying East of the East right-of-way line of Trunk Highway No. 169, per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-24, according to the recorded plat thereof, Anoka County, Minnesota, and lying Southerly of the following described line:

Commencing at the most Northerly corner of said Lot 15; thence South 18 degrees West along the Westery line of said Lot 15 a distance of 69 feet; thence continue South 18 degrees West along said Westery line of Lot 15 and the extension thereof 131.27 feet; thence North 89 degrees 36 minutes 45 seconds East a distance of 14.15 feet to the point of beginning of the line being described; thence North 84 degrees 24 minutes 50 seconds West to said East right-of-way line of Trunk Highway No. 169 and there terminating.

AND Jenille W. Weaver, a single person, owner of the following described property:

Lots 4, 5, and 6 of CASWELL'S SUBDIVISION, County of Anoka, State of Minnesota,

EXCEPT that part of Lot 6 that lies South of the North line of Lot 3 said CASWELL'S SUBDIVISION, said North line being extended East.

AND EXCEPT that part of said Lots 4 and 6 lying within Parcel 12, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-24, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of vacated Ferry Street lying Westery of and adjacent to Lots 4 and 5, CASWELL'S SUBDIVISION, according to the recorded plat thereof, Anoka County, Minnesota lying southerly of the Westery extension of the north line of Lot 8 said CASWELL'S SUBDIVISION, and lying Eastery of the east right-of-way line of Trunk Highway No. 169, and northerly of Parcel 12, per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-24, according to the recorded plat thereof, Anoka County, Minnesota.

In witness whereof said City of Anoka, a Minnesota Municipal Corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this 16 day of September, 2013.

CITY OF ANOKA
Phil Rice, as Mayor
Amy T. Oehlers, as City Clerk

STATE OF MINNESOTA
COUNTY OF ANOKA
This instrument was acknowledged before me this 16 day of September, 2013 by Phil Rice, as Mayor, and Amy T. Oehlers, as City Clerk, of the City of Anoka, a Minnesota Municipal corporation under the laws of the State of Minnesota, on behalf of the corporation.

CHRISTINE S. HANSON
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2015

In witness whereof said Jenille W. Weaver, a single person, has hereunto set her hand this 11 day of Sept, 2013.
Jenille W. Weaver

STATE OF MINNESOTA
COUNTY OF ANOKA
This instrument was acknowledged before me this 11 day of Sept, 2013 by Jenille W. Weaver, a single person.

PAM C. BOWMAN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015

I Charles R. Christopherson 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 10 day of September, 2013.

Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA
This instrument was acknowledged before me this 10 day of September, 2013 by Charles R. Christopherson.

Lisa E. Broughton
Notary Public, Minnesota
My commission expires January 2017

City Council, City of Anoka, Minnesota
This plat of WOODBURY HOUSE ESTATES was approved and accepted by the City Council of the City of Anoka, Minnesota at a regular meeting thereof held this 19 day of August, 2013, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Anoka, Minnesota
By: Phil Rice, Mayor
By: Amy T. Oehlers, Clerk

Anoka Planning Commission
Be it known that at a meeting held on this 17 day of Sept, 2013, the Planning Commission of the City of Anoka, Minnesota, did hereby review and approve this plat of WOODBURY HOUSE ESTATES.

Planning Commission, City of Anoka, Minnesota
By: Pam C. Bowman, Chairman
By: Crystal Pomeroy, Secretary

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 8th day of October, 2013.

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
October 8, 2013
Jonell M. Sawyer
PROPERTY TAX ADMINISTRATOR
BY MLE
DEPUTY

Larry D. Hagan
Anoka County Surveyor

\$56.00

