

# WOODLAND BLUFFS THIRD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Kenneth L. Peterson and Faith Hope Peterson, husband and wife, and Arnold A. Radtke and LaVone Radtke, husband and wife, and The City of Ham Lake, a Political Subdivision, fee owners, and Woodland Development Corporation, a Minnesota Corporation, contract purchaser, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

All that part of the Southwest Quarter of Section 3, Township 32, Range 23, Anoka County, Minnesota, except the South 16 rods of the East 10 rods as measured along the South and East lines of said Southwest Quarter of Section 3, and except the north 50.00 feet of the west 500.00 feet of said Southwest Quarter of Section 3, lying northerly of REVISION OF SHEET 3 ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 6.

AND

The Southwest Quarter of the Northwest Quarter of Section 3, Township 32, Range 23, Anoka County, Minnesota, except the West 250 feet of the North 500 feet thereof, and except the south 450.00 feet of the west 500.00 feet thereof.

Have caused the same to be surveyed and platted as WOODLAND BLUFFS THIRD ADDITION and do hereby donate and dedicate to the public for public use forever the streets, avenues, lane and the drainage and utility easements as shown on this plat and also dedicate to the County of Anoka the Right of Access onto County State Aid Highway No. 18 and County Road No. 68 as shown on this plat. In witness whereof said Kenneth L. Peterson and Faith Hope Peterson, husband and wife, have hereunto set their hands this 6<sup>th</sup> day of NOVEMBER, 2002. In witness whereof said Arnold A. Radtke and LaVone Radtke, husband and wife, have hereunto set their hands this 6<sup>th</sup> day of NOVEMBER, 2002. In witness whereof said City of Ham Lake, a Political Subdivision, has caused these presents to be signed by Gary Kirkeide, as Mayor, and Doris Nivala, as Clerk, Ham Lake, Minnesota, in witness whereof said Woodland Development Corporation, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 6<sup>th</sup> day of November, 2002.

SIGNED

Kenneth L. Peterson  
Kenneth L. Peterson

Faith Hope Peterson  
Faith Hope Peterson

Arnold A. Radtke  
Arnold A. Radtke

LaVone Radtke  
LaVone Radtke

CITY OF HAM LAKE

Gary Kirkeide  
Gary Kirkeide, Mayor

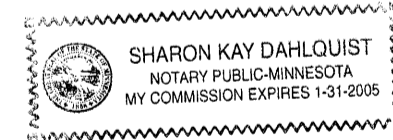
Doris Nivala  
Doris Nivala, Clerk

WOODLAND DEVELOPMENT CORPORATION

Pamela S. Westlund  
Pamela S. Westlund, as President

STATE OF MINNESOTA  
COUNTY OF Anoka

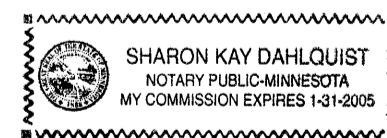
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of November, 2002 by Kenneth L. Peterson and Faith Hope Peterson, husband and wife.



Sharon Kay Dahlquist  
Notary Public, Minnesota  
My Commission Expires 1-31-05

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of November, 2002 by Arnold A. Radtke and LaVone Radtke, husband and wife.



Sharon Kay Dahlquist  
Notary Public, Minnesota  
My Commission Expires 1-31-05

STATE OF MINNESOTA  
COUNTY OF Anoka

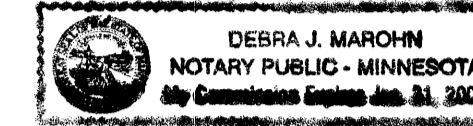
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of November, 2002, by Gary Kirkeide, as Mayor, and Doris Nivala, as Clerk, of the City of Ham Lake, a Political Subdivision, on behalf of the Subdivision.



Charles R. Christopherson  
Notary Public, Minnesota  
My Commission Expires 1-31-05

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of November, 2002 by Pamela S. Westlund, as President of Woodland Development Corporation, a Minnesota Corporation, on behalf of the corporation.



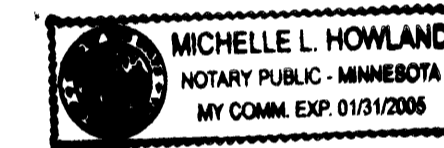
Debra J. Marohn  
Notary Public, Minnesota  
My Commission Expires JAN. 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as WOODLAND BLUFFS THIRD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands as defined in MS 505.02, subd. 1, or public highways to be designated other than as shown.

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

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of November, 2002 by Charles R. Christopherson, Land Surveyor.



Michelle L. Howland  
Notary Public, Minnesota  
My Commission Expires January 31, 2005.

#1735437  
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 26 NOV A.D., 2002 at 12:30 o'clock P.M., and was duly recorded in book 64 page 6  
MARGARET J. DEVINE  
County Recorder  
SL2

HAM LAKE, MINNESOTA

This plat of WOODLAND BLUFFS THIRD ADDITION was approved and accepted by the City Council of Ham Lake, Minnesota, at a regular meeting thereof held this 7<sup>th</sup> day of October, 2002. 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.

CITY COUNCIL OF THE CITY OF HAM LAKE, MINNESOTA

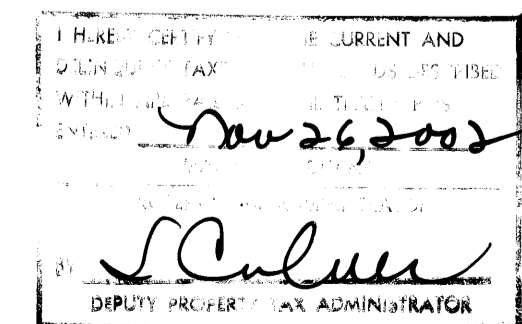
Gary Kirkeide  
Gary Kirkeide, Mayor

Doris Nivala  
Doris Nivala, Clerk

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 26<sup>th</sup> day of NOVEMBER, 2002.

Larry D. Hoiunt  
Larry Hoiunt, Anoka County Surveyor



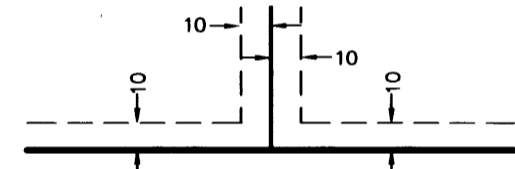
RECEIPT # 2002142038 / \$ 2413.50

# WOODLAND BLUFFS THIRD ADDITION

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 4

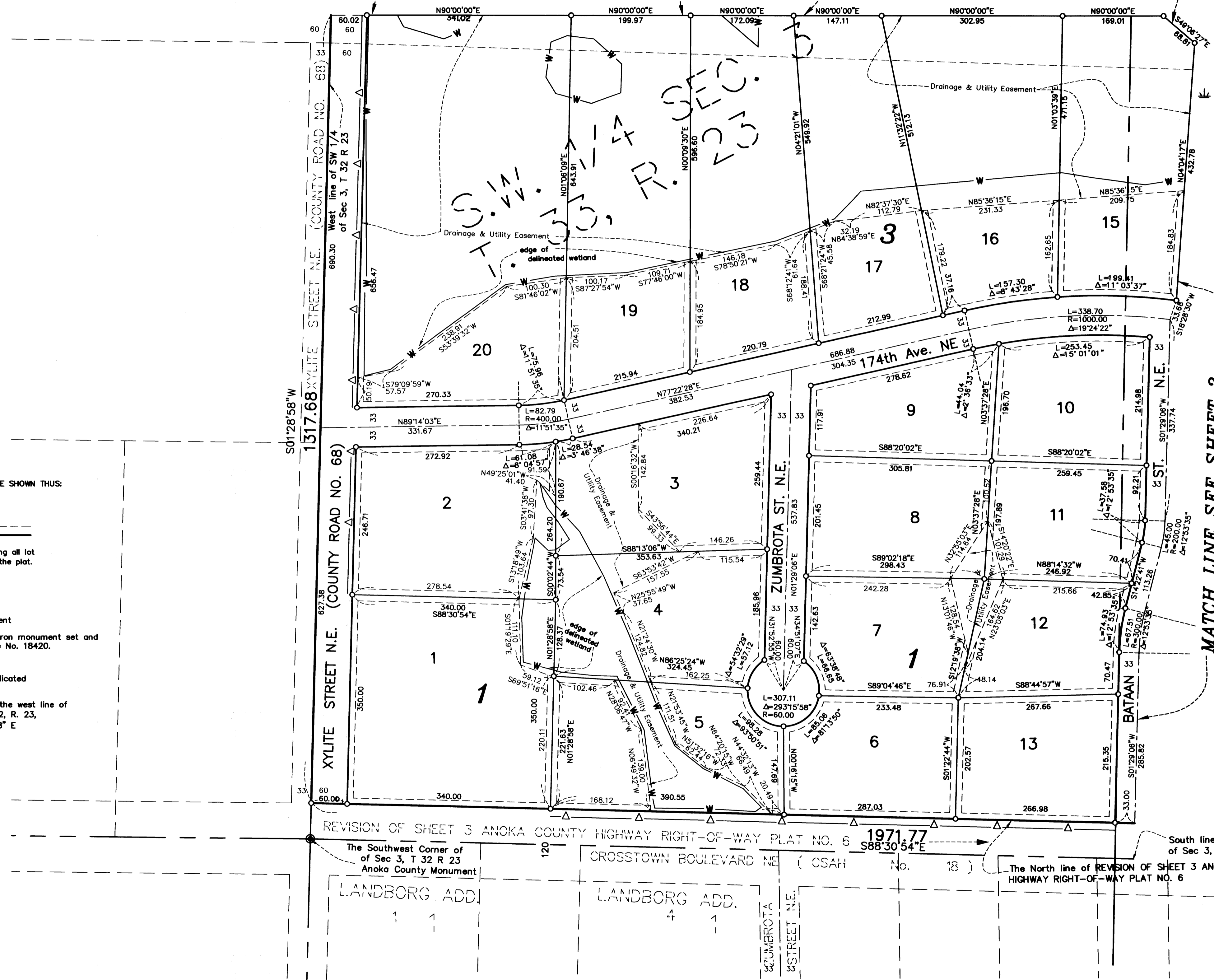
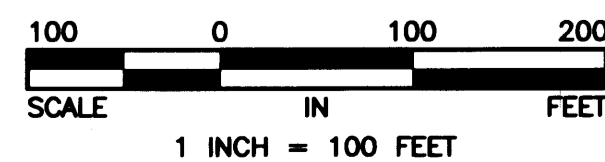
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining all lot lines unless otherwise shown on the plat.

- Denotes Anoka County Monument
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes iron monument found
- △— Denotes Restricted Access dedicated to the County of Anoka

For the purposes of this plat the west line of the SW 1/4 of Section 3, T 32, R. 23, is assumed to bear N 01°28'58" E



MATCH LINE SEE SHEET 3

REVISION OF SHEET 3 ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 6 1971.77

The Southwest Corner of Sec 3, T 32 R 23 Anoka County Monument

CROSTOWN BOULEVARD NE (OSAH No. 18)

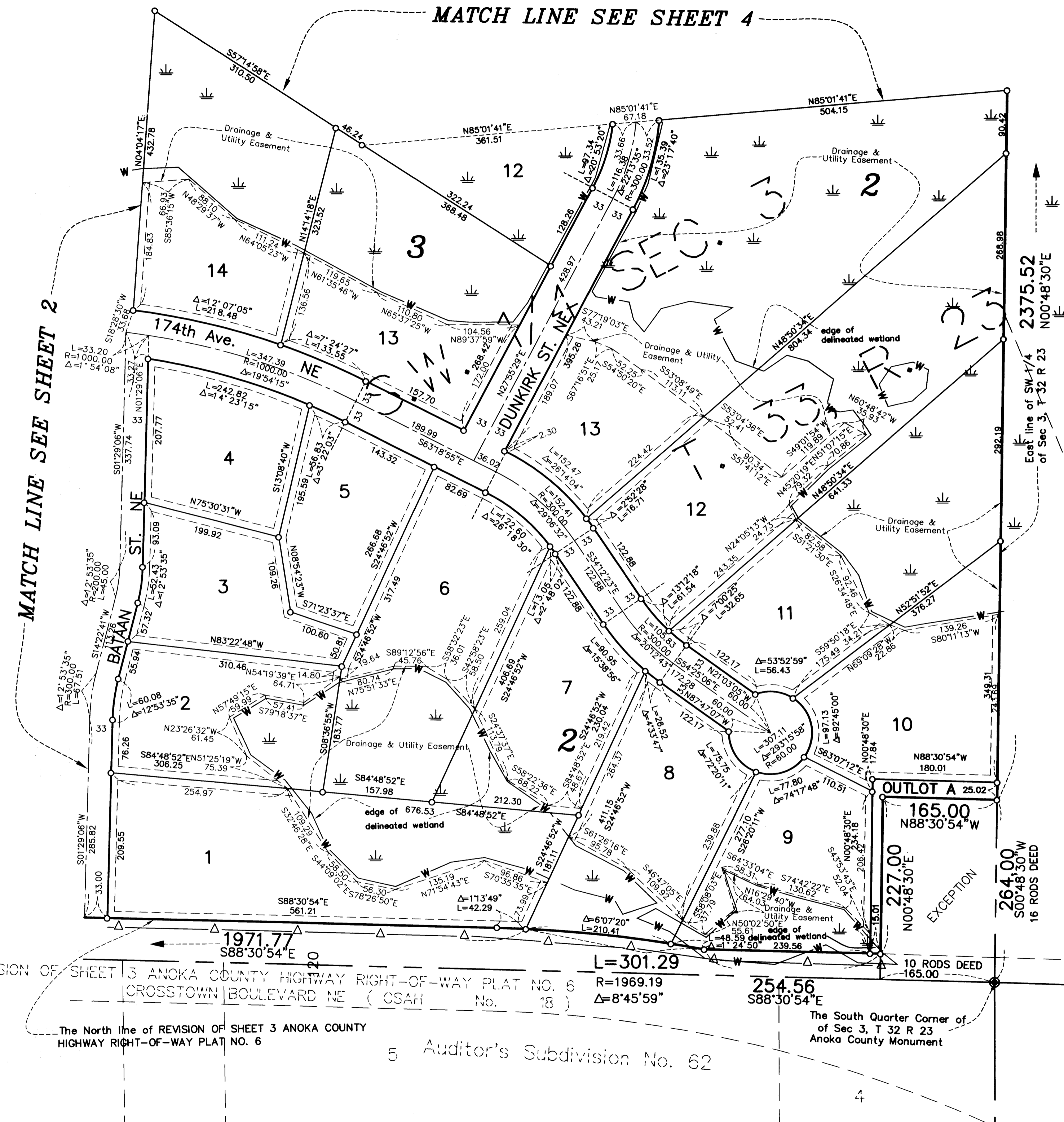
The North line of REVISION OF SHEET 3 ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 6

LANDBORG ADD. 1 1

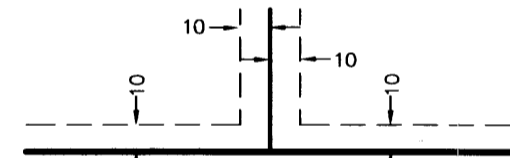
LANDBORG ADD. 4 1

1/4 ZUMBROTA STREET N.E.

# WOODLAND BLUFFS THIRD ADDITION



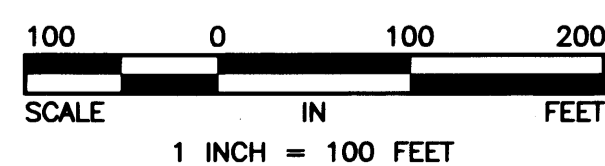
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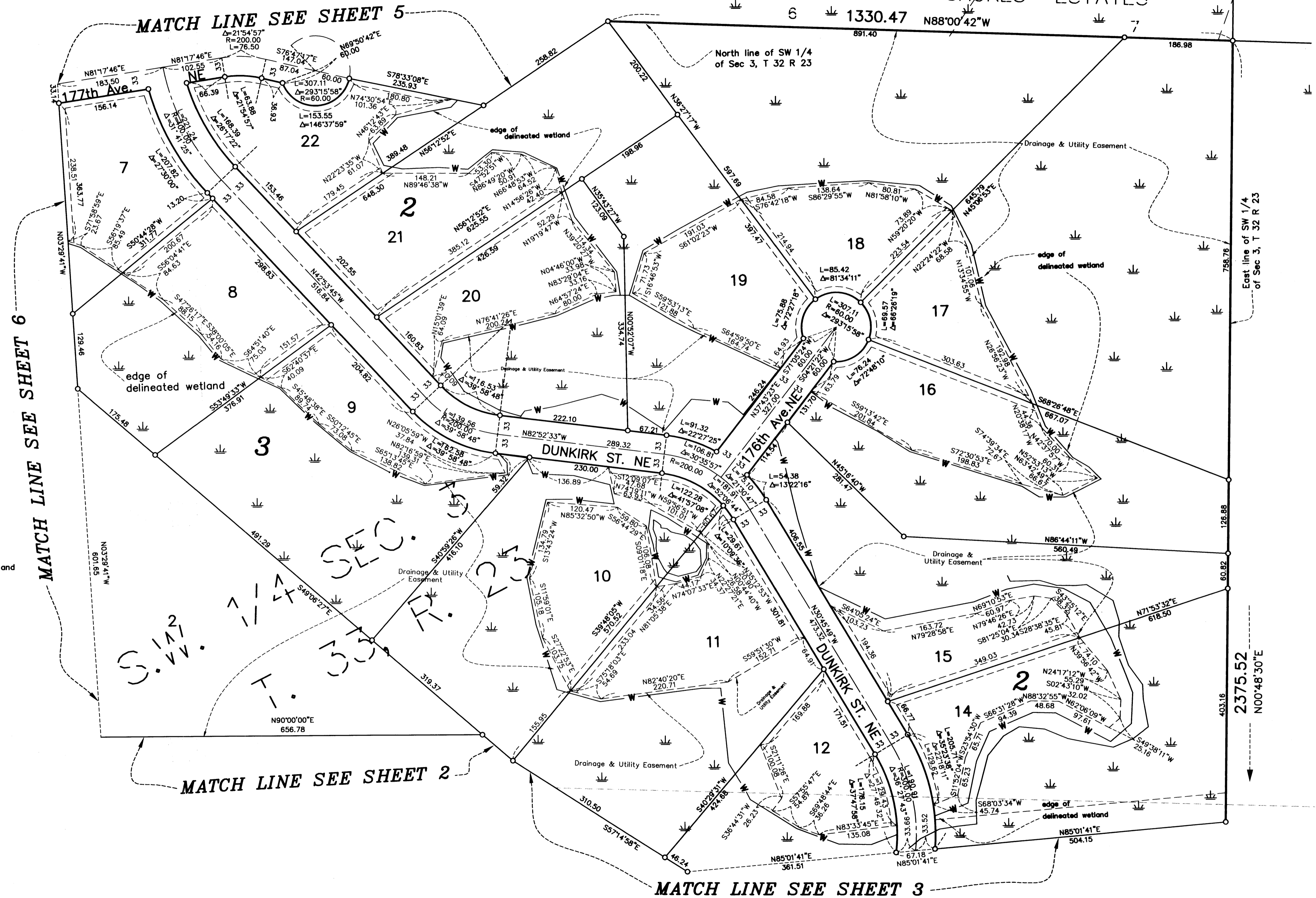
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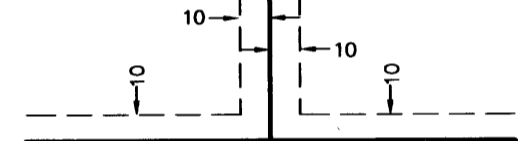


# WOODLAND BLUFFS THIRD ADDITION

BLOCK 1  
WEST COON LAKE SHORES ESTATES



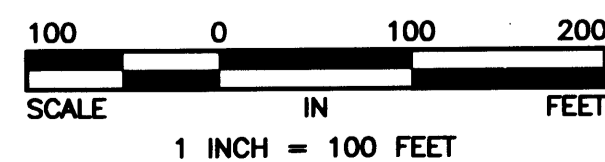
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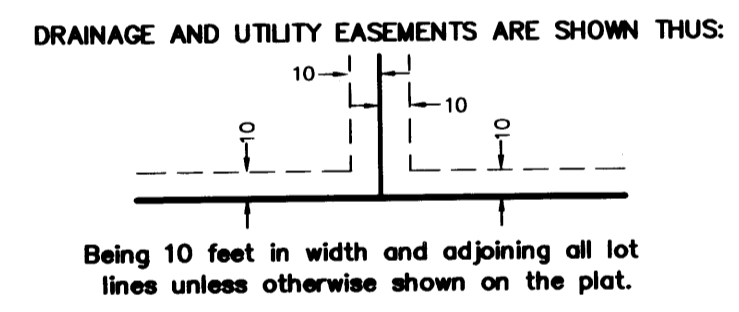
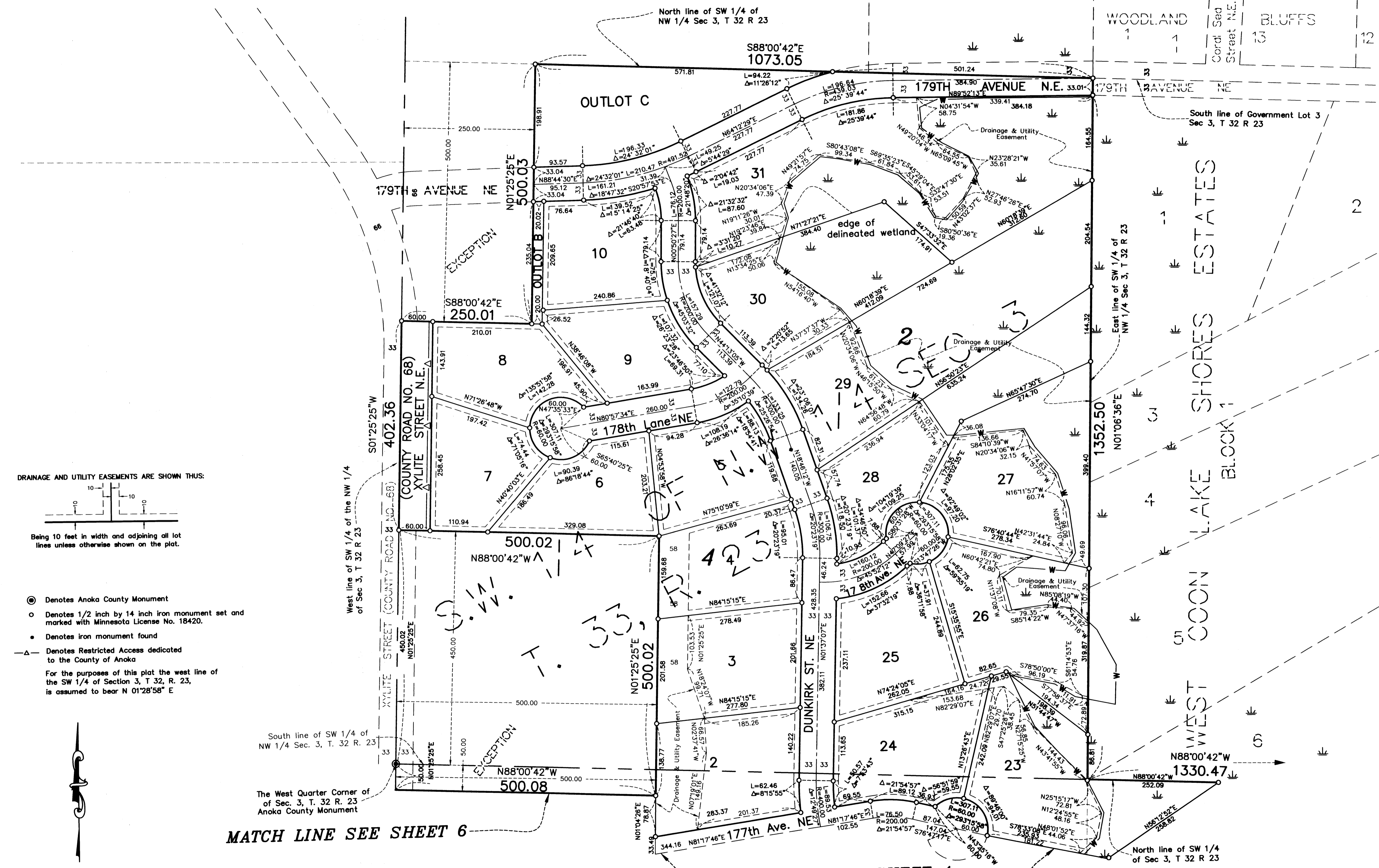
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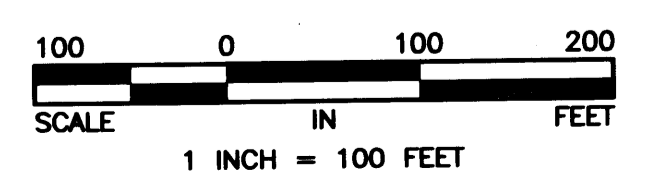
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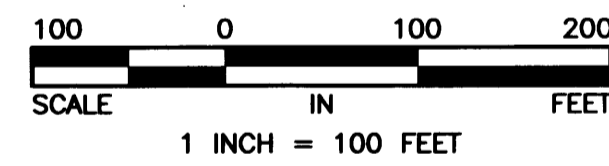
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MATCH LINE SEE SHEET 4



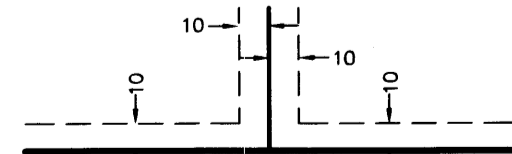
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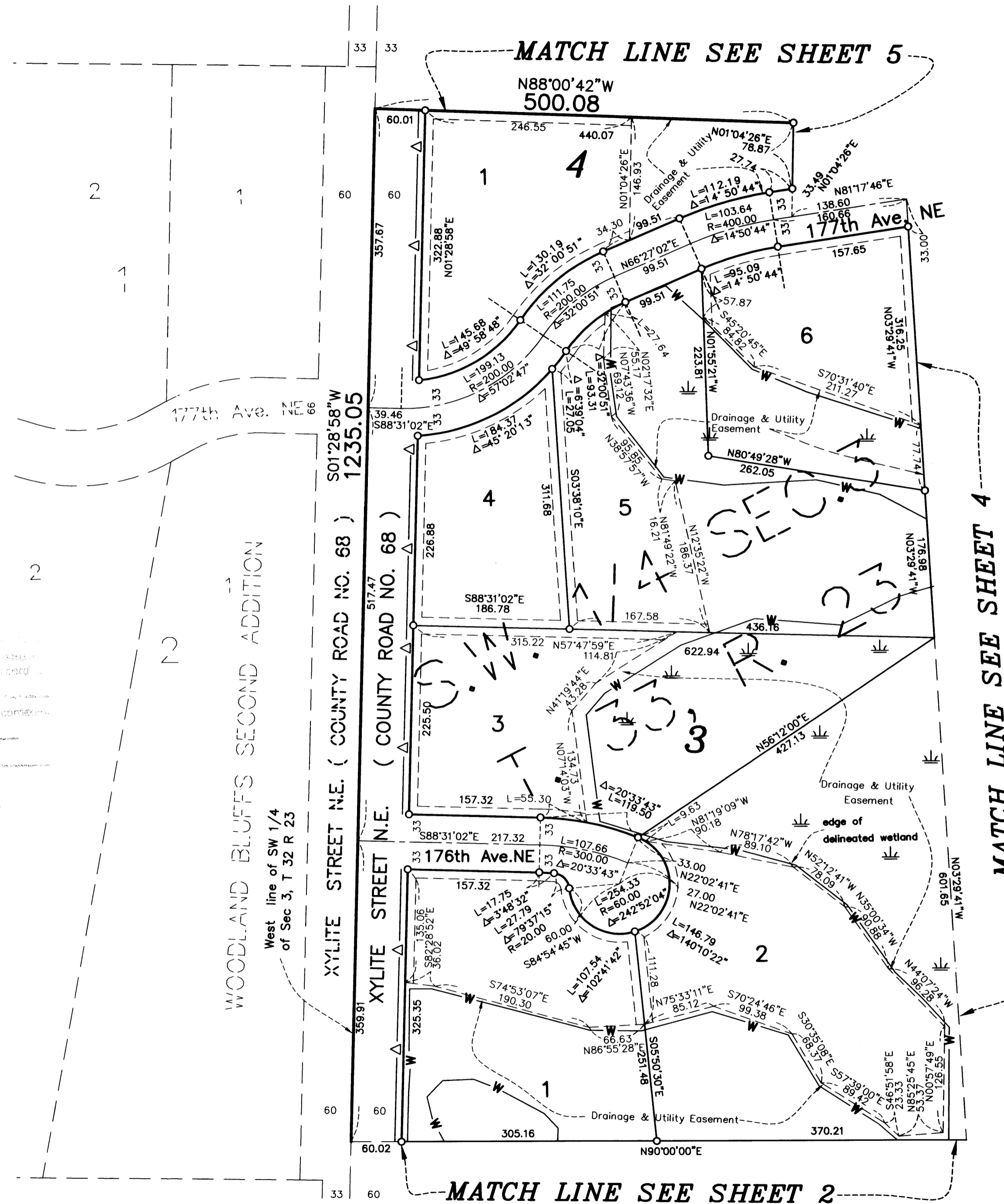
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MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

WOODLAND BLUFFS SECOND ADDITION

XYLYTE STREET N.E. ( COUNTY ROAD NO. 68 )  
XYLYTE STREET N.E. ( COUNTY ROAD NO. 68 )

176th Ave. NE

177th Ave. NE