

WOODLAND ESTATES FIFTH ADDITION

CITY OF ANDOVER
COUNTY OF ANOKA
Sec. 21 & 22, T. 32, R. 24
Book 76 Abot Pg 11

KNOW ALL PERSONS BY THESE PRESENTS: That Woodland Development Corporation, a Minnesota corporation, owner of the following described property:

Outlot A and Outlot B, WOODLAND ESTATES THIRD ADDITION, Anoka County, Minnesota.

AND

Outlot A and Outlot B, WOODLAND ESTATES FOURTH ADDITION, Anoka County, Minnesota.

AND

That part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 32, Range 24, Anoka County, Minnesota lying north of the south 671.11 feet thereof and also lying easterly of the following described line and its extensions:

Commencing at the Northwest Corner of said WOODLAND ESTATES THIRD ADDITION; thence North 04 degrees 02 minutes 29 seconds West, the north line of said WOODLAND ESTATES THIRD ADDITION is assumed to bear South 89 degrees 38 minutes 19 seconds West a distance of 142.38 feet; thence North 38 degrees 23 minutes 51 seconds West a distance of 81.26 feet; thence North 25 degrees 35 minutes 00 seconds West a distance of 83.24 feet; thence North 08 degrees 31 minutes 19 seconds West a distance of 107.99 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 118.41 feet; thence North 18 degrees 20 minutes 21 seconds East a distance of 151.03 feet to the intersection with the north line of said Northeast Quarter of the Southeast Quarter and said line there terminating.

EXCEPT

That part of the North Half of the Northeast Quarter of the Southeast Quarter of Section 21, Township 32, Range 24, Anoka County, Minnesota, lying 33.00 feet northerly of "Line A" and 30.00 feet easterly of "Line B" and extensions.

"Line A" is described as commencing at the Northeast Corner of said North Half of the Northeast Quarter of the Southeast Quarter; thence South 01 degrees 09 minutes 09 seconds West, assumed bearing along the east line of said North Half of the Northeast Quarter of the Southeast Quarter, 168.00 feet to the point of beginning of the line to be described; thence North 88 degrees 40 minutes 43 seconds West 42.55 feet; thence northwesterly along a tangential curve concave to the northeast 186.50 feet to a point hereinafter referred to as "Point A", said curve having a radius of 300.00 feet and a central angle of 35 degrees 37 minutes 08 seconds; thence continuing along said curve 42.12 feet, said continuation having a radius of 300.00 feet and a central angle of 08 degrees 02 minutes 40 seconds; thence North 45 degrees 00 minutes 55 seconds West 108.39 feet, more or less, to a point on the north line of said North Half of the Northeast Quarter of the Southeast Quarter distant 327.75 feet west from the Northeast Corner thereof, and said line there terminating.

"Line B" is described as beginning at the above referred to "Point A"; thence North 27 degrees 59 minutes 38 seconds East 79.39 feet; thence northerly along a tangential curve concave to the west 38.37 feet, more or less, to a point on the north line of said North Half of the Northeast Quarter of the Southeast Quarter distant 167.37 feet west from the northeast corner thereof, said curve having a radius of 200.00 feet and a central angle of 10 degrees 59 minutes 35 seconds, and said line there terminating.

AND William J. Leach and Bernadine M. Leach, husband and wife, owners of the following described property:

That part of the North Half of the Northeast Quarter of the Southeast Quarter of Section 21, Township 32, Range 24, Anoka County, Minnesota, lying 33.00 feet northerly of "Line A" and 30.00 feet easterly of "Line B" and extensions.

"Line A" is described as commencing at the Northeast Corner of said North Half of the Northeast Quarter of the Southeast Quarter; thence South 01 degrees 09 minutes 09 seconds West, assumed bearing along the east line of said North Half of the Northeast Quarter of the Southeast Quarter, 168.00 feet to the point of beginning of the line to be described; thence North 88 degrees 40 minutes 43 seconds West 42.55 feet; thence northwesterly along a tangential curve concave to the northeast 186.50 feet to a point hereinafter referred to as "Point A", said curve having a radius of 300.00 feet and a central angle of 35 degrees 37 minutes 08 seconds; thence continuing along said curve 42.12 feet, said continuation having a radius of 300.00 feet and a central angle of 08 degrees 02 minutes 40 seconds; thence North 45 degrees 00 minutes 55 seconds West 108.39 feet, more or less, to a point on the north line of said North Half of the Northeast Quarter of the Southeast Quarter distant 327.75 feet west from the Northeast Corner thereof, and said line there terminating.

"Line B" is described as beginning at the above referred to "Point A"; thence North 27 degrees 59 minutes 38 seconds East 79.39 feet; thence northerly along a tangential curve concave to the west 38.37 feet, more or less, to a point on the north line of said North Half of the Northeast Quarter of the Southeast Quarter distant 167.37 feet west from the northeast corner thereof, said curve having a radius of 200.00 feet and a central angle of 10 degrees 59 minutes 35 seconds, and said line there terminating.

Have caused the same to be surveyed and platted as WOODLAND ESTATES FIFTH ADDITION and do 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 Woodland Development Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer this 30th day of May, 2012.

WOODLAND DEVELOPMENT CORPORATION

Byron D. Westlund
Byron D. Westlund, as President

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 30th day of May, 2012, by Byron D. Westlund, as President of Woodland Development Corporation, a Minnesota corporation, on behalf of the corporation.

Sally L. Lund
Sally L. Lund
Notary Public, Minnesota
My commission expires 1-31-14

In witness whereof said William J. Leach and Bernadine M. Leach, husband and wife, have hereunto set their hands this 4th day of June, 2012.

William J. Leach
William J. Leach

Bernadine M. Leach
Bernadine M. Leach

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 4th day of June, 2012, by William J. Leach and Bernadine M. Leach, husband and wife.

Debra J. Harwin
Debra J. Harwin
Notary Public, Minnesota
My commission expires 1-15-2015

I, Charles R. Christopherson do hereby certify that this plat was prepared by me or under my direct supervision; that I am 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 30th day of May, 2012.

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

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 30th day of May, 2012, by Charles R. Christopherson.

Lisa E. Bryousten
Lisa E. Bryousten
Notary Public, Minnesota
My commission expires January 31, 2017

City Council, City of Andover, Minnesota

This plat of WOODLAND ESTATES FIFTH ADDITION was approved and accepted by the City Council of the City of Andover, Minnesota at a regular meeting thereof held this 13th day of March, 2011, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Andover, Minnesota

Mark S. Samuels
Mark S. Samuels, Mayor

Lisa E. Bryousten
Lisa E. Bryousten, Clerk

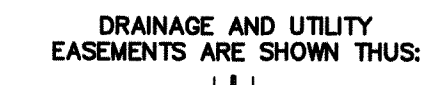
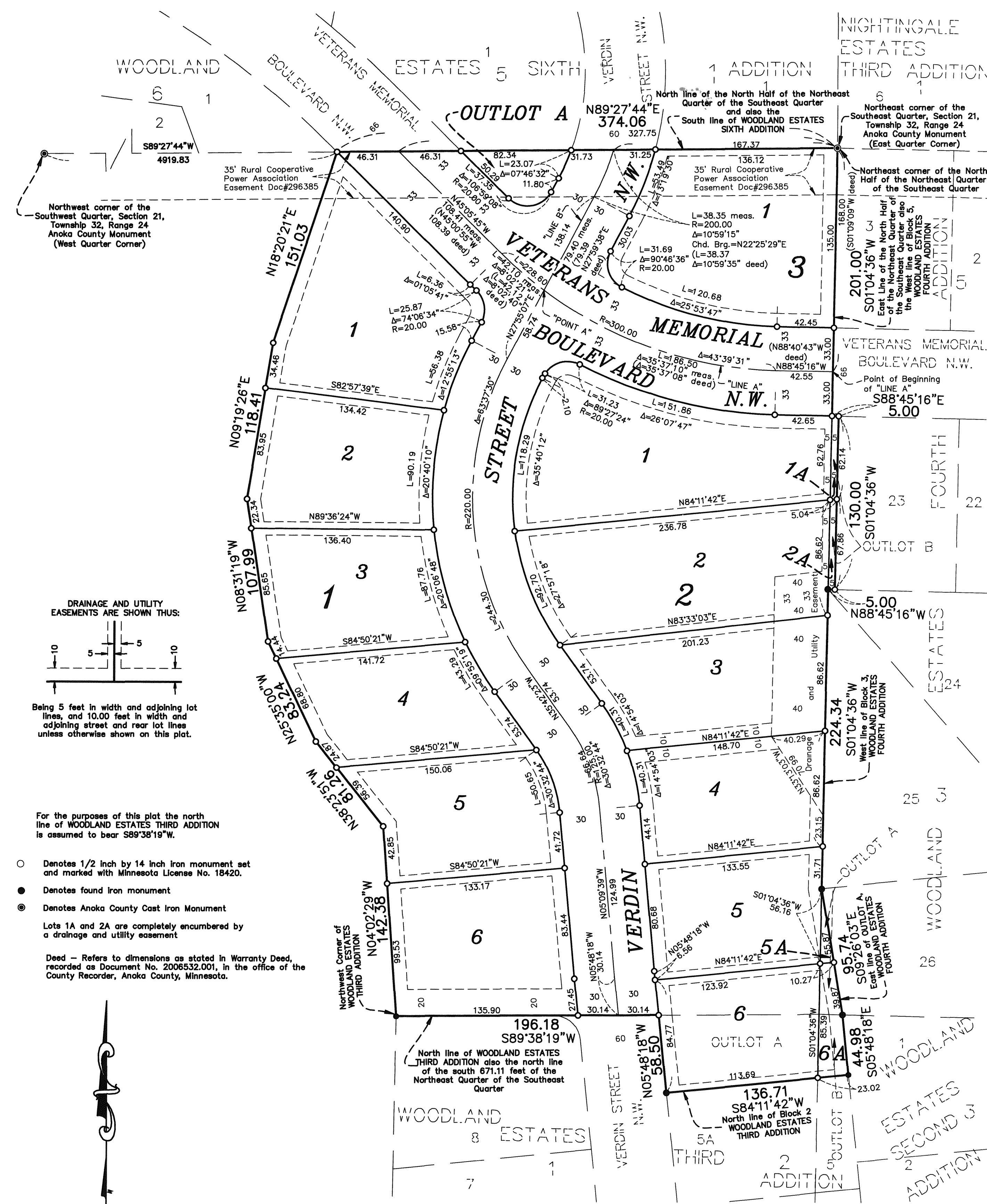
ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 4th day of JUNE, 2012.

Larry D. Holm
Larry D. Holm,
Anoka County Surveyor

\$56 \$56

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED June 4 2012
Larry W. Polie
PROPERTY TAX ADMINISTRATOR
DEPUTY



Being 5 feet in width and adjoining lot lines, and 10.00 feet in width and adjoining street and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat the north line of WOODLAND ESTATES THIRD ADDITION is assumed to bear S89°38'19\"

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes found iron monument
- ⊙ Denotes Anoka County Cast Iron Monument

Deed - Refers to dimensions as stated in Warranty Deed, recorded as Document No. 2006532.001, in the office of the County Recorder, Anoka County, Minnesota.

