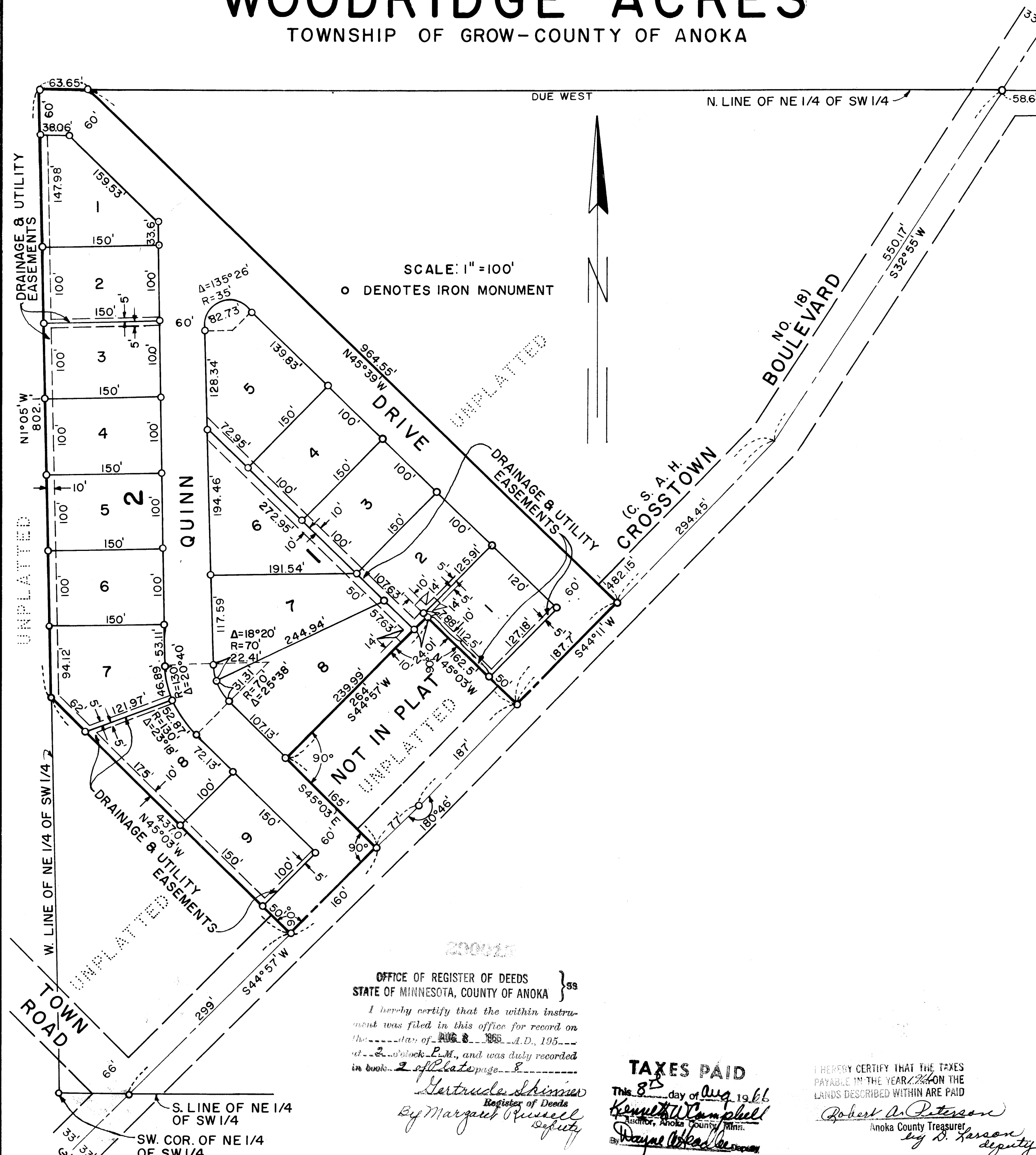


# WOODRIDGE ACRES

TOWNSHIP OF GROW-COUNTY OF ANOKA

LEROY H. WINNER

SURVEYOR



KNOW ALL MEN BY THESE PRESENTS THAT ROBERT W. FODNESS AND MARY ANN FODNESS, HIS WIFE AND STANLEY TOIKKA AND BEVERLY TOIKKA, HIS WIFE WITH UNDIVIDED 1/2 INTEREST AS JOINT TENANTS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF ANOKA, STATE OF MINNESOTA, TO-WIT: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 32, RANGE 24 IN ANOKA COUNTY, MINNESOTA, LYING NORTHWESTERLY OF THE CENTERLINE OF COUNTY STATE AID HIGHWAY NO. 18 AS NOW LAID OUT AND TRAVELLED EXCEPT THE FOLLOWING TRACTS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SW 1/4; THENCE DUE WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4 A DISTANCE OF 58.6 FEET TO THE CENTERLINE OF SAID COUNTY STATE AID HIGHWAY NO. 18, SAID POINT BEING THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE SOUTH 32°55' WEST ALONG SAID CENTERLINE A DISTANCE OF 550.17 FEET; THENCE SOUTH 44°11' WEST ALONG SAID CENTERLINE A DISTANCE OF 294.45 FEET; THENCE NORTH 45°39' WEST A DISTANCE OF 964.55 FEET TO THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. AND EXCEPT THE FOLLOWING TRACT:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SW 1/4; THENCE DUE WEST ALONG THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4 TO THE CENTERLINE OF COUNTY STATE AID HIGHWAY NO. 18 AS NOW LAID OUT AND TRAVELLED; THENCE SOUTH 32°55' WEST ALONG SAID CENTERLINE A DISTANCE OF 550.17 FEET; THENCE SOUTH 44°11' WEST ALONG SAID CENTERLINE A DISTANCE OF 482.15 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE CONTINUE ALONG SAME DESCRIBED LINE A DISTANCE OF 187 FEET; THENCE SOUTH 44°57' WEST ALONG SAID CENTERLINE A DISTANCE OF 77 FEET; THENCE NORTHWESTERLY ON A LINE AT RIGHT ANGLES TO SAID CENTERLINE A DISTANCE OF 165 FEET; THENCE NORTHEASTERLY ON A LINE AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 264 FEET; THENCE SOUTHEASTERLY ON A LINE AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED LINE TO THE POINT OF BEGINNING. AND EXCEPT THE FOLLOWING TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SW 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4 TO THE CENTERLINE OF COUNTY STATE AID HIGHWAY NO. 18 AS NOW LAID OUT AND TRAVELLED; THENCE NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 299 FEET; THENCE NORTHWESTERLY ON A LINE AT RIGHT ANGLES TO SAID CENTERLINE TO THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS WOODRIDGE ACRES AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE BOULEVARD AND DRIVE AS SHOWN ON THE ANNEXED PLAT; ALSO SUBJECT TO DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON THE ANNEXED PLAT. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 19 DAY OF March 1966 A.D.

IN THE PRESENCE OF:

SIGNED:

<u>Andrew Stevens</u> WITNESS	<u>Dorothy L. Flynn</u> WITNESS	<u>Robert W. Fodness</u> ROBERT W. FODNESS
<u>Andrew Stevens</u> WITNESS	<u>Dorothy L. Flynn</u> WITNESS	<u>Mary Ann Fodness</u> MARY ANN FODNESS
<u>Andrew Stevens</u> WITNESS	<u>Dorothy L. Flynn</u> WITNESS	<u>Stanley Toikka</u> STANLEY TOIKKA
<u>Andrew Stevens</u> WITNESS	<u>Dorothy L. Flynn</u> WITNESS	<u>Beverly Toikka</u> BEVERLY TOIKKA

STATE OF MINNESOTA )  
COUNTY OF ANOKA ) (SS)

ON THIS 19 DAY OF March 1966 A.D. BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT W. FODNESS AND MARY ANN FODNESS, HIS WIFE, AND STANLEY TOIKKA AND BEVERLY TOIKKA, HIS WIFE, TO ME PERSONALLY KNOWN, TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY AFFIRM AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

Dorothy L. Flynn  
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA  
MY COMMISSION EXPIRES Aug 21, 1969

THE ANNEXED PLAT OF WOODRIDGE ACRES WAS APPROVED BY THE TOWN BOARD OF THE TOWNSHIP OF GROW AT A REGULAR MEETING HELD THIS 29 DAY OF March 1966 A.D.

Leonard Johnson CHAIRMAN OF TOWN BOARD  
Rail O. Palm CLERK OF TOWN BOARD

THIS PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ANOKA, STATE OF MINNESOTA, AT A REGULAR MEETING HELD THIS 12th DAY OF April 1966 A.D.

Albert A. Kivimäki CHAIRMAN  
Samuel W. Campbell COUNTY AUDITOR

THIS PLAT WAS APPROVED AS TO FORM AND EXECUTION ON THIS 8th DAY OF August 1966 A.D.

BY Robert W. Johnson  
COUNTY ATTORNEY, ANOKA COUNTY, MINNESOTA

THIS PLAT WAS CHECKED AND APPROVED ON THIS 12th DAY OF April 1966 A.D.

Poland W. Anderson  
COUNTY SURVEYOR, ANOKA COUNTY, MINNESOTA

RECOMMENDED FOR APPROVAL THIS 4th DAY OF August 1966 A.D.

Ernest J. Lundheim  
COUNTY HIGHWAY ENGINEER, ANOKA COUNTY, MINNESOTA

OFFICE OF REGISTER OF DEEDS  
STATE OF MINNESOTA, COUNTY OF ANOKA } ss

I hereby certify that the within instrument was filed in this office for record on the 18th day of March, 1966 A.D., 1966 at 2:00 p.m., and was duly recorded in book 2 of plate page 8.

Margaret Russell  
Register of Deeds  
By Margaret Russell  
Deputy

TAXES PAID  
This 8th day of Aug. 1966  
Keneth W. Campbell  
Anoka County Treasurer  
By Robert A. Peterson  
Anoka County Treasurer  
By Rayne Toikka  
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1966 ON THE LANDS DESCRIBED WITHIN ARE PAID  
Robert A. Peterson  
Anoka County Treasurer  
By Rayne Toikka  
Deputy

I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS WOODRIDGE ACRES; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND DECIMALS OF A FOOT; THAT THE MONUMENTS FOR THE GUIDANCE OF FUTURE SURVEYS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN ON THE PLAT; THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT; AND THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN SHOWN THEREON.

STATE OF MINNESOTA )  
COUNTY OF ANOKA ) (SS)

SURVEYOR LeRoy Winner  
MINNESOTA REGISTRATION NO. 4987

ABOVE CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 18th DAY OF March 1966 A.D.

Ed Comar  
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA  
MY COMMISSION EXPIRES Sept. 7, 1969