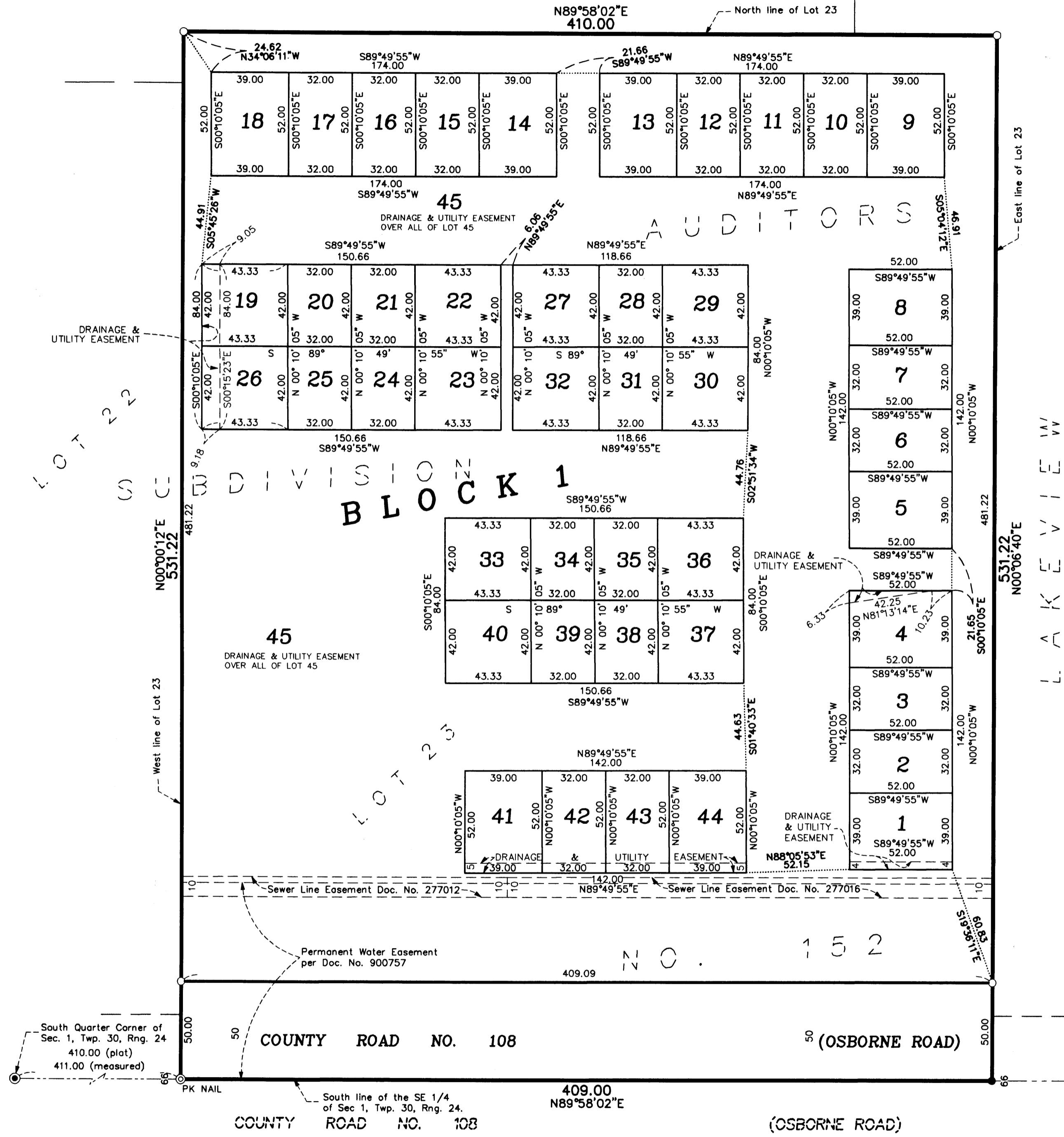


CARRIAGE OAKS

RAMSEN ADD.



KNOW ALL MEN BY THESE PRESENTS: That Wilkinson Construction Co., a Minnesota corporation, owner and proprietor, of the following described property situated in the County of Anoka, State of Minnesota to wit:

Lot 23, AUDITORS SUBDIVISION PLAT NO. 152, according to the recorded plat thereof, and situated in Anoka County, Minnesota.

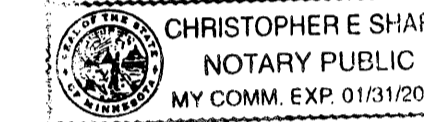
Has caused the same to be surveyed and platted as CARRIAGE OAKS and does hereby donate and dedicate to the public for public use forever the road and also dedicate the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Wilkinson Construction Co., a Minnesota corporation has caused these presents to be signed by its proper officer this 3 day of AUGUST, 2001.

WILKINSON CONSTRUCTION CO.

Thomas S. Wilkinson
Thomas S. Wilkinson as President

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 3rd day of August, 2001, by Thomas S. Wilkinson, as president of Wilkinson Construction Co., a Minnesota corporation on behalf of said corporation.



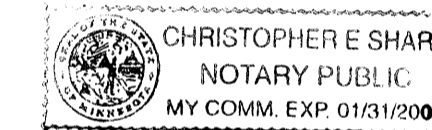
Christopher E. Sharp
Notary Public, ANOKA County, Minnesota
My Commission Expires 01/31/05

I hereby certify that I have surveyed and platted the property described on this plat as CARRIAGE OAKS, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the 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.

Terrence E. Rothbacher
Terrence E. Rothbacher, Land Surveyor
Minnesota License No. 20595

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 3rd day of August, 2001 by Terrence E. Rothbacher, Minnesota License No. 20595.



Christopher E. Sharp
Notary Public, ANOKA County, Minnesota
My Commission Expires 01/31/05

SPRING LAKE PARK, MINNESOTA
This plat of CARRIAGE OAKS was approved and accepted by the City Council of the City of Spring Lake Park, Minnesota, at a regular meeting thereof held this 6th day of August, 2001. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City for the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Section 2.

By: *Douglas J. Wells* Mayor

Barbara L. Nelson City Manager

This plat has been checked and approved this 9th day of August, 2001.

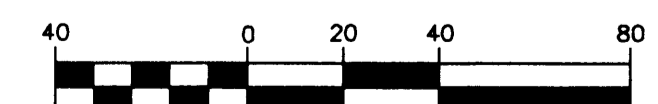
By: *Lucy D. Ham* Anoka County Surveyor

OFFICE OF ANOKA COUNTY RECORDER
1593060
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 9th of Aug A.D., 2001
at 11:30 o'clock A.M., and was duly recorded in book 61 of Plat page 04
Maureen J. Dorrance
County Recorder
By: SLZ
Deputy

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SEC. 01, TWP. 30, RNG. 24, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 89°58'02" EAST.

- ⊙ Denotes Anoka County Cast Iron Monument found
- Denotes iron monument found
- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595
- ⊙ Denotes PK Nail set

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED Aug 9, 2001
MAUREE F. LUVINE
PROPERTY TAX ADMINISTRATOR
BY: *S. Culver*
DEPUTY PROPERTY TAX ADMINISTRATOR

All monuments required by Minnesota Statute, and not shown on this plat, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch by 14 inch iron pipe marked by RLS 20595.

2001070772 \$1,445.00

PIONEER engineering
LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914 FAX: 681-9488
625 Highway 10 N.E.
Blaine, MN 55434
(763) 783-1880 FAX: 783-1883