

CEDAR CREEK HILLS

City of Oak Grove
County of Anoka
Sec. 23 & 24, T33, R24

KNOW ALL PERSONS BY THESE PRESENTS: That Donald H. Shaw and Brenda K. Shaw, husband and wife, owner, of the following described property:

That part of the West Half of the Southeast Quarter of Section 23, Township 33, Range 24, Anoka County, Minnesota, lying Northerly, in general, of the following described boundary line:

Beginning at a point on the West line of said West Half of the Southeast Quarter, said point being 1930.15 feet South of the Northwest corner of said West Half of the Southeast Quarter, assumed bearing of said West line is South 0 degrees 52 minutes 20 seconds East; thence North 55 degrees 30 minutes 00 seconds East 93.00 feet; thence North 13 degrees 00 minutes 00 seconds East 74.00 feet; thence North 70 degrees 00 minutes 00 seconds East 35.00 feet; thence South 42 degrees 30 minutes 00 seconds East 65.00 feet; thence South 56 degrees 00 minutes 00 seconds East 50.00 feet; thence South 20 degrees 00 minutes 00 seconds East 84.00 feet; thence South 80 degrees 00 minutes 00 seconds East 28.00 feet; thence North 35 degrees 00 minutes 00 seconds East 25.00 feet; thence North 66 degrees 30 minutes 00 seconds East 67.00 feet; thence South 27 degrees 00 minutes 00 seconds East 25.00 feet; thence South 30 degrees 00 minutes 00 seconds West 46.00 feet; thence South 24 degrees 00 minutes 00 seconds East 30.00 feet; thence South 84 degrees 00 minutes 00 seconds East 63.00 feet; thence North 31 degrees 30 minutes 00 seconds East 122.00 feet; thence North 42 degrees 30 minutes 00 seconds East 140.00 feet; thence North 52 degrees 30 minutes 00 seconds East 102.00 feet; thence North 07 degrees 30 minutes 00 seconds East 110.00 feet; thence North 27 degrees 30 minutes 00 seconds West 110.00 feet; thence North 25 degrees 00 minutes 00 seconds East 20.00 feet; thence North 69 degrees 00 minutes 00 seconds East 142.00 feet; thence North 41 degrees 00 minutes 00 seconds East 100.00 feet; thence North 84 degrees 00 minutes 00 seconds East 77.00 feet; thence South 04 degrees 00 minutes 00 seconds West 22.00 feet; thence South 36 degrees 00 minutes 00 seconds West 48.00 feet; thence South 23 degrees 00 minutes 00 seconds East 32.00 feet; thence South 84 degrees 00 minutes 00 seconds East 50.00 feet; thence South 44 degrees 00 minutes 00 seconds East 46.00 feet; thence North 75 degrees 00 minutes 00 seconds East 25.00 feet; thence North 21 degrees 00 minutes 00 seconds East 28.00 feet; thence North 26 degrees 00 minutes 00 seconds West 45.00 feet; thence North 44 degrees 00 minutes 00 seconds East 25.00 feet; thence South 59 degrees 00 minutes 00 seconds East 50.00 feet; thence North 87 degrees 00 minutes 00 seconds East 42.00 feet; thence North 24 degrees 00 minutes 00 seconds East 66.00 feet; thence North 69 degrees 00 minutes 00 seconds East 106.00 feet; thence South 48 degrees 00 minutes 00 seconds East 21.00 feet; thence South 25 degrees 00 minutes 00 seconds West 47.00 feet; thence South 29 degrees 00 minutes 00 seconds East 40.00 feet; thence South 01 degree 00 minutes 00 seconds East 52.00 feet; thence South 70 degrees 00 minutes 00 seconds East 11.67 feet to the East line of said West Half of the Southeast Quarter and there terminating, Anoka County, Minnesota.

AND

Northeast Quarter of Southeast Quarter, Section 23, Township 33, Range 24, Anoka County, Minnesota.

AND

All that part of the Northwest Quarter of the Southwest Quarter, Section 24, Township 33, Range 24, Fourth Principal Meridian, lying Northwest of a line parallel with and distant 50 feet Northwestly measured at right angles from the center line of main tract of the railway of the Great Northern Railway Company as now located and constructed, Anoka County, Minnesota.

AND

The South 300.00 feet of the East 450.00 feet of the Southeast Quarter of the Northeast Quarter, Section 23, Township 33, Range 24, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as CEDAR CREEK HILLS and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 13 as shown on this plat.

In witness whereof said Donald H. Shaw and Brenda K. Shaw, husband and wife, have hereunto set their hands this 30 day of August, 2021.

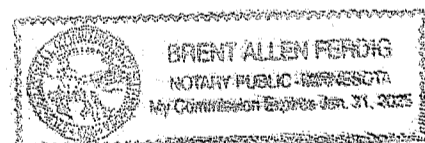
Donald H. Shaw
Donald H. Shaw

Brenda K. Shaw
Brenda K. Shaw

STATE OF MN
COUNTY OF Anoka

This instrument was acknowledged before me this 30 day of August, 2021 by Donald H. Shaw and Brenda K. Shaw, husband and wife.

Brent Ferdig
Brent Ferdig (Signature)
Brent Ferdig (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-25



I Jason E. Rud 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.

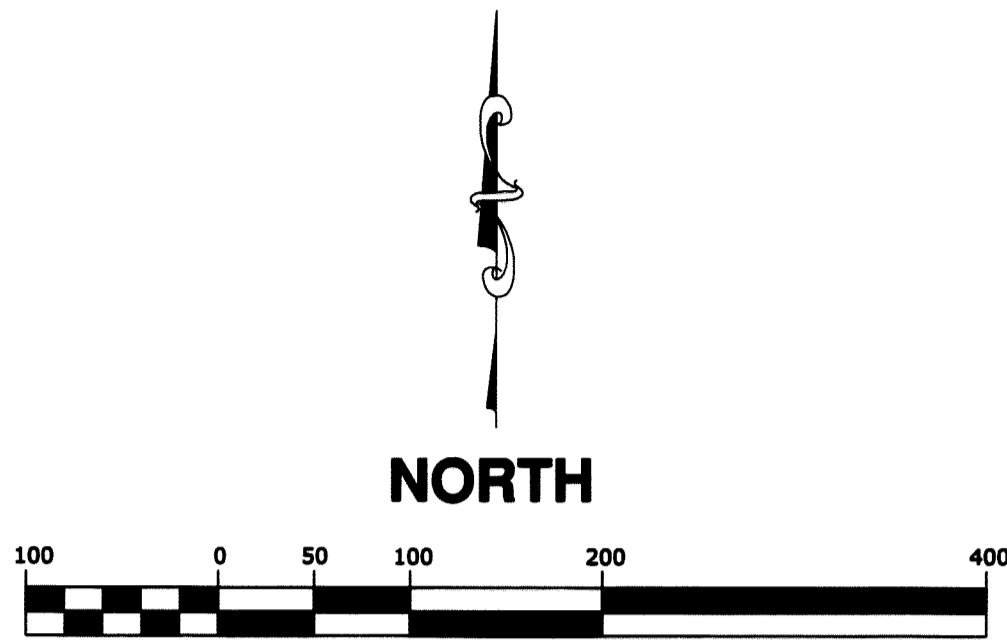
Dated this 9th day of July, 2021.

Jason E. Rud
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 9th day of July, 2021 by Jason E. Rud.

Lalae Mack
Lalae Mack (Signature)
Lalae Mack (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2022



LEGEND

- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578.

DENOTES WETLAND EDGE AS DELINEATED BY JACOBSON ENVIRONMENTAL, PLLC IN SEPTEMBER 2019.

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF SOUTH 00 DEGREES 39 MINUTES 05 SECONDS EAST.

CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA

This plat of CEDAR CREEK HILLS was approved and accepted by the City Council of the City of Oak Grove, Minnesota at a regular meeting thereof held this 24th day of March, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA

By *Dan Demm* Mayor By *J. Ricklund* Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 5th day of October, 2021.

David M. Ziegler
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 5 day of Oct., 2021.

Pamela J. LeBlanc
Pamela J. LeBlanc
Property Tax Administrator

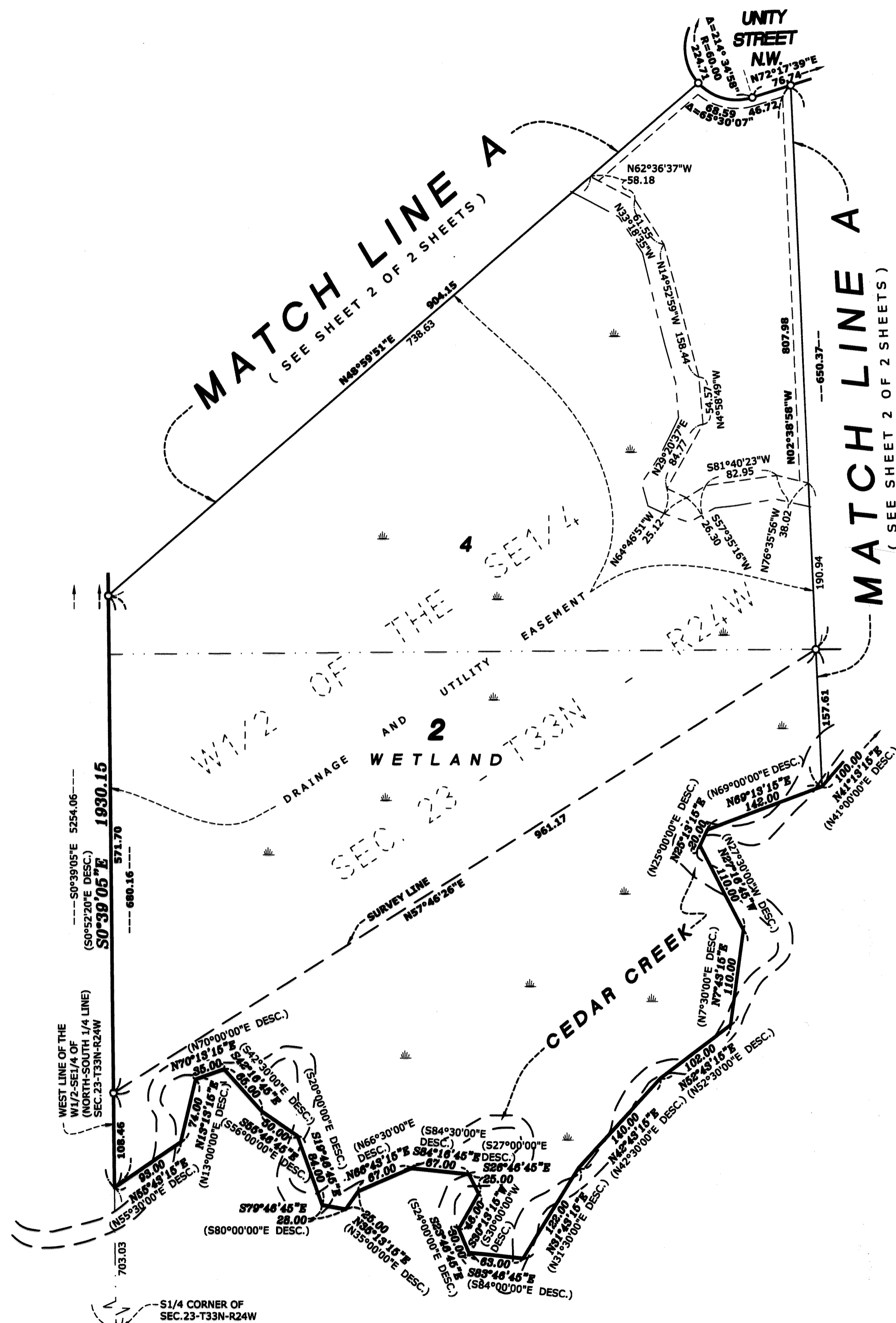
By *Recky Hanson*, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of CEDAR CREEK HILLS was filed in the office of the County Recorder/Registrar of Titles for public record on this 5 day of Oct., 2021, at 10:24 o'clock A.M. and was duly recorded as Document Number 2339354.003.

Pamela J. LeBlanc
Pamela J. LeBlanc
County Recorder/Registrar of Titles

By *Recky Hanson*, Deputy



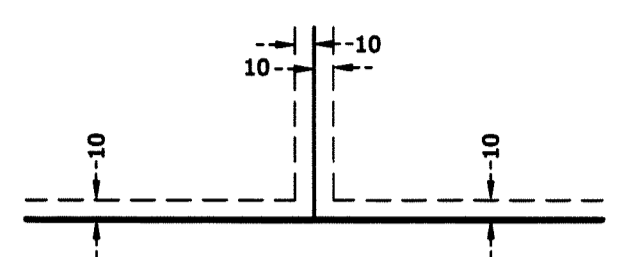
\$56.00

CEDAR CREEK HILLS

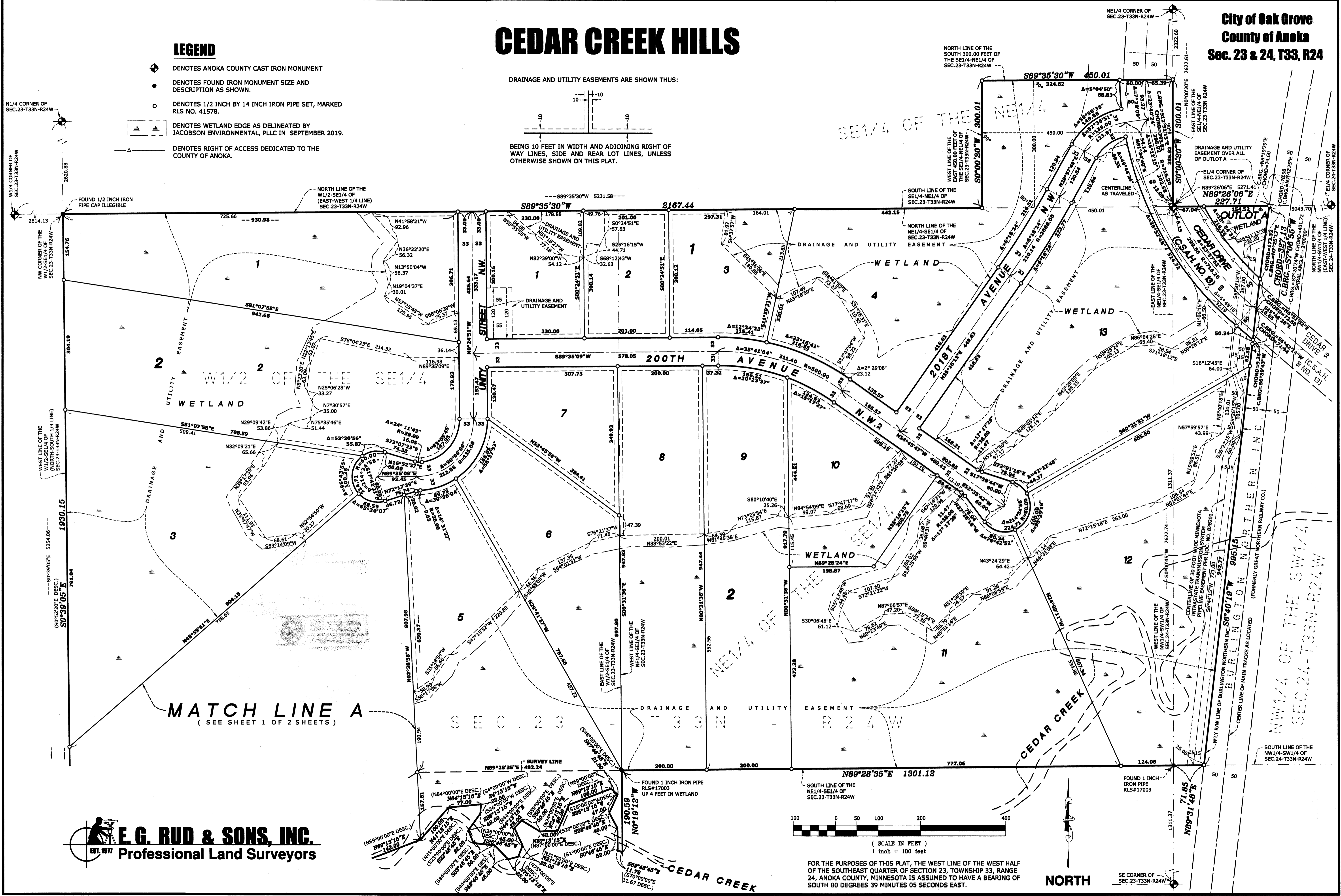
LEGEND

- ◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES FOUND IRON MONUMENT SIZE AND DESCRIPTION AS SHOWN.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578.
- ▭ DENOTES WETLAND EDGE AS DELINEATED BY JACOBSON ENVIRONMENTAL, PLLC IN SEPTEMBER 2019.
- △— DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



E. G. RUD & SONS, INC.
EST. 1877 Professional Land Surveyors

(SCALE IN FEET)
1 inch = 100 feet

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF SOUTH 00 DEGREES 39 MINUTES 05 SECONDS EAST.