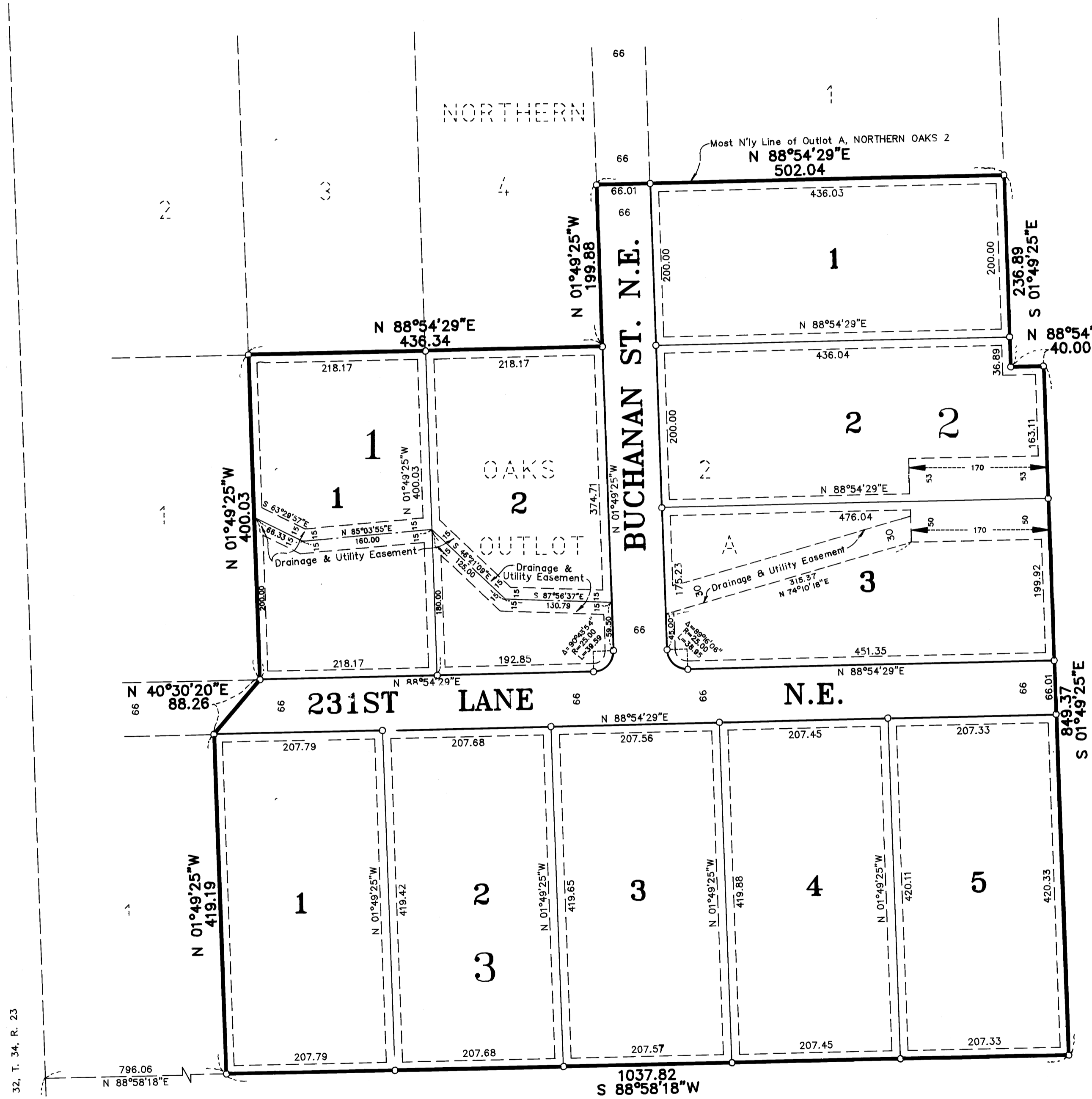


# COOPER LAKE ESTATES

CITY OF EAST BETHEL COUNTY OF ANOKA



KNOW ALL PERSONS BY THESE PRESENTS: That Pre-Dawn Construction, Inc., a Minnesota corporation, owner and proprietor, and John L. Czech, single, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

Outlot A, NORTHERN OAKS 2, according to the recorded plat thereof, Anoka County, Minnesota.

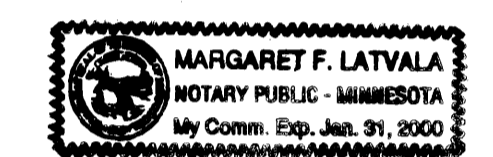
Have caused the same to be surveyed and platted as COOPER LAKE ESTATES and do hereby donate and dedicate to the public for public use forever the lane, street, and drainage and utility easements as shown on the plat. In witness whereof said Pre-Dawn Construction, Inc., has caused these presents to be signed by its proper officer this 1 day of August, 1995. Also in witness whereof said John L. Czech has hereunto set his hand this 1 day of August, 1995.

PRE-DAWN CONSTRUCTION, INC.

*Kevin M. Fischer*  
Kevin M. Fischer, as President

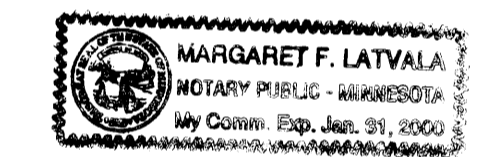
SIGNED:  
*John L. Czech*  
John L. Czech

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 1995, by Kevin M. FISCHER as President of Pre-Dawn Construction, Inc., a Minnesota corporation, on behalf of the corporation.



*Margaret F. Latvala*  
Margaret F. Latvala  
Notary Public, Anoka County, Minnesota  
My Commission expires 1-31-2000

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 1995, by John L. Czech, COUNTY OF Anoka single.

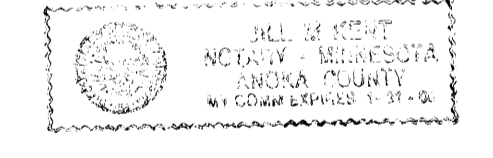


*Margaret F. Latvala*  
Margaret F. Latvala  
Notary Public, Anoka County, Minnesota  
My Commission expires 1-31-2000

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as COOPER LAKE ESTATES; that the 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 the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

*Jeffrey N. Caine*  
Jeffrey N. Caine, Registered Land Surveyor  
Minnesota Registration No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me, a Notary Public, this 20<sup>th</sup> day of July, 1995, COUNTY OF ANOKA ) by Jeffrey N. Caine, Land Surveyor.



*Jill McKent*  
Jill McKent  
Notary Public, Anoka County, Minnesota  
My Commission expires 01-31-00

CITY OF EAST BETHEL

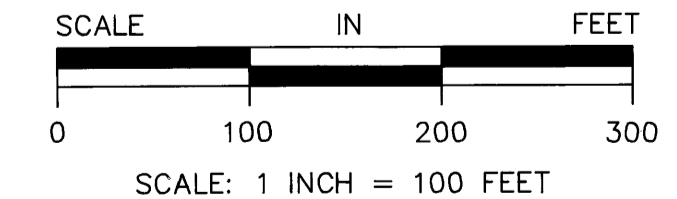
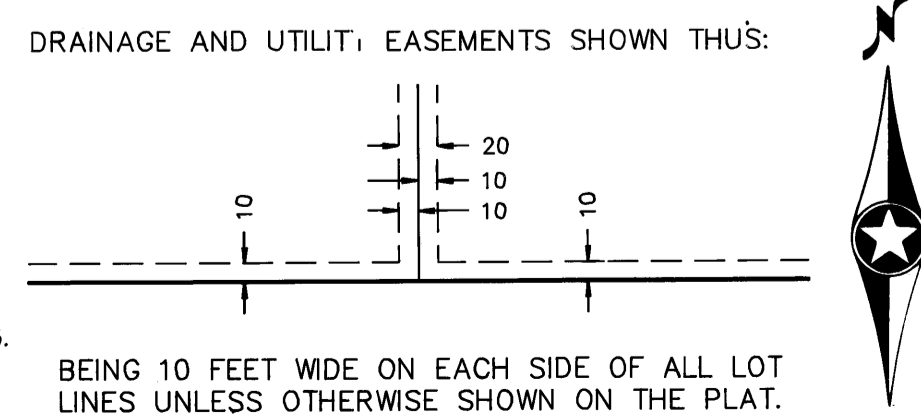
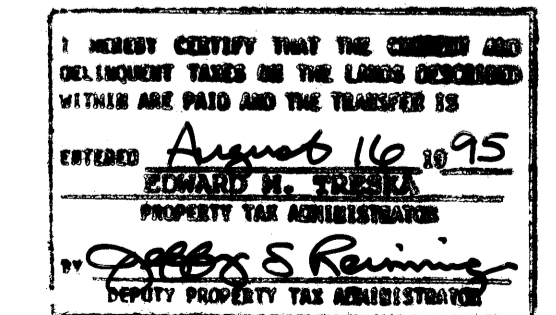
We hereby certify that the City Council of the City of East Bethel, Anoka County, Minnesota, duly accepted and approved the plat of COOPER LAKE ESTATES at a regular meeting held this 19<sup>th</sup> day of July, 1995. If applicable, the written comments and recommendations of the Commissioner of Transportation 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.

By *Sandy Yarns* Mayor By *Shaun Anderson* Clerk

Checked and approved this 16<sup>th</sup> day of AUGUST, 1995.

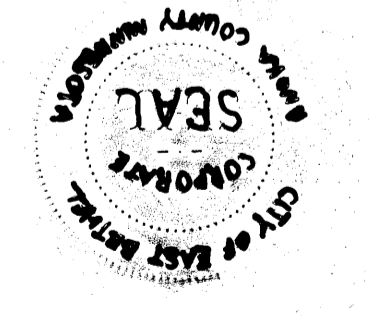
By *MERLYN D. ANDERSON*  
Anoka County Surveyor

*Larry D. Stein*  
1178559.0  
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 16<sup>th</sup> day of August, A.D., 1995 at 11:30 o'clock A.M., and was duly recorded in book 51 of plats, page 19  
*Edward M. Treutka*  
County Recorder  
By *AJH*  
Deputy



○ DENOTES 1/2 INCH IRON PIPE SET.  
● DENOTES ANOKA COUNTY MONUMENT.  
NOTE: FOR THE PURPOSES OF THIS PLAT, THE MOST N'LY LINE OF OUTLOT A, NORTHERN OAKS 2 IS ASSUMED TO BEAR N 88°54'29"E.

W. Line of the SW 1/4 of Sec. 32, T. 34, R. 23  
N 01°49'25"W 137.35  
796.06  
N 88°58'18"E  
Anoka County Monument at SW corner of the SW 1/4 of Sec. 32, T. 34, R. 23.



**CAINE & ASSOCIATES**  
**LAND SURVEYORS, INC**