

COTTAGES OF HERITAGE OAKS

City of Ham Lake
County of Anoka
Sec. 32, T. 32, R. 23

Book 63 PAGE 50

KNOW ALL PERSONS BY THESE PRESENTS: That Larson Bros. Partnership, a Minnesota Partnership, owner and proprietor, and 21st Century Bank, a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of Outlot D, LARSON'S HERITAGE OAKS WEST, according to the recorded plat thereof, lying east of the west line of the East Half of the Northeast Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota.

AND That Larson Bros. Partnership, a Minnesota Partnership, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of Outlot D, LARSON'S HERITAGE OAKS WEST, according to the recorded plat thereof, lying west of the west line of the East Half of the Northeast Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as COTTAGES OF HERITAGE OAKS and do hereby donate and dedicate to the public for public use forever the avenues, streets, and drainage and utility easements as shown on the plat. In witness whereof said Larson Bros. Partnership, has caused these presents to be signed by its proper partners this 12th day of November, 2002. Also in witness whereof said 21st Century Bank has caused these presents to be signed by its proper officers this 12th day of November, 2002.

LARSON BROS. PARTNERSHIP

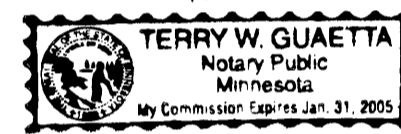
Gary E. Larson Gary E. Larson, as a partner
James W. Larson James W. Larson, as a partner

21ST CENTURY BANK

James W. Fullen as SUP
Zane K. Bissler as VP

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 12th day of November, 2002, by Gary E. Larson, as COUNTY OF Anoka a partner and James W. Larson, as a partner of Larson Bros. Partnership, a Minnesota Partnership, on behalf of the partnership.

Terry W. Guaetta
Notary Public, Anoka County, Minnesota
My Commission expires 1/31/05



STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 12th day of November, 2002, by James H. Lindberg COUNTY OF Anoka as President and Henry K. Amundson as President of 21st Century Bank, Minnesota corporation, on behalf of the corporation.

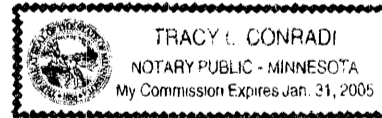
Terry W. Guaetta
Notary Public, Anoka County, Minnesota
My Commission expires 1/31/05



I hereby certify that I have surveyed and platted the land described in the dedication on this plat as COTTAGES OF HERITAGE OAKS; that this 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 all monuments have been correctly placed in the ground as shown, or shall be correctly placed in the ground within one year after the recording date of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota License No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 7th day of November, 2002, by COUNTY OF ANOKA) Jeffrey N. Caine, Land Surveyor.



Tracy L. Conrad
Notary Public, Anoka County, Minnesota
My Commission expires 1-31-05

CITY OF HAM LAKE

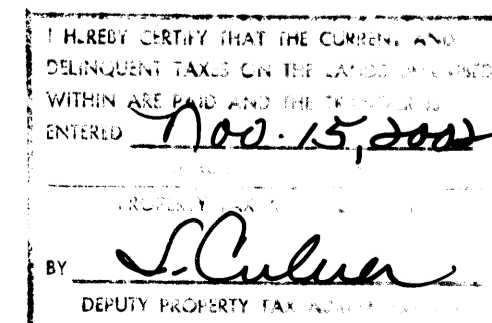
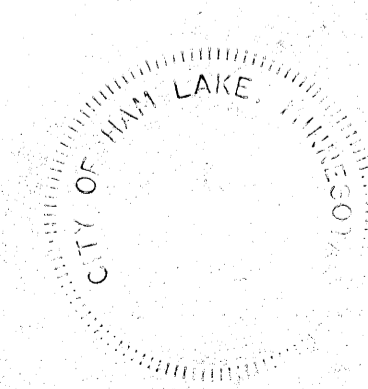
We hereby certify that the City Council of the City of Ham Lake, Anoka County, Minnesota, duly accepted and approved the plat of COTTAGES OF HERITAGE OAKS at a regular meeting held this 21st day of October, 2002. If applicable, the written comments and recommendations of the Commissioner of Transportation 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 [Signature] Mayor By Wanda A. Nivala Clerk

Checked and approved this 15th day of NOVEMBER, 2002

By [Signature]
Anoka County Surveyor

1731265
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office to record on the 16 NOV AD, 2002
at 1:55 o'clock P.M., and was duly recorded in book 63 page 50
MAUREEN J. DEWINE
County Recorder
By JMH
Deputy



CAINE & ASSOCIATES
LAND SURVEYORS
A SUBSIDIARY OF RLK-KUUSISTO, LTD.

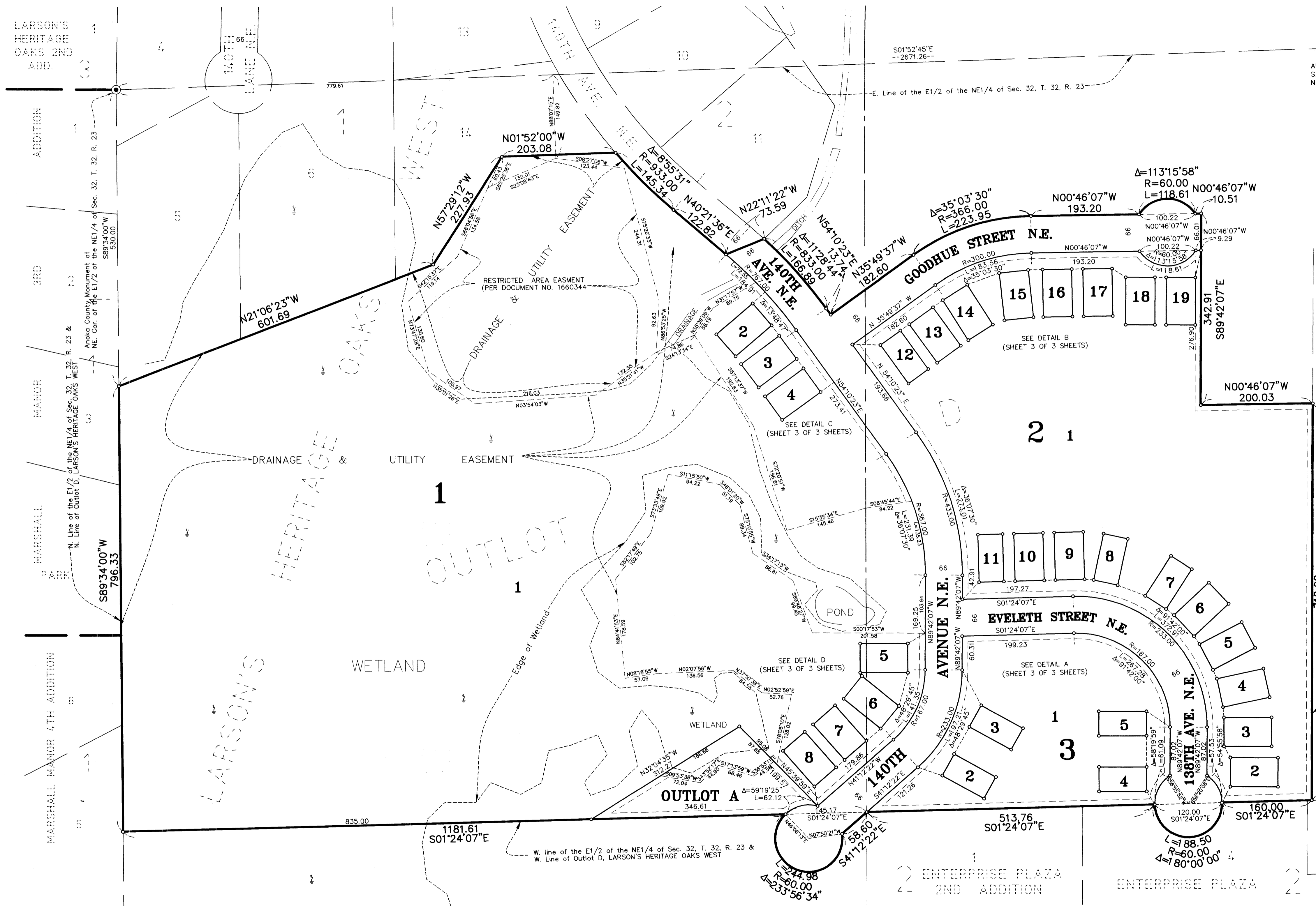
RECEIPT # 2002137657 / # 1085.00

COTTAGES OF HERITAGE OAKS

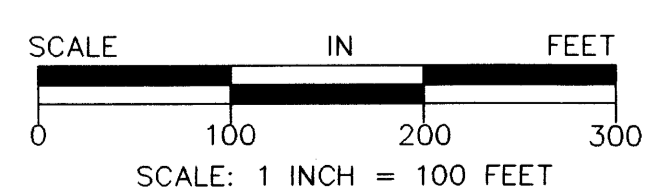
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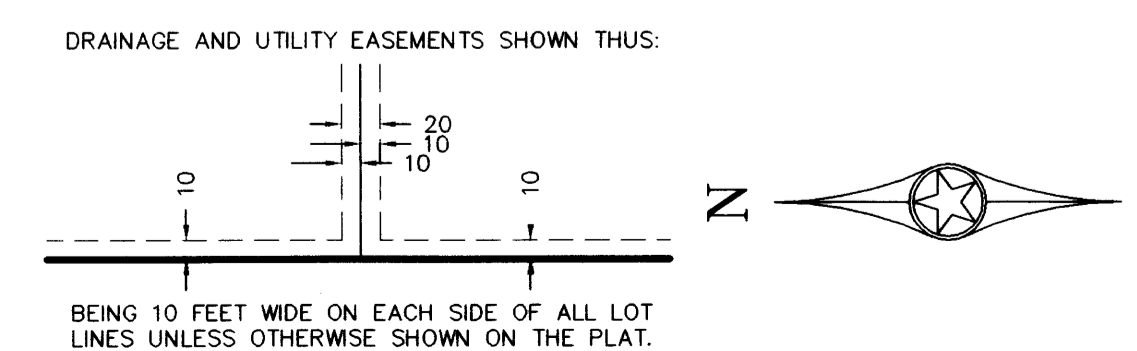
ANOKA COUNTY MONUMENT AT
S.E. CORNER OF THE E. 1/2, OF THE
N.E. 1/4, OF SEC. 32, T. 32, R. 23.



- DENOTES FOUND MONUMENT.
- DENOTES A MONUMENT REQUIRED BY MINNESOTA STATE STATUTE AND 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 12251.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.

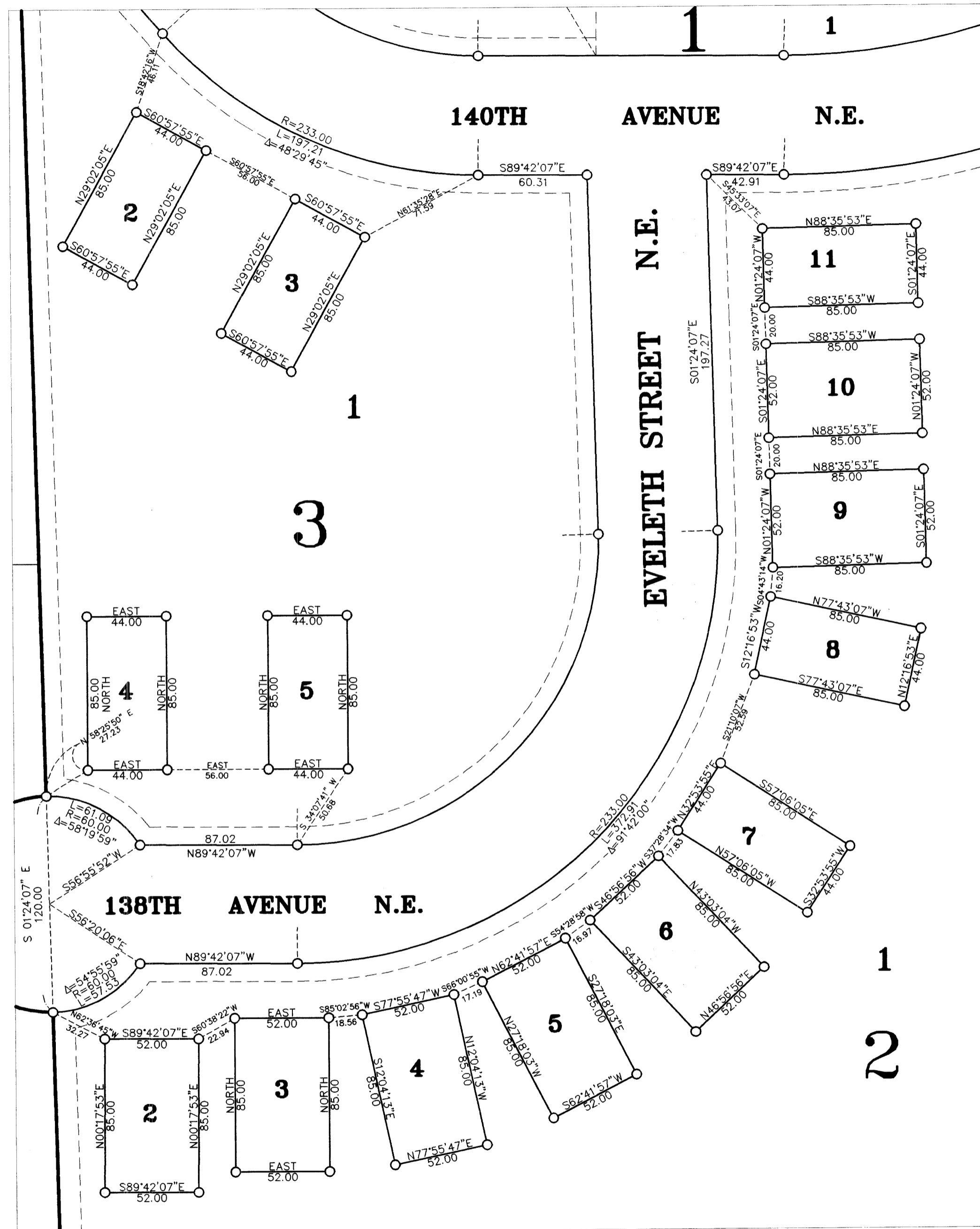


NOTE: FOR THE PURPOSES OF THIS PLAT, THE MOST SOUTHERLY LINE OF OUTLOT D, LARSON'S HERITAGE OAKS WEST IS ASSUMED TO BEAR S 89°42'07"E.

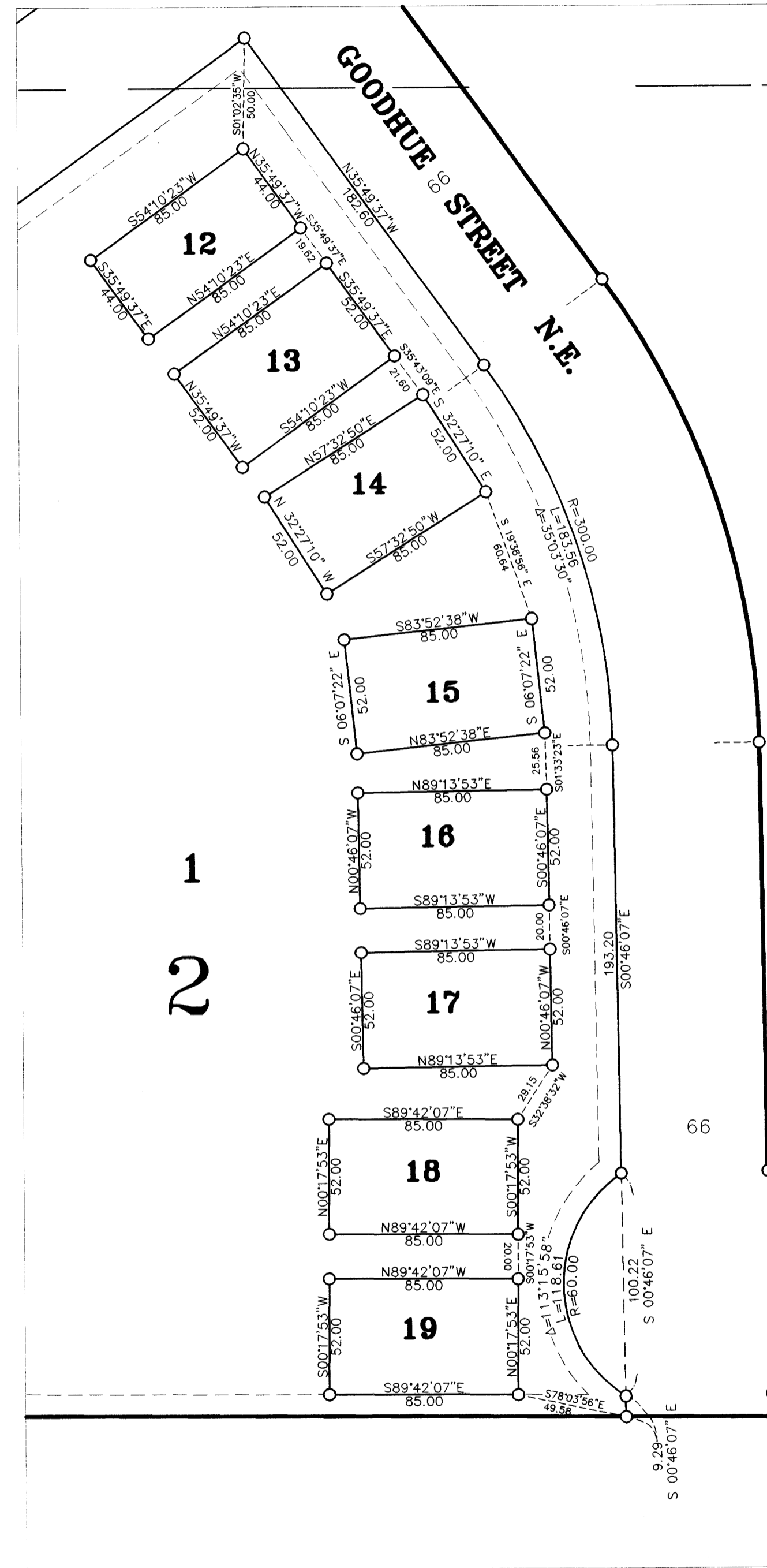


CAINE & ASSOCIATES
LAND SURVEYORS
A SUBSIDIARY OF RLK-KUUSISTO, LTD.

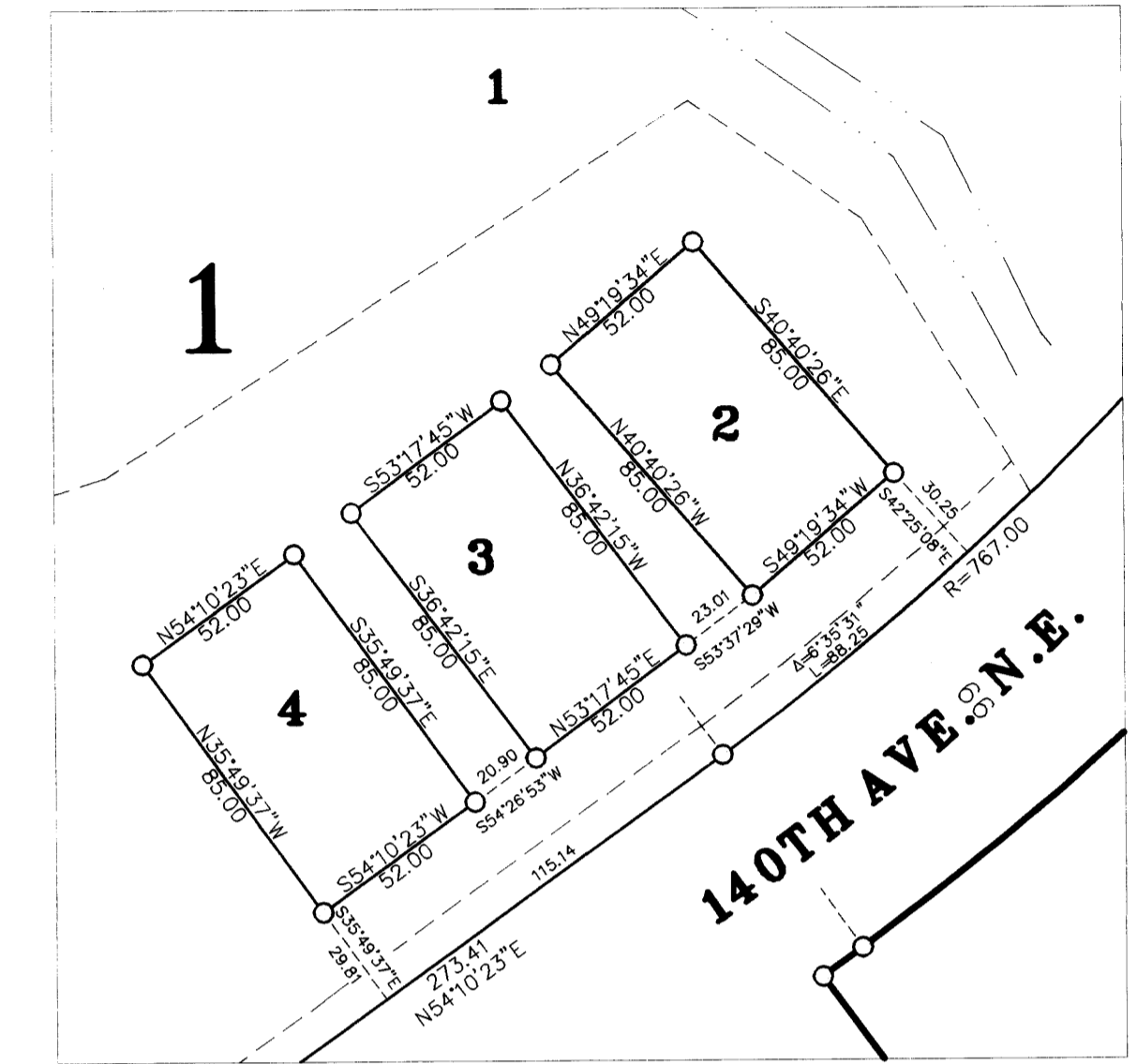
COTTAGES OF HERITAGE OAKS



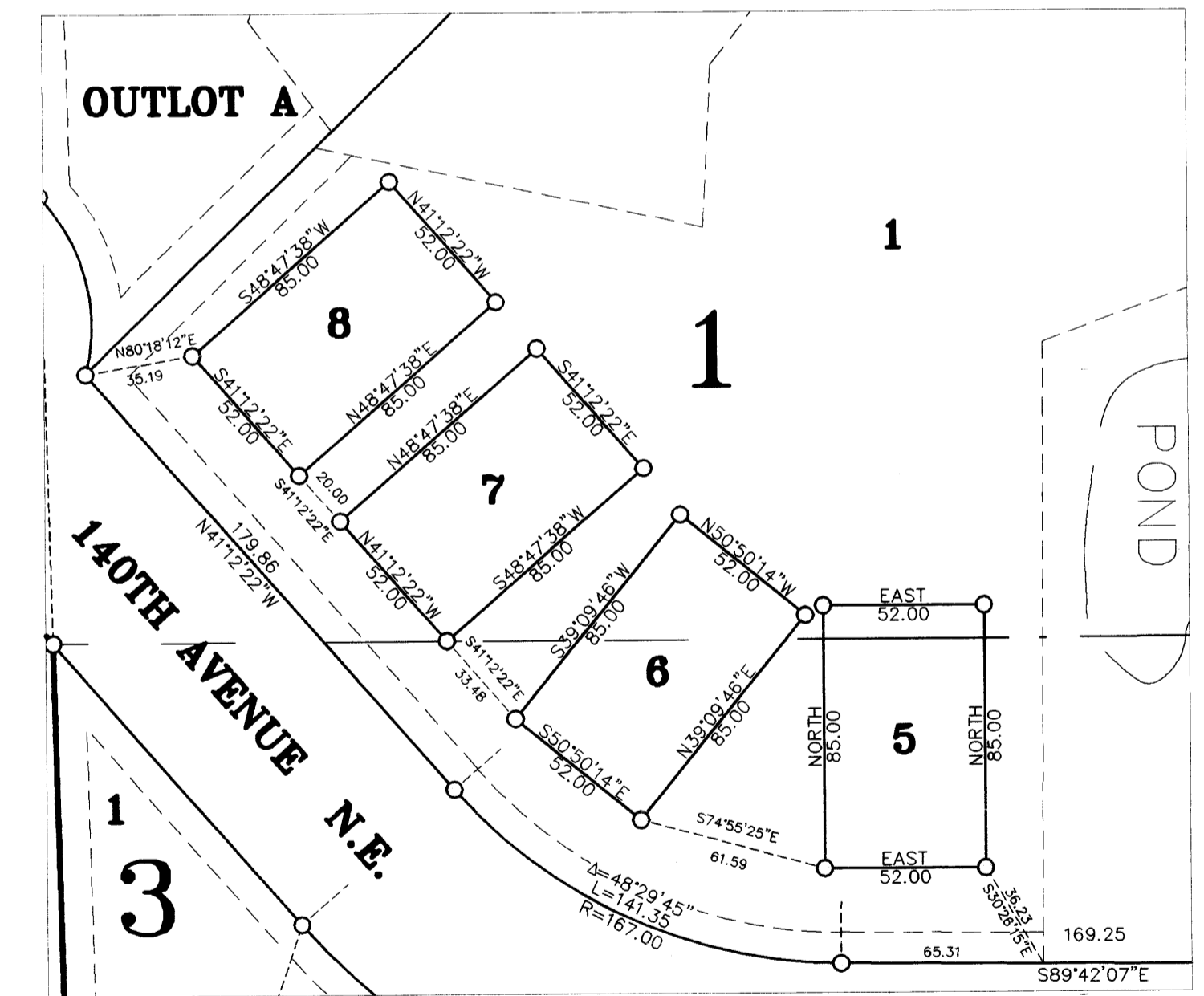
DETAIL A



DETAIL B

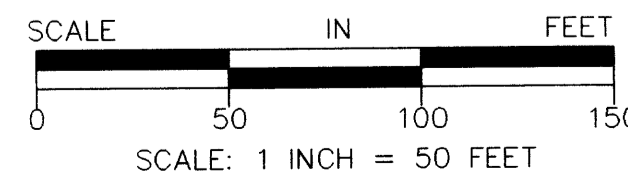


DETAIL C



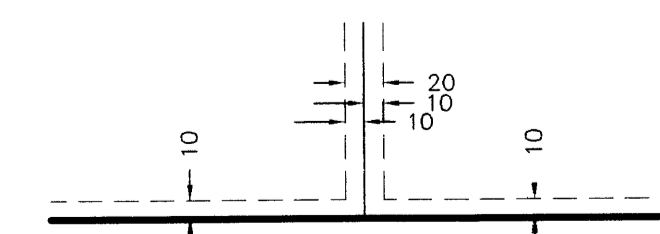
DETAIL D

- DENOTES FOUND MONUMENT.
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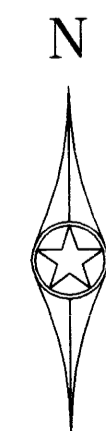


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DRAINAGE AND UTILITY EASEMENTS SHOWN THIS:



BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



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LAND SURVEYORS
A SUBSIDIARY OF RLK-KUUSISTO, LTD.