

KNOW ALL PERSONS BY THESE PRESENTS: That JABBS Development Company, Inc., a Minnesota corporation, owner and proprietor and Community National Bank, N.A., a National Association, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

All that part of the Northeast Quarter of Section 14, Township 32, Range 24, Anoka County, Minnesota, lying on the westerly side of the right-of-way of the Burlington Northern and Santa Fe Railroad, EXCEPT a strip of land in the northeast corner thereof described as follows:

Beginning at a point where said railroad intersects the north line of said Northeast Quarter of Section 14, Township 32, Range 24; thence south along the westerly side of said right-of-way 32 rods, more or less, to the private crossing on said property; thence west at right angles 3 rods; thence north at right angles and parallel with said right-of-way 32 rods, more or less to the north line of said Northeast Quarter of Section 14, Township 32, Range 24; thence east at right angles 3 rods to the point of beginning.

ALSO EXCEPT the west 300.00 feet of the south 363.00 feet of the Northeast Quarter of Section 14, Township 32, Range 24, Anoka County, Minnesota.

AND ALSO EXCEPT that part of the south 325.00 feet of the Northeast Quarter of Section 14, Township 32, Range 24, Anoka County, Minnesota, lying westerly of the westerly right-of-way line of the Burlington Northern and Santa Fe Railroad and lying easterly of the following described line:

Commencing at the southwest corner of said Northeast Quarter; thence South 88 degrees 40 minutes 45 seconds East, assumed bearing, along the south line thereof, a distance of 810.81 feet to the point of beginning of the line to be described; thence North 01 degrees 32 minutes 33 seconds East, a distance of 325.00 feet to the north line of the south 325.00 feet thereof, and said line there terminating.

Have caused the same to be surveyed and platted as COUNTRY OAKS WEST and do hereby donate and dedicate to the public for public use forever the avenues, lanes, streets, park, and drainage and utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 20, as shown on the plat. In witness whereof said JABBS Development Company, Inc. has caused these presents to be signed by its proper officer this 24 day of July, 2005. Also in witness whereof said Community National Bank, N.A. has caused these presents to be signed by its proper officer this 29 day of July, 2005.

JABBS DEVELOPMENT COMPANY, INC.  
*Scott Wold*  
Scott Wold as President

COMMUNITY NATIONAL BANK, N.A.  
*Christina Rose Gagne* as *Ex. Vice Pres.*

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 24 day of July, 2005 COUNTY OF Anoka 2005, by Scott Wold as President of JABBS Development Company, Inc., a Minnesota corporation, on behalf of the corporation.

**CHRISTINE ROSE GAGNE**  
Notary Public - Minnesota  
My Commission Expires Jan 31, 2010

*Christina Rose Gagne*  
Notary Public, Anoka County, Minnesota  
My Commission expires Jan 31 2010

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 28 day of July, 2005 COUNTY OF Anoka 2005, by *Christina Rose Gagne* as *Ex. Vice Pres.* of Community National Bank, N.A., a National Association on behalf of the association.

**CHRISTINE ROSE GAGNE**  
Notary Public - Minnesota  
My Commission Expires Jan 31, 2010

*Christina Rose Gagne*  
Notary Public, Anoka County, Minnesota  
My Commission expires Jan 31 2010

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as COUNTRY OAKS WEST; 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 26 day of July, 2005 COUNTY OF Anoka 2005, by Jeffrey N. Caine, Land Surveyor.

**JILL M. KENT**  
NOTARY PUBLIC - MINNESOTA  
My Commission Expires Jan 31, 2011

*Jill M. Kent*  
Notary Public, Anoka County, Minnesota  
My Commission expires Jan 31 2011

CITY OF ANDOVER

We hereby certify that the City Council of the City of Andover, Anoka County, Minnesota, duly accepted and approved the plat of COUNTRY OAKS WEST at a regular meeting held this 15 day of August, 2005. 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 *John A. Smith* Mayor By *Victoria Hill* Clerk

Checked and approved this 15<sup>th</sup> day of August, 2005

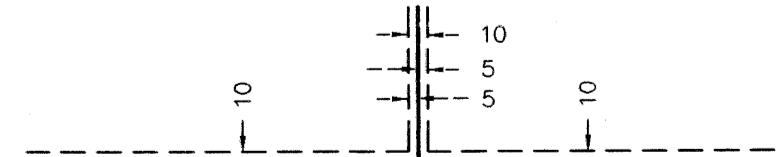
By *Larry D. Hoium*  
Anoka County Surveyor  
by *Charles J. Betgen*, Deputy

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
Aug 15, 2005  
WALTER J. DIVINE  
PROPERTY TAX ADMINISTRATOR  
BY *S. Culver*  
DEPUTY PROPERTY TAX ADMINISTRATOR

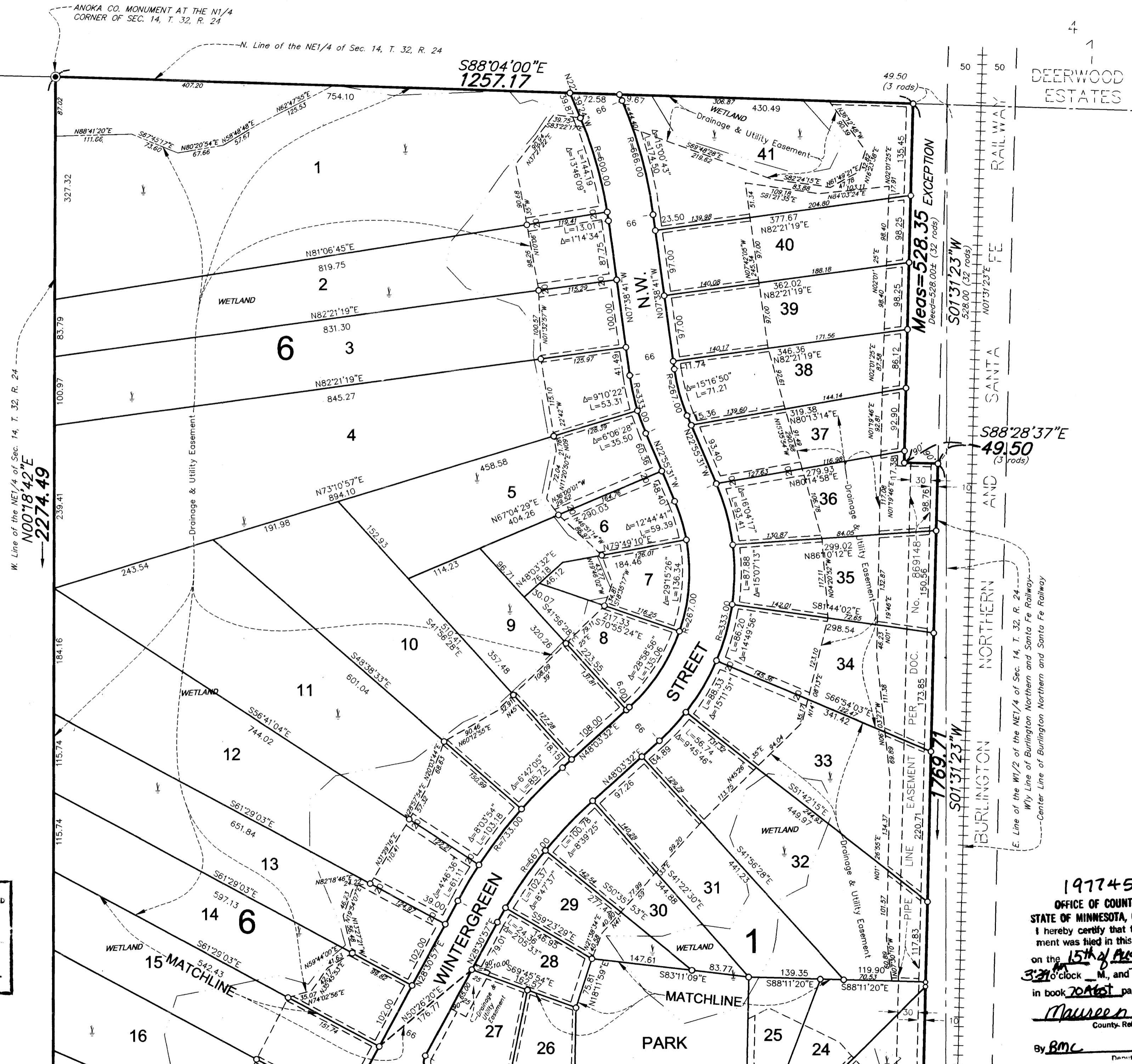


SCALE IN FEET  
0 100 200  
SCALE 1 INCH = 100 FEET

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET WIDE AND ADJOINING ALL STREET RIGHT-OF-WAY LINES AND REAR LOT LINES AND 5 FEET WIDE AND ADJOINING ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



- DENOTES FOUND MONUMENT.
- DENOTES A MONUMENT REQUIRED BY MINNESOTA STATE STATUTE WHICH 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.
- ▲— DENOTES "RIGHT OF ACCESS" DEDICATED TO THE COUNTY OF ANOKA.

For the purposes of this plat, the south line of the Northeast Quarter of Section 14, Township 32, Range 24, Anoka County, Minnesota, is assumed to bear S88°42'03"E.

\$56.00

1977454.001  
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 15<sup>th</sup> day of Aug, A.D., 2005 at 3:28 clock M. and was duly re-recorded in book 70Abst page 8  
*Margaret J. Duran*  
County Recorder  
By *BMC*



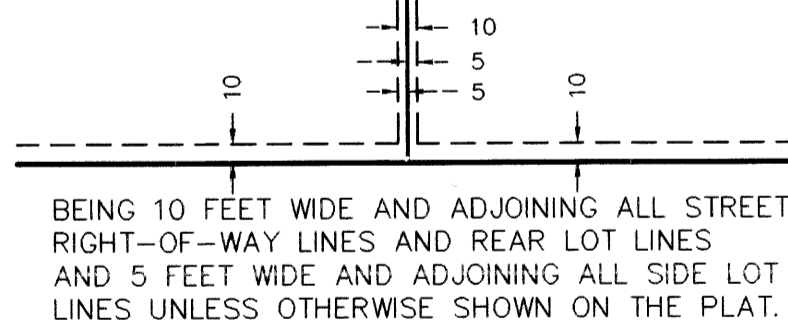
RLK - Kuisisto, Ltd.

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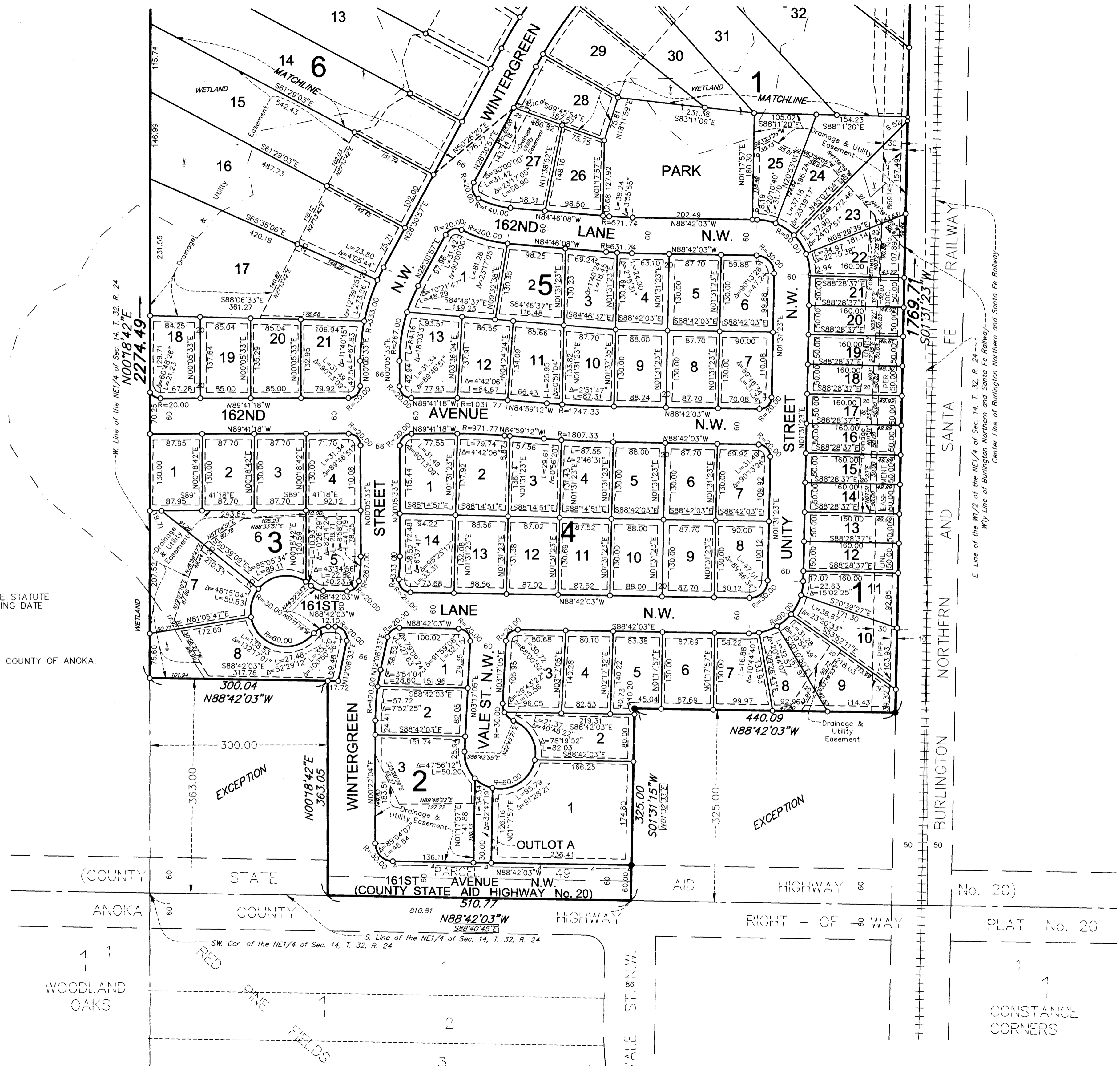
S88°40'45"E Denotes a bearing based on an assumed bearing of S88°40'45"E along the south line of the Northeast Quarter of Section 14, Township 32, Range 24, Anoka County, Minnesota

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