

CREEK VALLEY

City of Ham Lake; Anoka County

KNOW ALL MEN BY THESE PRESENTS: THAT SANDY LAND INVESTMENTS, A MINNESOTA GENERAL PARTNERSHIP, OWNER, OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE STATE OF MINNESOTA AND COUNTY OF ANOKA TO WIT:

THE SOUTH HALF OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 32 NORTH, RANGE 23 WEST, ANOKA COUNTY, MINNESOTA, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER THEREOF; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 19 MINUTES 26 SECONDS WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 76.25 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 38 SECONDS WEST A DISTANCE OF 199.52 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 425.21 FEET, A CENTRAL ANGLE OF 34 DEGREES 50 MINUTES 57 SECONDS, AN ARC DISTANCE OF 258.62 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 14 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE 441.91 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS CREEK VALLEY AND DOES HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR THE PUBLIC USE FOREVER THE STREETS, AVENUES, ROAD AND DRAINAGE AND UTILITY EASEMENTS AS SHOWN AND DEDICATE TO ANOKA COUNTY THE RIGHT OF ACCESS AS SHOWN ON THE PLAT.

IN WITNESS WHEREOF SAID SANDY LAND INVESTMENTS, A MINNESOTA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT W. EIGENHEER, A GENERAL PARTNER, AND JOHN WALTER, A GENERAL PARTNER, THIS 8 DAY OF December, 1987.

SANDY LAND INVESTMENTS

By Robert W. Eigenheer
ROBERT W. EIGENHEER, A GENERAL PARTNER

By John Walter
JOHN WALTER, A GENERAL PARTNER

STATE OF MINNESOTA)
COUNTY OF Anoka

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF December, 1987, BY ROBERT W. EIGENHEER, A GENERAL PARTNER, AND JOHN WALTER, A GENERAL PARTNER, OF SANDY LAND INVESTMENTS, A MINNESOTA GENERAL PARTNERSHIP, ON BEHALF OF SAID GENERAL PARTNERSHIP.

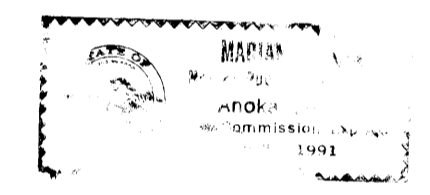
Lori A. Lamson
NOTARY PUBLIC, Anoka COUNTY, MINNESOTA
MY COMMISSION EXPIRES July 12, 1991

I, ERNEST G. RUD, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THIS PLAT AS CREEK VALLEY; 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 WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN AS SHOWN THEREON.

Ernest G. Rud
ERNEST G. RUD, LAND SURVEYOR
MINNESOTA REGISTRATION NO. 9808

STATE OF MINNESOTA)
COUNTY OF ANOKA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, THIS 2nd DAY OF October, 1987, BY ERNEST G. RUD, REGISTERED LAND SURVEYOR.



Marian E. Reed
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA
MY COMMISSION EXPIRES MAY 24, 1991

THIS PLAT OF CREEK VALLEY WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF HAM LAKE, MINNESOTA, AT A REGULAR MEETING THEREOF HELD THIS 21st DAY OF September, 1987. 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 MINNESOTA STATUTES, SECTION 505.03 SUBDIVISION 2.

By Therilyn Schultz MAYOR

By Ilona A. Nurata CLERK

CHECKED AND APPROVED THIS 10th DAY OF Dec., 1987.

M. D. Anderson
MERLYN D. ANDERSON
ANOKA COUNTY SURVEYOR



E.G. RUD & SONS, INC.
Land Surveyors

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"
December 10th 1987
Charles R. Leebore
Auditor, Anoka County
By Therilyn Schultz
Deputy

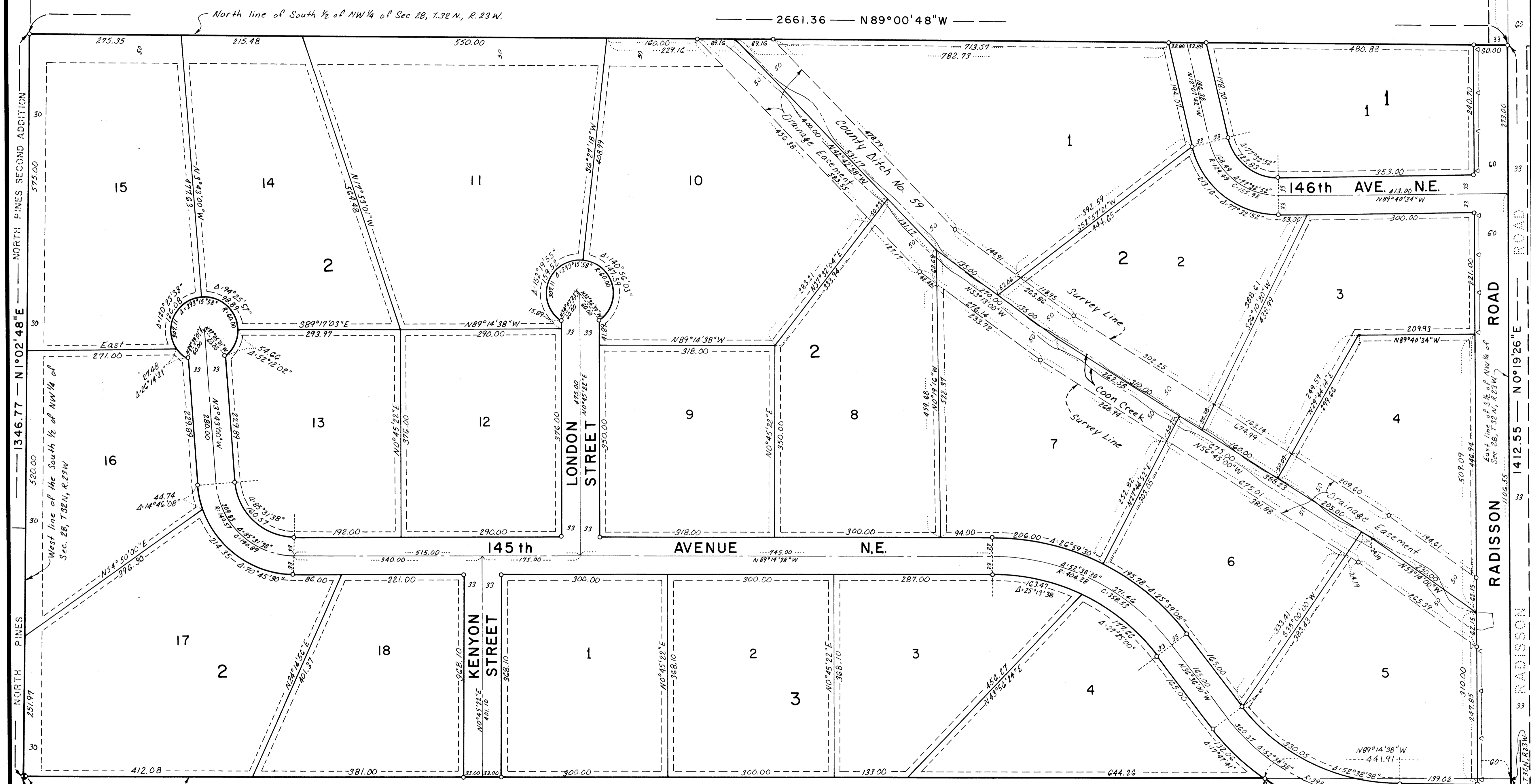
HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1987 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bieby, M. D. Anderson
Anoka County Treasurer

790215
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed for record on the DEC 10 A.D. 1987
4:30 P.M.
in book 38 of Plats 40
Red G. Dondahl
County Recorder
Breta Kay Ege
Deputy

CREEK VALLEY

City of Ham Lake: Anoka County

N/4 corner Sec. 28, T.32, R.23
R.23 C.I.M.
Anoka County Mon.

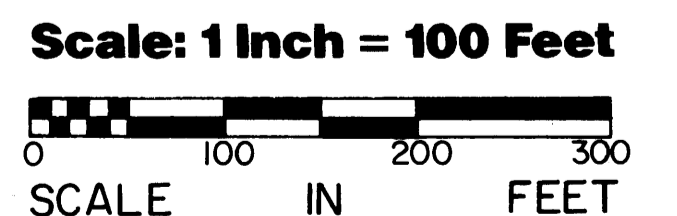
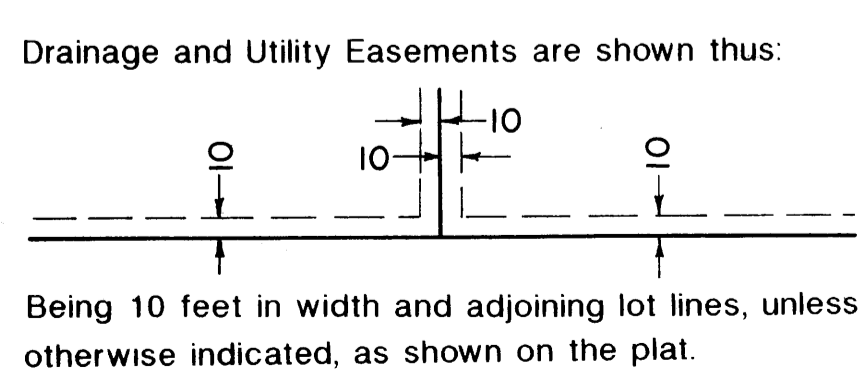


NORTH PINES SECOND ADDITION
NORTH PINES
N 1° 02' 48" E
1346.77
West line of the South 1/2 of NW 1/4 of Sec. 28, T.32 N., R.23 W.

RADISSON ROAD
N 0° 19' 26" E
1412.55
East line of S 1/4 of NW 1/4 of Sec. 28, T.32 N., R.23 W.

West 1/4 corner Sec. 28, T.32 N., R.23 W.
Anoka County Mon. C.I.M.

E.G. RUD & SONS, INC.
Land Surveyors



BEARINGS ARE ON AN ASSUMED DATUM
o DENOTES SET IRON MONUMENT
—△— Denotes "right of access" dedicated to Anoka County

North

