OFFICIAL PLAT

CONDOMINIUM NUMBER 35

OAKWOOD PARK CONDOMINIUM

FIRST AMENDED CONDOMINIUM PLAT

This First Amendment to Condominium Number 35, OAKWOOD PARK CONDOMINIUM is part of the First Amendment to Condominium Number 35 Declaration filed as Document Number 3407077.001 on this 24 day of Jan, 2024

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 1, T. 31, R. 24

The intent of this First Amendment is to include Lot 51, Block 2, OAKWOOD PARK in the Condominium Plat. The original Site Plan excluded Lot 51, whereas it was included in the original declaration Doc. No. 772760; First Amendment to Declaration Doc. No. 778454; Second Amendment to Declaration Doc. No. 783942; Third Amendment to Declaration Doc. No. 804263; Fourth Amendment to Declaration Doc. No. 809987; Fifth Amendment to Declaration Doc. No. 892506; Corrective Fifth Amendment to Declaration Doc. No. 893704; Sixth Amendment to Declaration Doc. No. 912530. For Site Plan and Building Details, refer to the original plat and Supplementals One through Six.

In witness that Oakwood Park Condominium Homeowners Association, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this 27th day of December, 2023.

OAKWOOD PARK CONDOMINIUM HOMEOWNERS ASSOCIATION

_____ (Signed)

Jill K. Nitke-Scott, as Vice President
(Print name) (Title)

STATE OF Minnesota
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 27 day of December, 2023, by Jill K. Nitke-Scott as Vice President, of Oakwood Park Condominium Homeowners Association, a Minnesota nonprofit corporation, on behalf of the corporation.

_____ (Signed)

Donald Jubner (Printed)

Notary Public Minnesota
My Commission Expires 1-31-2025

I, Eric B. Lindgren, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this FIRST AMENDED CONDOMINIUM Plat No. 35, OAKWOOD PARK CONDOMINIUM, being located upon:

Lots 49 and 50, Block 1, Lots 50, 51, 52 and 53, Block 2 and Lots 1 and 2, Block 3, OAKWOOD PARK, according to the plat on file and of record in the office of the county recorder, Anoka County, Minnesota.

Except Parcel 32, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 80, according to the plat on file and of record in the office of the county recorder, Anoka County, Minnesota.

And fully and accurately depicts all information required by Minnesota Statutes, Section 515A.

Dated this 18th day of DECEMBER, 2023.

_____
Eric B. Lindgren, Land Surveyor
Minnesota License No. 48176

STATE OF Minnesota
COUNTY OF Carver

The foregoing instrument was acknowledged before me this 18th day of December, 2023, by Eric B. Lindgren.

_____ (Signed)

Victoria Washicko (Printed)

Notary Public Minnesota
My Commission Expires 01-31-2029

County Surveyor
Pursuant to Minnesota Statutes, Section 515A, this Condominium Plat has been reviewed and approved this 28th day of December, 2023.

David M. Zieglmeier
David M. Zieglmeier
Anoka County Surveyor

County Auditor/Treasurer
Pursuant to Minnesota Statutes, Section 515A, taxes payable in the year 2024 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 24 day of January, 2024.

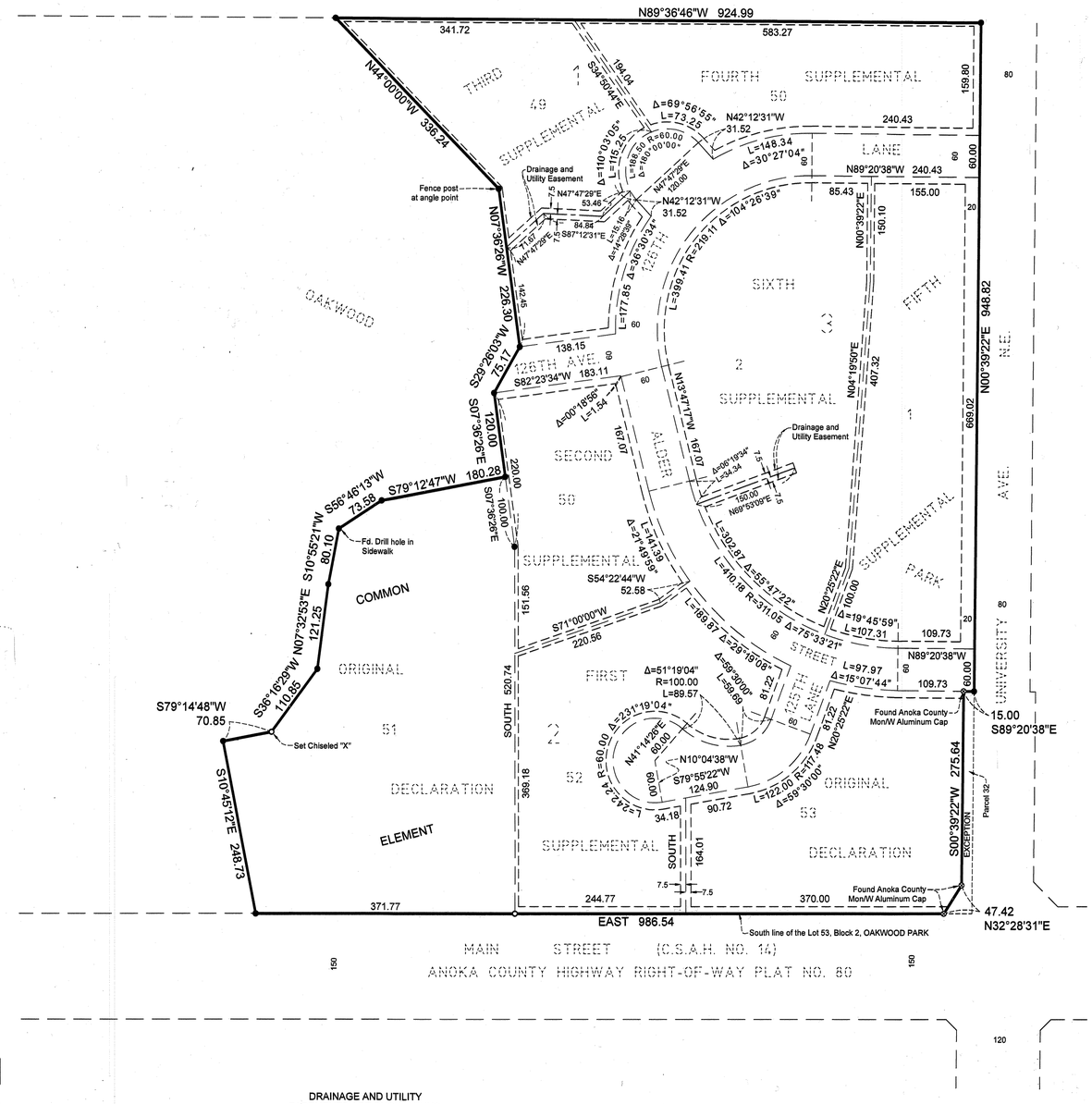
Pamela J LeBlanc
Property Tax Administrator

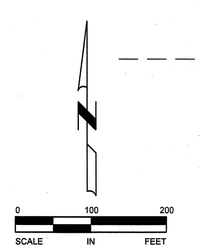
By _____, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota
I hereby certify that this plat of CONDOMINIUM NO. 35 was filed in the office of the County Recorder/Registrar of Titles for public record on this 24 day of January, 2024, at 11:01 o'clock A.M. and was duly recorded as Document Number 3407077.001.

Pamela J LeBlanc
County Recorder/Registrar of Titles

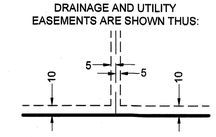
By _____, Deputy





For the purposes of this First Amended Condominium plat, the South line of Lot 53, Block 2, OAKWOOD PARK is assumed to bear EAST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining public ways unless otherwise shown, and 5 feet in width and adjoining lot lines, unless otherwise shown on this plat.

LEGEND

- ● Denotes 1/2 inch iron pipe monument found, unless otherwise noted.
- ○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked with Minnesota License No. 48176, unless otherwise noted.
- ⊗ Denotes found Anoka County Monument with Aluminum Cap.

LINDGREN
Land Surveying

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