

DELLWOOD RIVER ESTATES

CITY OF ST. FRANCIS COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Lee A. Hennen, owner and proprietor, and Verna F. Hennen, husband and wife, of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16 and 17, and Outlot A, OAK GROVE RIVER LOTS, according to the recorded plat thereof, Anoka County, Minnesota, together with that part of vacated River Boulevard, as dedicated in said plat, accruing to said lots by reason of the vacation thereof, the east line of said Lot 17 being described as follows:

Commencing at a point on the east line of the Northwest Quarter of the Northeast Quarter of Section 5, Township 33, Range 24, Anoka County, Minnesota, distant 1229.88 feet southerly of the northeast corner thereof, for the purposes of this description, the east line of the Southwest Quarter of the Southeast Quarter of Section 32, Township 34, Range 24, is assumed to bear North 00 degrees 15 minutes 14 seconds West; thence North 85 degrees 06 minutes 17 seconds West, a distance of 627.40 feet; thence South 00 degrees 17 minutes 32 seconds East, a distance of 33.14 feet to the northeast corner of said Lot 17 and the point of beginning of the line being described; thence South 00 degrees 17 minutes 32 seconds East, a distance of 6 feet, more or less, to the northerly shore line of the Rum River, and there terminating.

AND

That part of the Northwest Quarter of the Northeast Quarter of Section 5, Township 33, Range 24, Anoka County, Minnesota, and that part of the Southwest Quarter of the Southeast Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 00 degrees 15 minutes 14 seconds West, along the east line of said Southwest Quarter of the Southeast Quarter, a distance of 294.99 feet to the intersection with the easterly extension of the north line of WALTERS ADDITION, according to the recorded plat thereof, Anoka County, Minnesota; thence South 89 degrees 52 minutes 12 seconds West along said easterly extension and along the north line of said WALTERS ADDITION, a distance of 572.00 feet to the northwest corner of said WALTERS ADDITION, and the point of beginning of the land to be described; thence continuing South 89 degrees 52 minutes 12 seconds West, a distance of 396.00 feet; thence South 00 degrees 07 minutes 48 seconds East, a distance of 280.80 feet to the south line of said Southwest Quarter of the Southeast Quarter and the north line of said OAK GROVE RIVER LOTS; thence South 89 degrees 17 minutes 28 seconds East along the south line of said Southwest Quarter of the Southeast Quarter and along the north line of said OAK GROVE RIVER LOTS, a distance of 332.05 feet to the most northerly northeast corner of said OAK GROVE RIVER LOTS; thence South 00 degrees 20 minutes 00 seconds East, along the east line of said OAK GROVE RIVER LOTS, a distance of 291.84 feet to an angle point in said east line; thence North 89 degrees 52 minutes 12 seconds East, along the north line of said OAK GROVE RIVER LOTS, a distance of 65.00 feet to the southwest corner of said WALTERS ADDITION; thence North 00 degrees 20 minutes 02 seconds West, along the west line of said WALTERS ADDITION, a distance of 577.50 feet to the point of beginning.

(Said tract is also known as part of Lot 1, Block 8, "Village of St. Francis").

AND

Lots 1, 2, 3, and 4, Block 1 and Lots 3, 4, 5, 6, and 7, Block 2, WALTERS ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of vacated Quay Street, as dedicated in the plat of WALTERS ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying south of the westerly extension of the south line of Lot 2, Block 2, said WALTERS ADDITION.

Have caused the same to be surveyed and platted as DELLWOOD RIVER ESTATES and do hereby donate and dedicate to the public for public use forever the avenues, court, streets and drainage and utility easements as shown on the plat. In witness whereof said Lee A. Hennen and Verna F. Hennen have hereunto set their hands this 25th day of June, 1997.

SIGNED:

Lee A. Hennen
Lee A. Hennen

Verna F. Hennen
Verna F. Hennen

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 25th day of June, 1997 by Lee A. Hennen and
COUNTY OF ANOKA) Verna F. Hennen, husband and wife.

Kathy M. Hanney
KATHY M. HANNEY
NOTARY PUBLIC
ANOKA COUNTY
My Comm. Expires Jan 31, 2000

Kathy M. Hanney
Notary Public, Anoka County, Minnesota
My Commission expires Jan 31, 2000

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as DELLWOOD RIVER 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 24th day of June,
COUNTY OF ANOKA) 1997 by Jeffrey N. Caine, Land Surveyor.

Jill M. Kent
JILL M. KENT
NOTARY PUBLIC
ANOKA COUNTY
My Comm. Expires 1-31-00

Jill M. Kent
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-00

CITY OF ST. FRANCIS

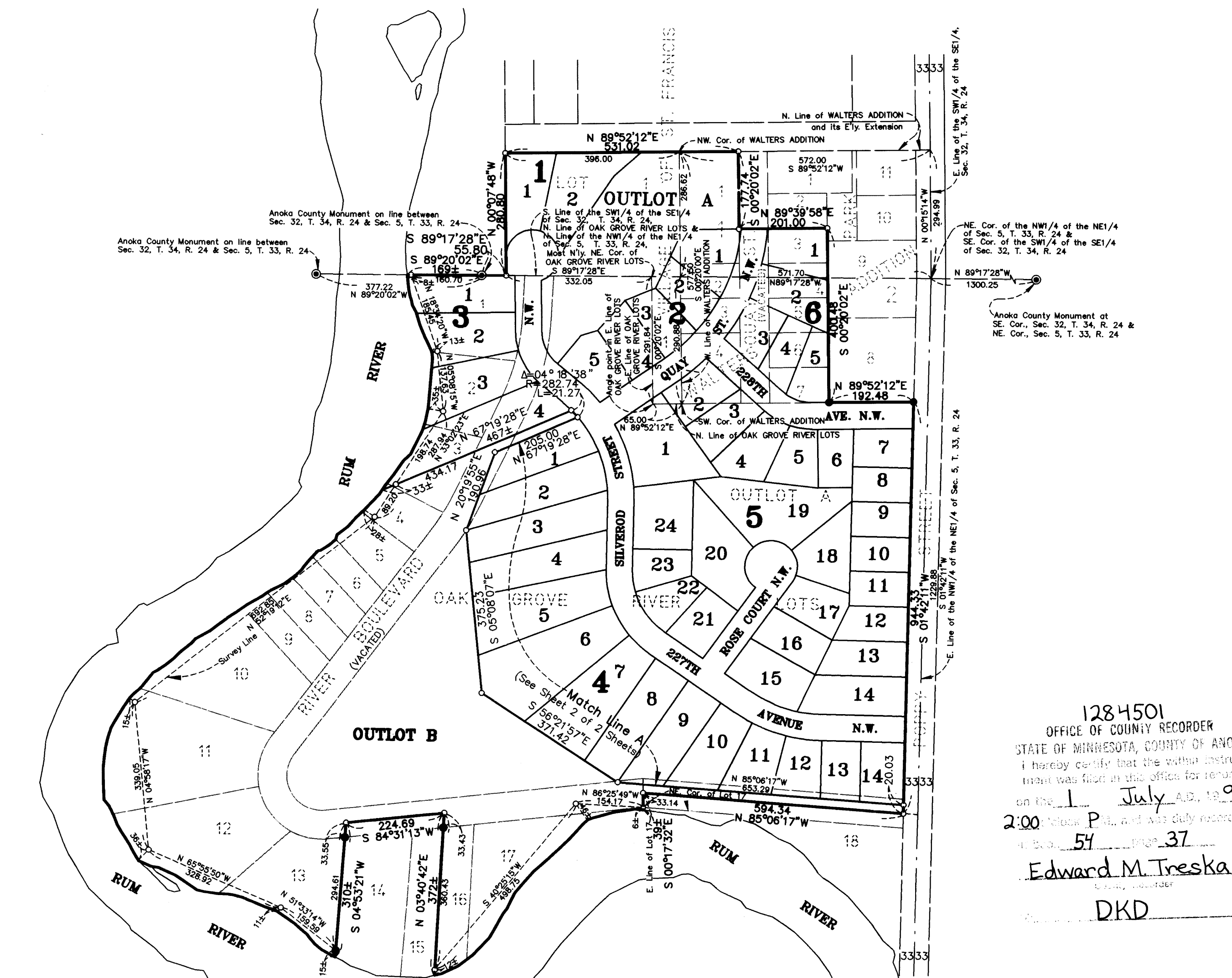
We hereby certify that the City Council of the City of St. Francis, Minnesota, duly accepted and approved the plat of DELLWOOD RIVER ESTATES at a regular meeting held this 2nd day of June, 1997. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County 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 *Raymond Elvick* Mayor By *Barbara J. Nell* Clerk

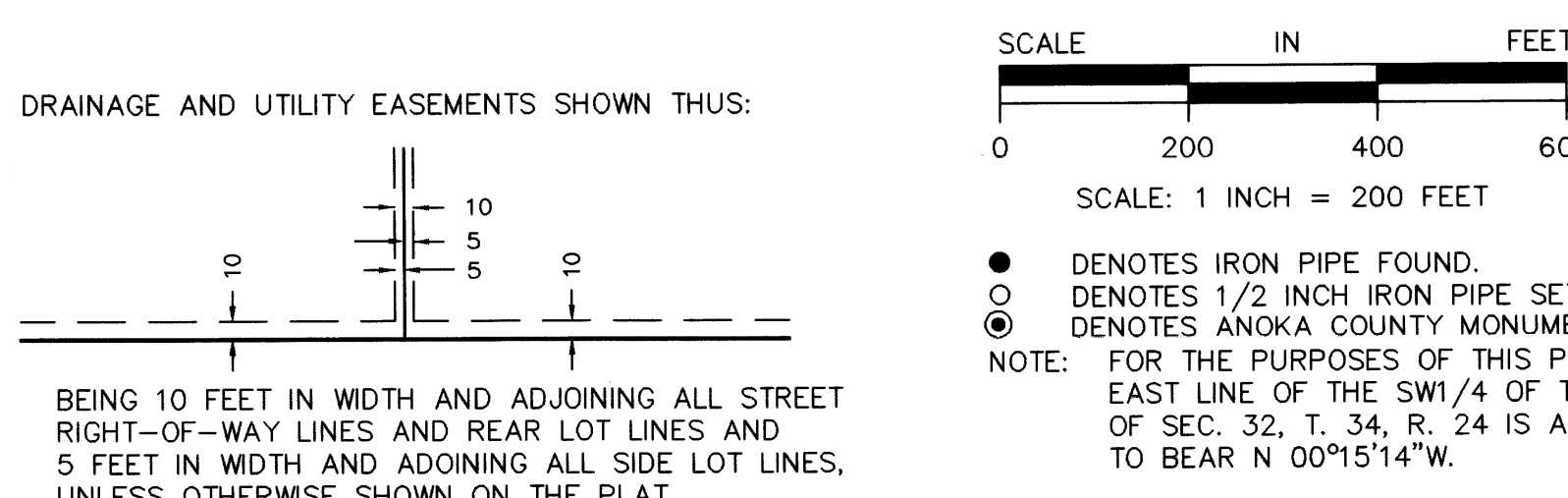
Checked and approved this 13th day of July, 1997

By *W. D. ...*
Anoka County Surveyor

CAINE & ASSOCIATES
LAND SURVEYORS, INC.



Existing water elevation = 880.7 Feet (N.G.V.D. 1929)
(January 3, 1990)
High water elevation = 891±
(As recorded in 1965 and 1969)
BENCH MARK: Top Nut Hydrant in NW. quadrant of 228th Avenue N.W. and Poppy Street
Elevation: 922.29 Feet (N.G.V.D. 1929)



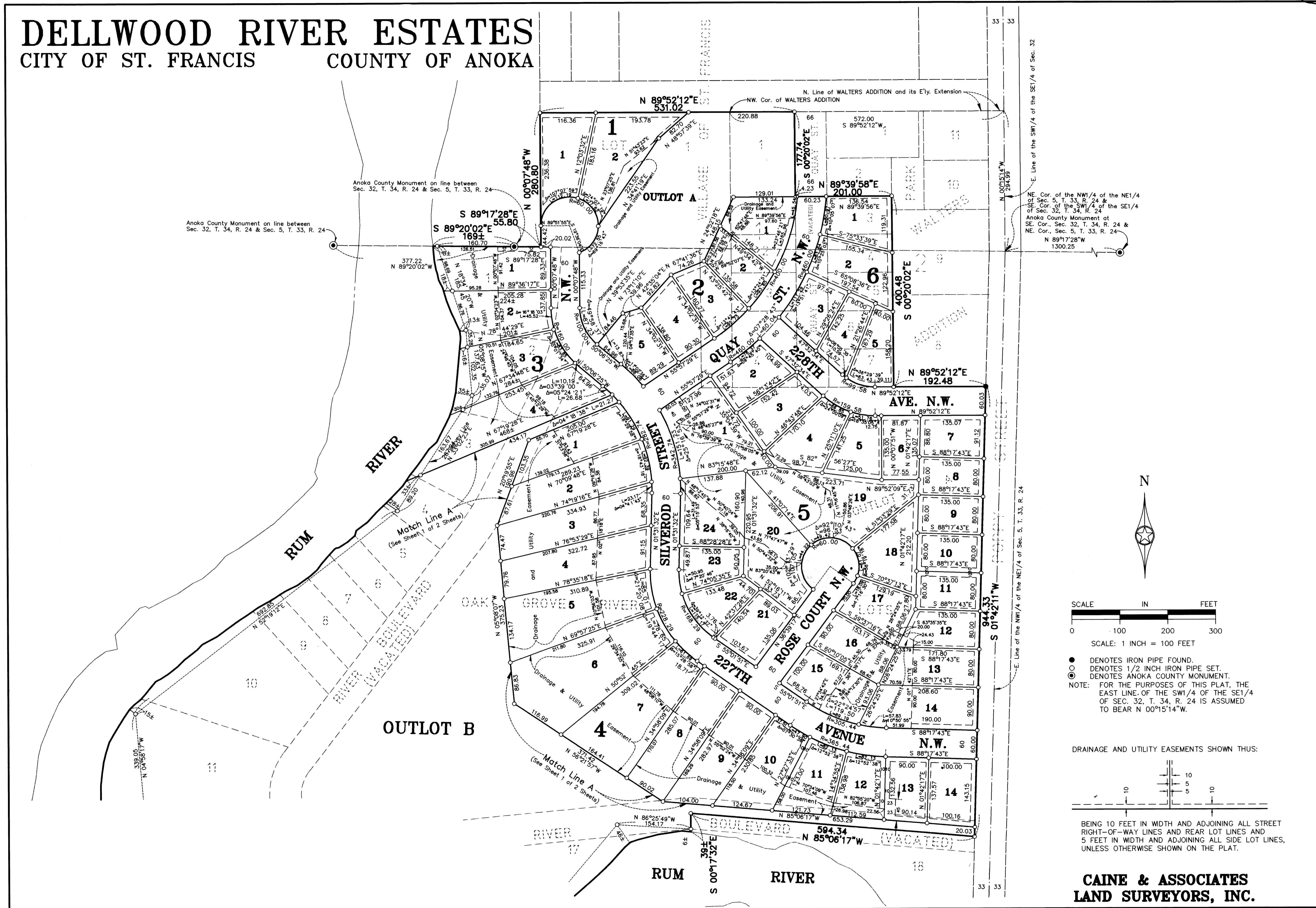
1284501
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 1st day of July, A.D. 1997.
2:00 o'clock P.M. and was duly recorded in Book 57, Page 37.
Edward M. Treska
DKD

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
Edward M. Treska
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY *S. ...*
DEPUTY PROPERTY TAX ADMINISTRATOR



DELLWOOD RIVER ESTATES

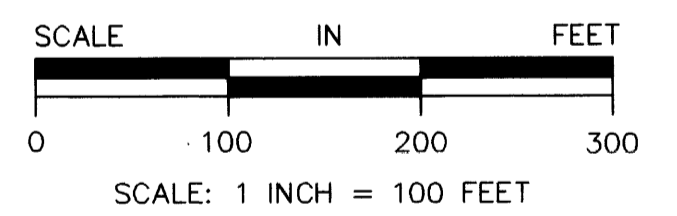
CITY OF ST. FRANCIS COUNTY OF ANOKA



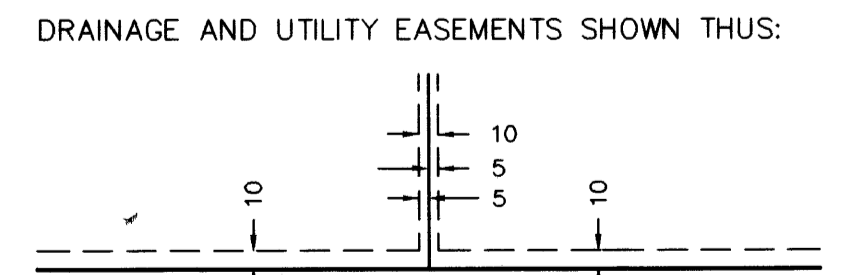
E. Line of the SW1/4 of the SE1/4 of Sec. 32

E. Line of the NW1/4 of the NE1/4 of Sec. 5, T. 33, R. 24

NE. Cor. of the NW1/4 of the NE1/4 of Sec. 5, T. 33, R. 24 & SE. Cor. of the SW1/4 of the SE1/4 of Sec. 32, T. 34, R. 24
 Anoka County Monument at SE. Cor., Sec. 32, T. 34, R. 24 & NE. Cor., Sec. 5, T. 33, R. 24
 N 89°17'28"W
 1300.25



- DENOTES IRON PIPE FOUND.
 - DENOTES 1/2 INCH IRON PIPE SET.
 - ⊙ DENOTES ANOKA COUNTY MONUMENT.
- NOTE: FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE SW1/4 OF THE SE1/4 OF SEC. 32, T. 34, R. 24 IS ASSUMED TO BEAR N 00°15'14"W.



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

CAINE & ASSOCIATES
LAND SURVEYORS, INC.