

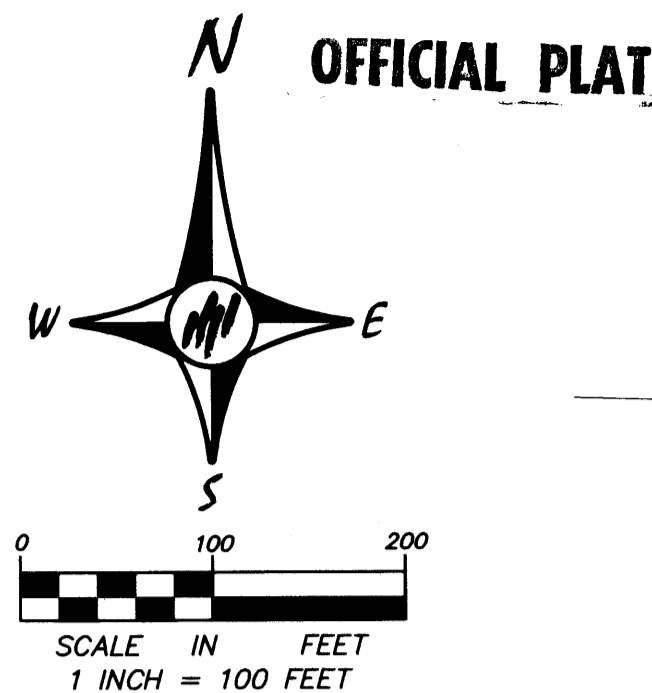
1913270

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 4th April A.D., 2004 at 9:10 o'clock A.M., and was duly recorded in book 67 page 14
Maureen J. Devise
County Recorder
By MLE Deputy

FOX COVE

Book 67 of Abst Page 14

CITY OF OAK GROVE
COUNTY OF ANOKA
SEC. 28, T. 33, R. 24



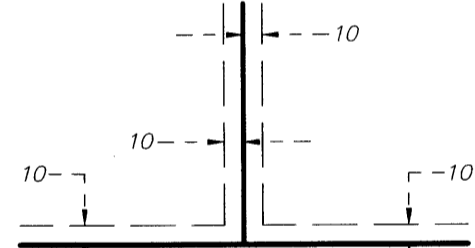
FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF NORTH 88 DEGREES 09 MINUTES 19 SECONDS WEST.

ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT, 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 R.L.S. No. 25287.

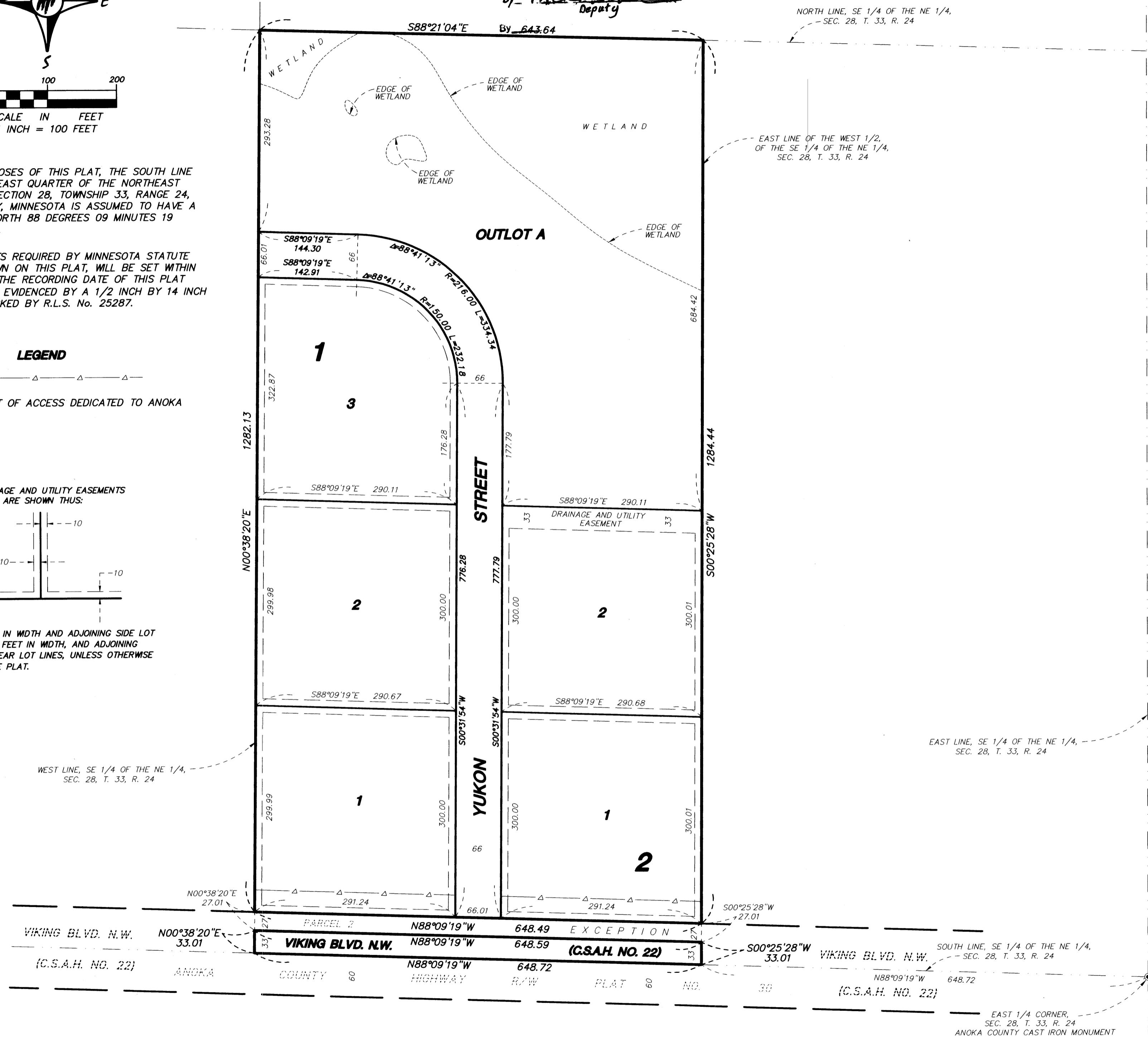
LEGEND

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DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH, AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.



KNOW ALL PERSONS BY THESE PRESENTS: That John C. Egan, a single person and Susan R. Hartfiel and Anthony Hartfiel, wife and husband, fee owners of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The West Half of the Southeast Quarter of the Northeast Quarter of Section 28, Township 33, Range 24, according to the United States Government survey thereof, Anoka County, Minnesota, EXCEPT Parcel 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 30.

Have caused the same to be surveyed, platted and known as FOX COVE and do hereby donate and dedicate to the public for public use forever the street and boulevard as shown on this plat. Also dedicating to the public for public use forever the easements as shown on the plat for drainage and utility purposes. Also dedicating to the County of Anoka the right of access onto COUNTY STATE AID HIGHWAY NO. 22 as shown on this plat.

In witness whereof, said John C. Egan, a single person, has hereunto set his hand this 30th day of March, 2004.

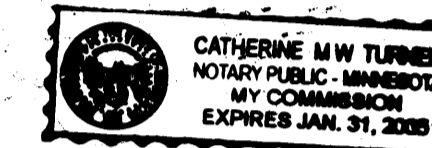
John C. Egan
John C. Egan

State of Minnesota Anoka
County of Anoka

The foregoing instrument was acknowledged before me this 30th day of March, 2004, by John C. Egan, single person.

Catherine M. Turner
Catherine M. Turner

Notary Public, Anoka County, Minnesota
My commission expires 1-31-2005



In witness whereof, said Susan R. Hartfiel and Anthony Hartfiel, wife and husband, have hereunto set their hands this 30th day of March, 2004.

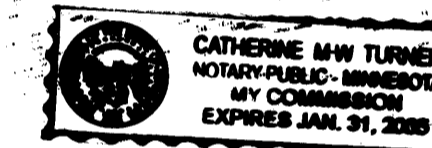
Susan R. Hartfiel Anthony Hartfiel
Susan R. Hartfiel Anthony Hartfiel

State of Minnesota Anoka
County of Anoka

The foregoing instrument was acknowledged before me this 30th day of March, 2004, by Susan R. Hartfiel and Anthony Hartfiel, wife and husband.

Catherine M. Turner
Catherine M. Turner

Notary Public, Anoka County, Minnesota
My commission expires 1-31-2005



I, Mark F. Maistrovich, hereby certify that I have surveyed and platted the property described on this plat as FOX COVE, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than as shown.

Mark F. Maistrovich, Land Surveyor
Minnesota License Number 25287

State of Minnesota Anoka
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 22nd day of March, 2004, by Mark F. Maistrovich, Minnesota License No. 25287.

Shari M. Kibeck
Shari M. Kibeck

Notary Public, Anoka County, Minnesota
My commission expires Jan 31, 2005

OAK GROVE, MINNESOTA

This plat of FOX COVE was approved and accepted by the City Council of the City of Oak Grove, Minnesota, at a regular meeting thereof held this 26th day of January, 2004. 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.

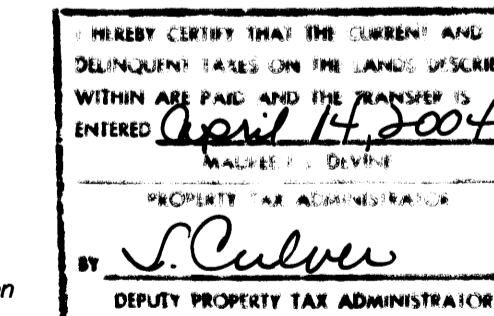
CITY COUNCIL OF THE CITY OF OAK GROVE, MINNESOTA

By [Signature] Mayor
By [Signature] City Administrator

ANOKA COUNTY SURVEYOR

I hereby certify that this plat has been checked and approved this 14th day of APRIL, 2004.

By [Signature]
Larry D. Horam, Anoka County Surveyor



Pass Engineering Inc.
Registered Professional Engineers
Licensed Land Surveyors

Receipt # 2004055273 / \$275.00