

# FOX TRACE

City of Lino Lakes

County of Anoka

KNOW ALL PERSONS BY THESE PRESENTS: that Vivian E. Hanson, trustee, owner and proprietor, and R-Property, Inc., a Minnesota corporation, contract purchaser of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

The North 46.75 feet of the East 517 feet of the South 211.5 feet of the North 661.5 feet of the Southeast Quarter of the Northeast Quarter and the South 164.75 feet of the North 661.5 feet of said Southeast Quarter of the Northeast Quarter, all in Section 31, Township 31, Range 22, according to the United States Government Survey thereof and situate in Anoka County, Minnesota. Subject to Ware Road and S.T.H. No. 49.

and that Vernon O. Lehmann, single, owner and proprietor, and R-Property, Inc., a Minnesota corporation, contract purchase of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 31, Township 31, Range 22, according to the United States Government Survey thereof and situate in Anoka County, Minnesota, lying South of the North 661.5 feet. Subject to Ware Road and S.T.H. No. 49.

Have caused the same to be surveyed and platted as FOX TRACE and do hereby donate and dedicate to the public for public use forever the Avenue, Lane, Court, Circle and Roads as shown on the plat. Also dedicating the drainage and/or utility easements as shown on the plat. Also dedicating to the State of Minnesota the right of access onto State Trunk Highway No. 49 as designated on the plat. In witness whereof said Vivian E. Hanson has hereunto set her hand this 15th day of July, 1994. Also in witness whereof said Vernon O. Lehmann has hereunto set his hand this 19th day of July, 1994. Also in witness whereof said R-Property, Inc., has caused these presents to be signed by its proper officers this 15th day of July, 1994.

SIGNED:

Vivian E. Hanson RLT, dated April 27, 1992

Vivian E. Hanson, trustee  
Vivian E. Hanson

Vernon O. Lehmann  
Vernon O. Lehmann  
Attorney in fact

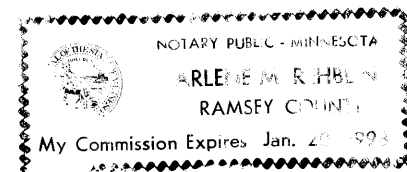
R-Property, Inc.

Clyde Rehbein  
Clyde Rehbein, President

Larry Heimdal  
Larry Heimdal, Secretary

STATE OF MINNESOTA )  
COUNTY OF Ramsey )

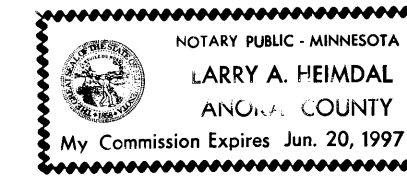
The foregoing instrument was acknowledged before me this 15th day of July, 1994, by Vivian E. Hanson, trustee of the Vivian E. Hanson RLT, dated April 27, 1992



Arlene M. Redbein  
Notary Public, Ramsey County, Minnesota  
My Commission expires January 20, 1998

STATE OF MINNESOTA )  
COUNTY OF ANOKA )

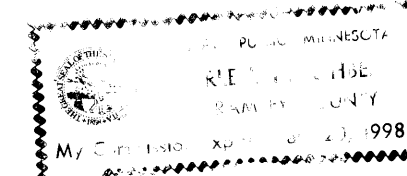
The foregoing instrument was acknowledged before me this 19th day of July, 1994, by Vernon O. Lehmann, single. by: Daniel M. Lehmann - Attorney in fact



Larry A. Heimdal  
Notary Public, Anoka County, Minnesota  
My Commission expires June 20, 1997

STATE OF MINNESOTA )  
COUNTY OF Ramsey )

The foregoing instrument was acknowledged before me this 15th day of July, 1994, by Clyde Rehbein, as President, and Larry Heimdal as Secretary of R-Property, Inc., a Minnesota Corporation, on behalf of the Corporation.



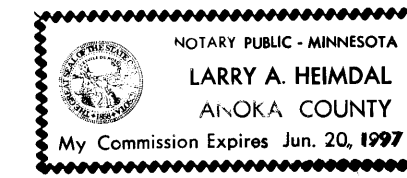
Arlene M. Redbein  
Notary Public, Ramsey County, Minnesota  
My Commission expires January 20, 1998

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as FOX TRACE; 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.

Mathew T. Kytönen  
Mathew T. Kytönen, Registered Land Surveyor  
Minnesota Registration No. 18213

STATE OF MINNESOTA )  
COUNTY OF ANOKA )

The surveyors certificate was acknowledged before me a Notary Public, this 15th day of July, 1994, by Mathew T. Kytönen, Land Surveyor.



Larry A. Heimdal  
Notary Public, Anoka County, Minnesota  
My Commission expires June 20, 1997

CITY OF LINO LAKES

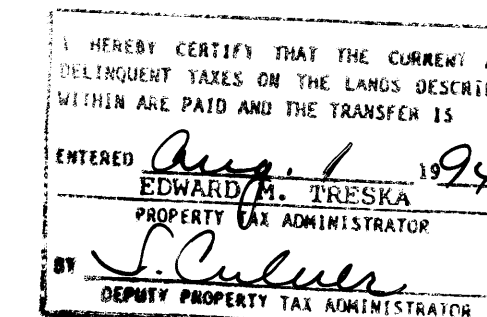
We hereby certify that the City Council of the City of Lino Lakes, Anoka County Minnesota, duly accepted and approved the plat of FOX TRACE at a regular meeting held this 11th day of July, 1994. If applicable, the written comments and recommendations of the commissioner of Transportation and the State 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, Subd. 2.

By [Signature] Mayor By Merlyn D. Anderson Clerk

Checked and approved this 28th day of July, 1994.

By MERLYN D. ANDERSON by Larry D. Rain  
Anoka County Surveyor deputy

1128983  
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 August A.D., 1994  
4:25 o'clock P.M., and was duly recorded in book 48 plats page 32  
Edward M. Traska  
County Recorder  
By A. Anderson

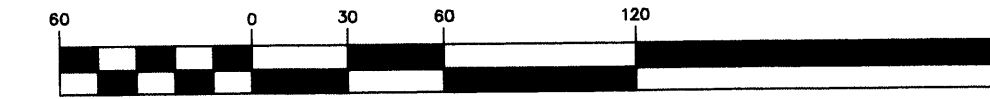


CITY OF LINO LAKES  
SEAL  
CORPORATE

# FOX TRACE

City of Lino Lakes - County of Anoka

GRAPHIC SCALE

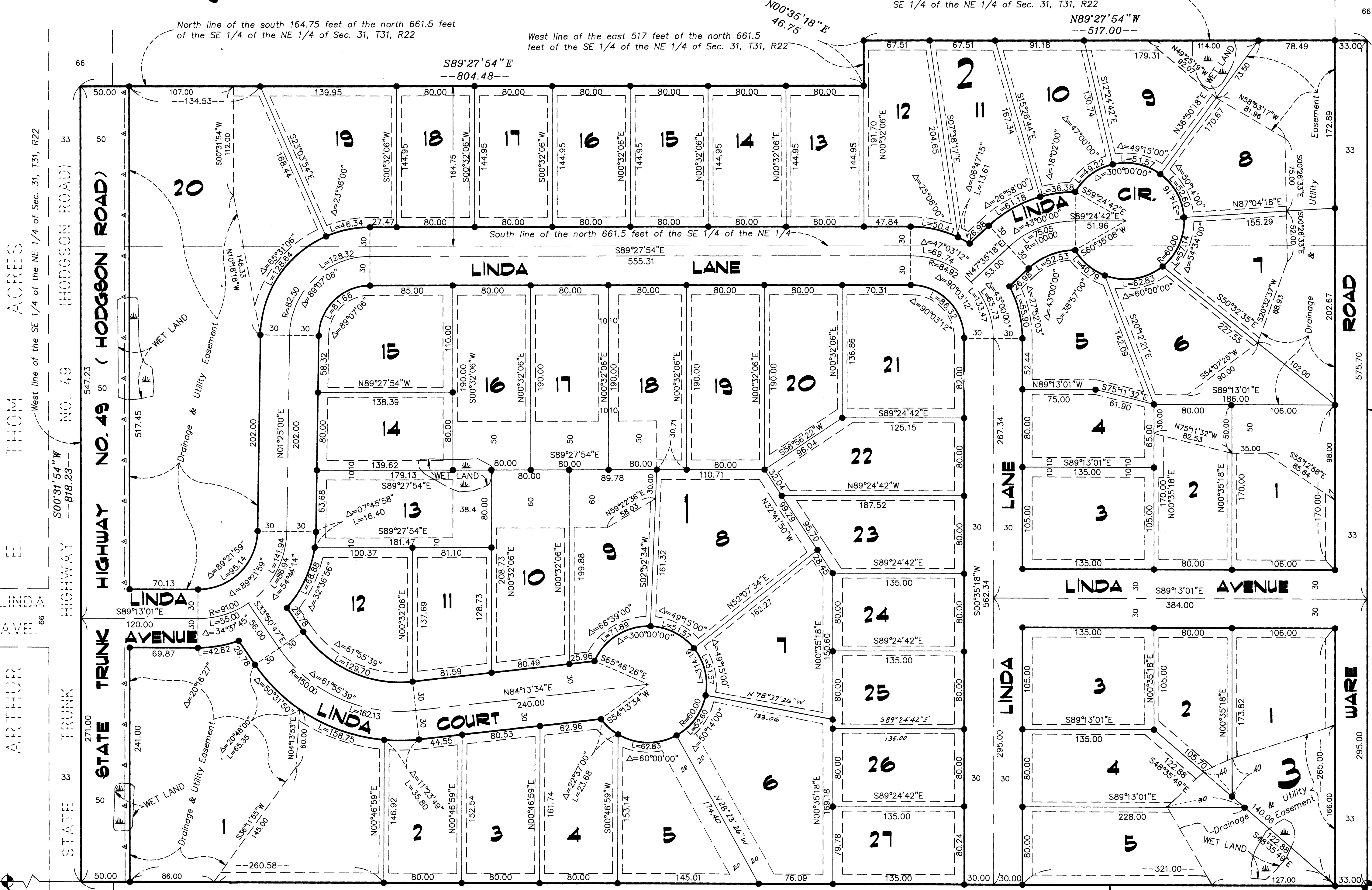


( IN FEET )  
1 inch = 60 ft.

North line of the north 46.75 feet of the east 517 feet of the south 211.5 feet of the north 661.5 feet of the SE 1/4 of the NE 1/4 of Sec. 31, T31, R22

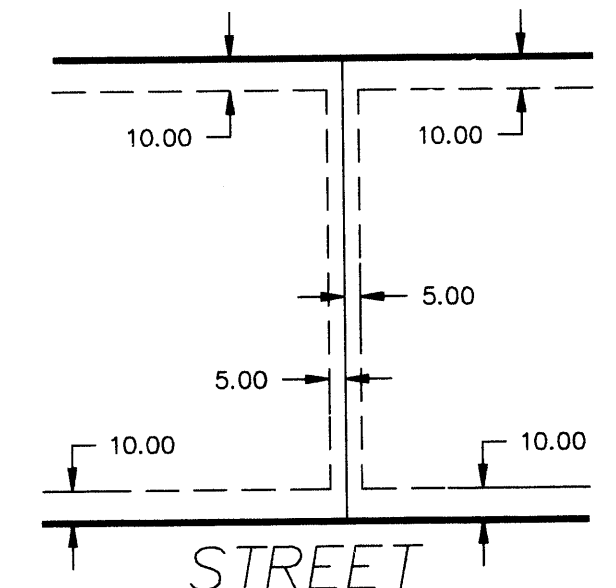
North line of the south 164.75 feet of the north 661.5 feet of the SE 1/4 of the NE 1/4 of Sec. 31, T31, R22

West line of the east 517 feet of the north 661.5 feet of the SE 1/4 of the NE 1/4 of Sec. 31, T31, R22



NORTH

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT.

West 1/4 Corner of Sec. 31, T31, R22  
An Anoka County Monument

East 1/4 Corner of Sec. 31, T31, R22  
An Anoka County Monument

The orientation of this bearing system is based on the east line of the Northeast Quarter of Section 31, Twp. 31, Rge. 22, having an assumed bearing of S 0°35'18" W.

- Denotes 1/2" X 18" iron monument set and marked by R.L.S. No. 18213
- ▲ Denotes "Right-of-Access" dedicated to the State of Minnesota

GLENN REHBEIN CO.'S