

HERITAGE OAKS TOWNHOMES

CITY OF COON RAPIDS, COUNTY OF ANOKA

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

KNOW ALL MEN BY THESE PRESENTS: That David H. Langseth and JoAnn B. Langseth, his wife and Douglas C. Lida and Ela Jean Lida, his wife, owners and proprietors and First National Bank in Anoka, a United States corporation, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 31, Range 24, Anoka County, Minnesota described as follows: Commencing at the Southeast corner of said Southeast 1/4 of the Southeast 1/4; thence North along the East line thereof a distance of 918.00 feet to the actual point of beginning of the tract to be described; thence at right angles West, a distance of 410.8 feet; thence deflecting to the left 40 degrees 30 minutes a distance of 304.51 feet to the center line of Northdale Boulevard; thence Northwesterly along said center line of said Northdale Boulevard a point distant 450.00 feet Southeasterly of the intersection of said Northdale Boulevard and the North line of said Southeast 1/4 of the Southeast 1/4 as measured along the center line of said Northdale Boulevard; thence deflecting to the right 90 degrees to the North line of said Southeast 1/4 of Southeast 1/4; thence Easterly along said North line of said Southeast 1/4 of Southeast 1/4 to the Northeast corner of Southeast 1/4 of Southeast 1/4; thence Southerly along the East line of said Southeast 1/4 of Southeast 1/4 to the point of beginning. Excepting the following described tract: The North 150.00 feet of the East 150.00 feet of said Southeast 1/4 of the Southeast 1/4, Section 13, Township 31, Range 24.

and Heritage Oaks Construction Company, a Minnesota partnership, contract purchaser of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 31, Range 24, Anoka County, Minnesota, described as follows: Commencing at the Southeast corner of said Southeast 1/4 of the Southeast 1/4; thence North along the East line thereof a distance of 918.00 feet; thence at right angles West, a distance of 410.8 feet; thence deflecting to the left 40 degrees 30 minutes a distance of 304.51 feet to the center line of Northdale Boulevard; thence Northwesterly along said center line 117.00 feet to the actual point of beginning of the tract of land to be herein described; thence deflect to the right 90 degrees a distance of 150.00 feet; thence deflect to the left 90 degrees a distance of 140.00 feet to the left 90 degrees a distance of 150.00 feet to said center line; thence Southeasterly along said center line 140.00 feet to the actual point of beginning.

Have caused the same to be surveyed and platted as HERITAGE OAKS TOWNHOMES and do hereby donate and dedicate to the public for public use forever the Street, Avenue, Boulevard and easements for utility and drainage purposes as shown on the plat. In witness whereof said David H. Langseth and JoAnn B. Langseth, his wife, have hereunto set their hands this 7 day of AUGUST 1985. In witness whereof said Douglas C. Lida and Ela Jean Lida, his wife, have hereunto set their hands this 9 day of AUG 1985. In witness whereof said Heritage Oaks Construction, a Minnesota partnership, has caused these presents to be signed by its proper officers this 7 day of Aug 1985. In witness whereof said First National Bank in Anoka, a United States corporation, has caused these presents to be signed by its proper officers this 6 day of Aug 1985.

Signed:

David H. Langseth
David H. Langseth

JoAnn B. Langseth
JoAnn B. Langseth

FIRST NATIONAL BANK IN ANOKA

James H. Gessert its AVP
Oleg Nothnagen its AVP

Douglas C. Lida
Douglas C. Lida

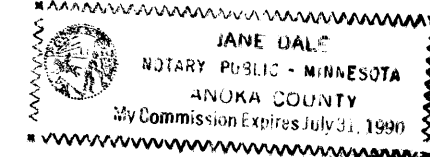
Ela Jean Lida
Ela Jean Lida

HERITAGE OAKS CONSTRUCTION COMPANY

LIDA CONSTRUCTION INC.
Douglas C. Lida - president
partner

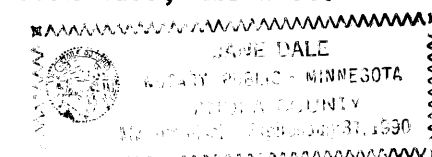
LANGSETH CONSTRUCTION INC.
David H. Langseth - president
partner

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 7th day of August 1985, by David H. Langseth and JoAnn B. Langseth, his wife.



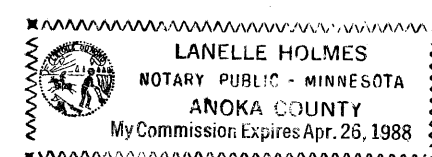
Jane Ualc
Notary Public, Anoka County, Minnesota
My Commission Expires 7-31-90

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 9th day of Aug 1985, by Douglas C. Lida and Ela Jean Lida, his wife.



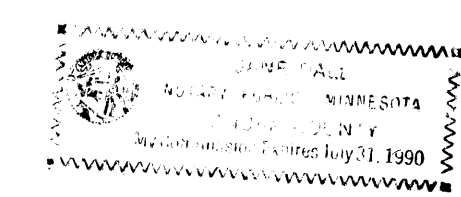
Jane Ualc
Notary Public, Anoka County, Minnesota
My Commission Expires 7-31-90

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 6th day of August 1985 by James H. Gessert its Asst. Vice Pres and Oleg Nothnagen its Asst. Vice Pres of First National Bank in Anoka, a United States corporation, on behalf of said corporation.



Lanelle Holmes
Notary Public, Anoka County, Minnesota
My Commission Expires 4-26-88

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 9th day of Aug 1985, by Douglas C. Lida, president of Lida Construction Inc., a Minnesota corporation, and David H. Langseth, president of Langseth Construction Inc., a Minnesota corporation, partners of Heritage Oaks Construction Company, a Minnesota partnership, on behalf of said partnership.

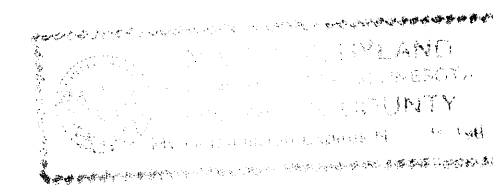


Jane Ualc
Notary Public, Anoka County, Minnesota
My Commission Expires 7-31-90

I hereby certify that I have surveyed and platted the property described on this plat as HERITAGE OAKS TOWNHOMES; that this plat is a correct representation of said survey; that the distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands or public highways to be designated other than as shown thereon.

Raymond A. Prasch
Raymond A. Prasch, Registered Land Surveyor
Minnesota Registration No. 6743

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 29th day of MAY 1985, by Raymond A. Prasch, Registered Land Surveyor.



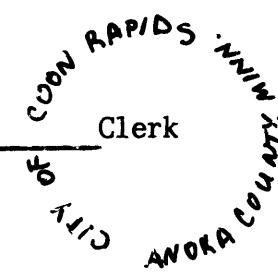
Milton E. Hyland
Milton E. Hyland - Notary Public, Hennepin County, Minn.
My Commission Expires November 19, 1987

The plat of HERITAGE OAKS TOWNHOMES was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 18th day of April 1985.

By Donna McNaue Chairman

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota duly accepted and approved the plat of HERITAGE OAKS TOWNHOMES, at a regular meeting thereof held this 14th day of May 1985.

By Roland B. Lewis Mayor By Betty Backe, Inc. Clerk



Checked and approved this 12th day of August 1985.

Roland W. Anderson
Anoka County Surveyor

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1985 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Buehler & Williams
Anoka County Treasurer

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

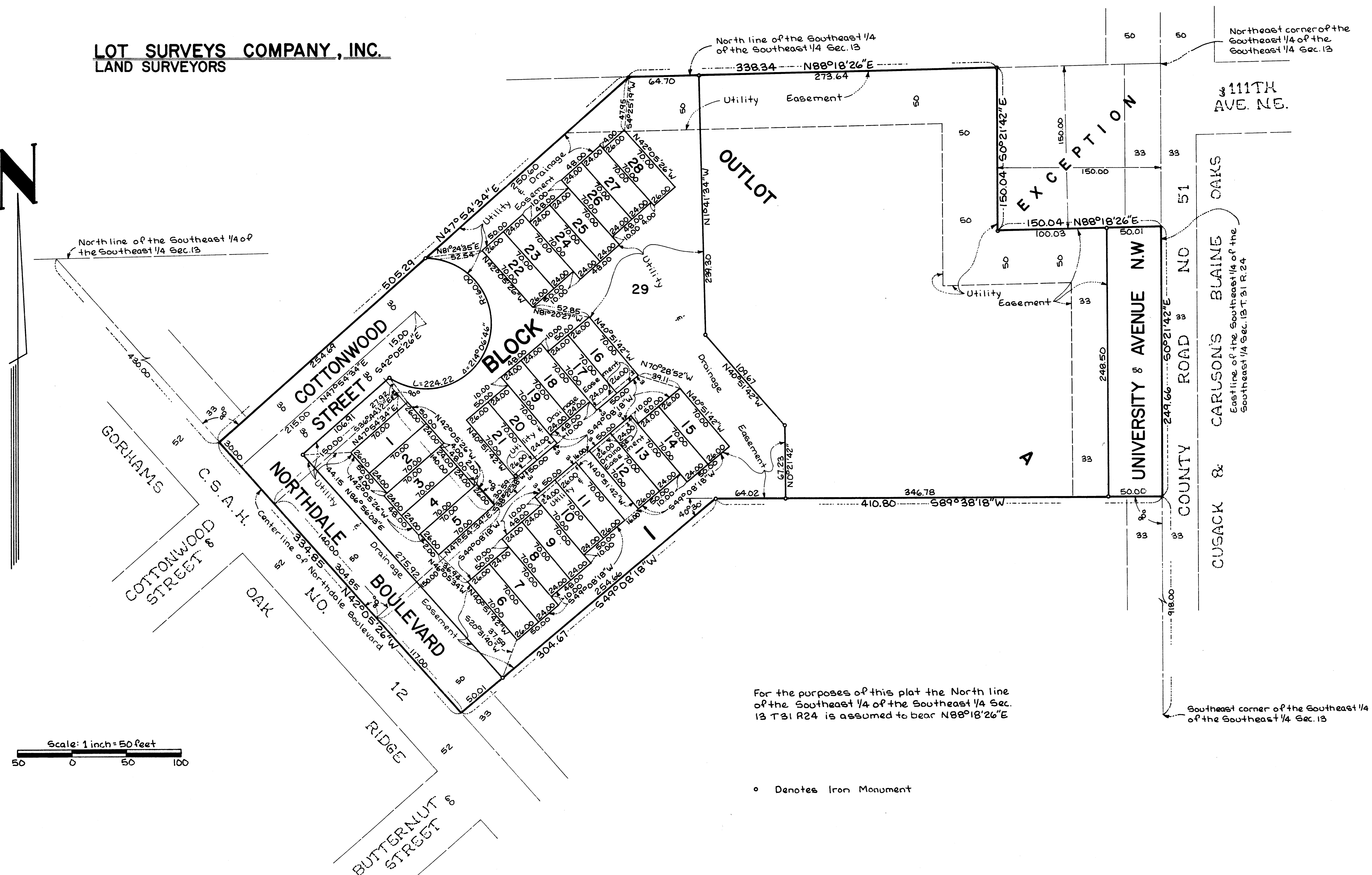
Aug 12th 1985
Charles R. Johnson
Auditor, Anoka County
BY J.R. Kaminski
Deputy

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 AUG 12 1985 A.D., 19 12:10 o'clock P.M., and was duly recorded in book 35 of PLATS page 29
Paul J. Ansell
County Recorder
By J.V. Hall
Deputy

HERITAGE OAKS TOWNHOMES

CITY OF COON RAPIDS, COUNTY OF ANOKA

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS



Scale: 1 inch = 50 feet
50 0 50 100

For the purposes of this plat the North line of the Southeast 1/4 of the Southeast 1/4 Sec. 13 T31 R24 is assumed to bear N88°18'26"E

• Denotes Iron Monument