

JOHNSON'S CEDAR CREEK ESTATES

KNOW ALL PERSONS BY THESE PRESENTS: That Daniel E. Johnson and Tyra R. Johnson, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the West Half of the Northeast Quarter of Section 24, Township 33, Range 24, Anoka County, Minnesota, described as follows:

Beginning at a point on the south line thereof, distant 564.05 feet westerly of the southeast corner thereof, thence South 89 degrees 26 minutes 06 seconds West, assumed bearing, along said south line, a distance of 354.18 feet; thence North 00 degrees 03 minutes 29 seconds West a distance of 115.18 feet; thence northerly along a tangential curve, concave to the west, having a radius of 368.41 feet and a central angle of 20 degrees 50 minutes 35 seconds, a distance of 134.02 feet; thence northerly along a reverse curve, concave to the east, having a radius of 242.80 feet and a central angle of 20 degrees 50 minutes 35 seconds, a distance of 88.33 feet to the point of beginning of a line to be hereinafter known as Line A; thence North 00 degrees 03 minutes 29 seconds West, tangent to said curve and along said Line A, a distance of 493.53 feet; thence North 34 degrees 26 minutes 04 seconds East, continuing along said Line A, a distance of 890 feet, more or less, to the center line of Cedar Creek, and said Line A there terminating; thence easterly and northeasterly along said center line to the intersection with a line distant 300.00 feet southeasterly of, as measured at right angles to and parallel with said Line A; thence South 34 degrees 26 minutes 04 seconds West, along said parallel line, a distance of 1047 feet, more or less, to an angle point in said parallel line; thence South 00 degrees 03 minutes 29 seconds East, continuing along said parallel line, a distance of 397.75 feet to the intersection with a line which bears North 15 degrees 53 minutes 04 seconds East a distance of 345.27 feet to the point of beginning.

Have caused the same to be surveyed and platted as JOHNSON'S CEDAR CREEK ESTATES and do hereby donate and dedicate to the public for public use forever the avenue, and drainage and utility easements as shown on the plat. In witness whereof said Daniel E. Johnson and Tyra R. Johnson have hereunto set their hands this 17th day of February, 2005.

SIGNED:

Daniel E. Johnson
Daniel E. Johnson
Tyra R. Johnson
Tyra R. Johnson

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 17th day of COUNTY OF ANOKA) February, 2005, by Daniel E. Johnson and Tyra R. Johnson, husband and wife.

Jill McKent
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-10

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as JOHNSON'S CEDAR CREEK ESTATES; that this 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 all monuments have been correctly placed in the ground as shown, or shall be correctly placed in the ground within one year after the recording date of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota License No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this COUNTY OF ANOKA) 17th day of February, 2005, by Jeffrey N. Caine, Land Surveyor.

Jill McKent
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-10

CITY OF OAK GROVE

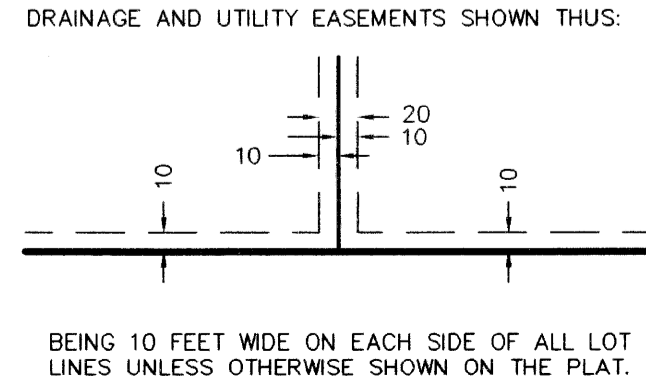
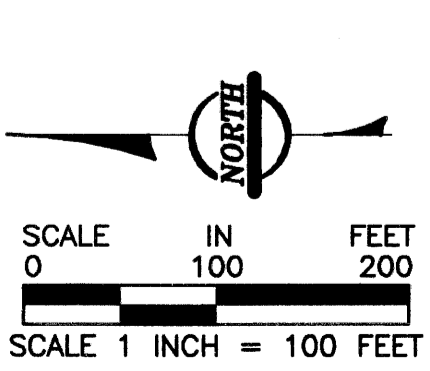
We hereby certify that the City Council of the City of Oak Grove, Anoka County, Minnesota, duly accepted and approved the plat of JOHNSON'S CEDAR CREEK ESTATES at a regular meeting held this 27th day of December, 2004. If applicable, the written comments and recommendations of the Commissioner of Transportation 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.

By *Charles F. Stiggen* Mayor By *Debra M. Olsen* Clerk

Checked and approved this 5TH day of May, 2005.

By *Lanny O. Hoium* by *Charles F. Stiggen*, Deputy Anoka County Surveyor

1974969.005 Anok
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office to record on the 5th May A.D. 2005 at 2:47 o'clock P.M., and was duly recorded in book 69 Anok page 24
Maurice J. Dume
County Recorder
LBS



- DENOTES FOUND MONUMENT.
- DENOTES A MONUMENT REQUIRED BY MINNESOTA STATE STATUTE WHICH 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 RLS 12251.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.

FILED
MAY 5 2005
J. Cullen
DEPUTY PROPERTY TAX ADMINISTRATOR

For the purposes of this plat, the south line of the West Half of the Northeast Quarter of Section 24, Township 33, Range 24, Anoka County, Minnesota, is assumed to bear S89°26'06"W.

