

LAKELAND HILLS

CITY OF CENTERVILLE
ANOKA COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Royal Oaks Realty, Inc., owner and proprietor and that Roy E. Le Roux as Trustee of Inter-vivos Revocable Trust of Roy J. Le Roux, mortgagee of the following described property situated in the County of Anoka State of Minnesota to wit:

Certificate of Title No. _____

All that part of the Southeast Quarter of the Southwest Quarter and Government Lot 4, Section 14, Township 31 North, Range 22 West, and all that part of Government Lot 1, Section 23, Township 31 North, Range 22 West, Anoka County, Minnesota described as follows:

Commencing at the intersection of the west line of said Government Lot 4 and the north line of the south 742.50 feet of said Section 14; thence on an assumed bearing of South 89 degrees 22 minutes 44 seconds East, along said north line of the south 742.50 feet, a distance of 275.00 feet, to the point of beginning of the parcel of land to be described; thence South 00 degrees 00 minutes 32 seconds East, parallel with the west line of said Government Lot 4, a distance of 424.84 feet; thence South 50 degrees 25 minutes 06 seconds East, a distance of 70.47 feet; thence southeasterly a distance of 820.67 feet along the arc of a tangential curve concave to the southwest, having a radius of 1279.79 feet and a central angle of 36 degrees 44 minutes 29 seconds; thence South 13 degrees 40 minutes 37 seconds East, tangent to said curve, a distance of 242.57 feet; thence South 89 degrees 50 minutes 32 seconds East, a distance of 480.03 feet; thence North 00 degrees 17 minutes 31 seconds West, a distance of 636.95 feet, to the intersection with the north line of said Government Lot 1; thence continuing along the last described line a distance of 70.01 feet; thence South 89 degrees 22 minutes 44 seconds East, parallel with the north line of said Government Lot 1, a distance of 668 feet, more or less, to the centerline of Clearwater Creek; thence northerly along the centerline of said Clearwater Creek to the intersection with said north line of the south 742.50 feet; thence North 89 degrees 22 minutes 44 seconds West, along said north line of the south 742.50 feet, a distance of 1699 feet, more or less, to the point of beginning of the parcel of land described.

(Said tract is also known as part of Lots 11 and 12, AUDITORS SUBDIVISION 47 REVISED, and part of Lot 2, AUDITORS SUBDIVISION NUMBER 48 REVISED.)

Have caused the same to be surveyed and platted as LAKELAND HILLS and do hereby donate and dedicate to the public use forever the circle, highway, road and easements for drainage and utility purposes and dedicate to Anoka County the right of access as shown on the plat.

In witness whereof said Royal Oaks Realty, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 12th day of January, 1998.

ROYAL OAKS REALTY, INC.

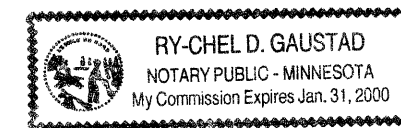
Marcel Eibenstein
Marcel Eibenstein, President

In witness whereof said Roy E. Le Roux as Trustee of Inter-vivos Revocable Trust of Roy J. Le Roux, has hereunto set his hand this 13th day of January, 1998.

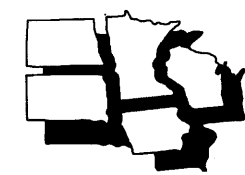
Roy E. Le Roux
Roy E. Le Roux as Trustee of Inter-vivos Revocable Trust of Roy J. Le Roux.

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 12 day of January, 1998, by Marcel Eibenstein, President, on behalf of Royal Oaks Realty, Inc., a Minnesota corporation.



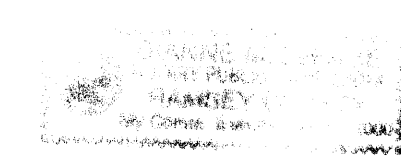
Ry-Chel Gaustad
Notary Public, Anoka County, Minnesota
My commission expires JAN. 1, 2000



MIDWEST
Land Surveyors & Civil Engineers, Inc.

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 13th day of January, 1998, by Roy E. Le Roux, Trustee, on behalf of Trustee of Inter-vivos Revocable Trust of Roy J. Le Roux.



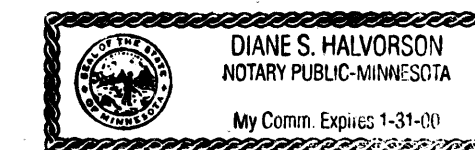
Dianne M. LePage
Notary Public, Ramsey County, Minnesota
My commission expires 1-31-2000

I, Blake L. Rivard, hereby certify that I have surveyed and platted the property described on this plat as LAKELAND HILLS, 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 will be correctly placed in the ground as shown within one year after the recording date of this plat, that the outside boundary lines are correctly designated on the plat and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Blake L. Rivard
Blake L. Rivard, Land Surveyor
Minnesota License No. 19421

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 25th day of September, 1997, by Blake L. Rivard, Land Surveyor.

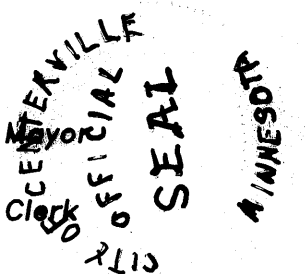


Diane S. Halvorson
Notary Public, Anoka County, Minnesota
My commission expires 01-31-00

The foregoing plat of LAKELAND HILLS was approved and accepted by the City Council of Centerville, Minnesota at a regular meeting thereof held this 8 day of October, 1997. If applicable, the written comments and recommendations of the Commissioner of Transportation and 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 Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF CENTERVILLE, MINNESOTA

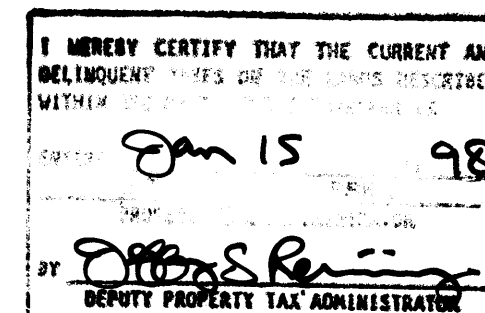
By [Signature]
By Ry-Chel Gaustad

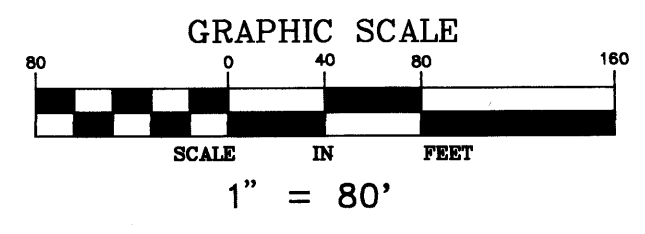


Checked and approved this 15th day of JANUARY, 1998.

MERLYN D. ANDERSON
Anoka County Surveyor
by Larry D. [Signature] deputy

Doc # 1317146
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the instrument described herein was filed in this office on the 15th day of January, 1998.
2:00 PM
By Edward M. [Signature]
County Recorder





MIDWEST
Land Surveyors & Civil Engineers, Inc.

LAKELAND HILLS

CITY OF CENTERVILLE
ANOKA COUNTY, MINNESOTA

NOTES:

- - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED WITH A PLASTIC CAP INSCRIBED "RIVARD RLS 19421"
- - DENOTES MONUMENT FOUND
- ⊕ - DENOTES ANOKA COUNTY MONUMENT
- ▲—▲— DENOTES ACCESS CONTROL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SEC. 14-T31N-R22W IS ASSUMED TO HAVE A BEARING OF S89°22'44"E.

