

LARSON'S OAK HILLS PLAT 2
CITY OF EAST BETHEL, ANOKA COUNTY, MINNESOTA

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KNOW ALL MEN BY THESE PRESENTS: That Spruce Meadows Development Companies, a Minnesota corporation, owners and proprietors and M.A. Zaruba and Beatrice Zaruba, Trustees of First State Bank of Wyoming Employees Profit Sharing Trust, mortgage holder of the following described property situated in the County of Anoka, State of Minnesota:

That part of the East Half of the Southwest Quarter of Section 24, Township 33 North, Range 23 West, Anoka County, Minnesota, lying northerly of the following described line:

Commencing at the northeast corner of said East Half of the Southwest Quarter; thence South 0 degrees 16 minutes 25 seconds East, assumed bearing along the east line of said East Half of the Southwest Quarter, a distance of 1889.27 feet to the point of beginning of the line to be described; thence North 27 degrees 40 minutes 51 seconds West, a distance of 319.14 feet; thence North 56 degrees 59 minutes 09 seconds West, to the west line of said East Half of the Southwest Quarter and said line there terminating.

AND

That part of the West Half of the Southeast Quarter of said Section 24, lying southerly and westerly of the recorded plat of LARSON'S OAK HILLS and lying northerly and easterly of the following described line:

Commencing at southwest corner of said West Half of the Southeast Quarter; thence South 88 degrees 36 minutes 59 seconds East, assumed bearing along the south line of said West Half of the Southeast Quarter, a distance of 880 feet to the point of beginning of the line to be described; thence North 25 degrees 40 minutes 59 seconds West, a distance of 856.30 feet; thence North 88 degrees 36 minutes 59 seconds West, to the west line of said West Half of the Southeast Quarter and said line there terminating.

have caused the same to be surveyed and platted as LARSON'S OAK HILLS PLAT 2, and do hereby donate and dedicate to the public for public use forever Wild Rice Drive, 200th Lane N.E, Tri Oaks Circle and Viking Boulevard, and also dedicate the easements as shown on this plat for drainage and utility purposes only. Also dedicating to the County of Anoka the right of access to Viking Boulevard (also known as County State Aid Highway No. 22), except the northeasterly 30 feet of Lot 14 as shown on the plat.

In witness whereof said Spruce Meadows Development Companies, a Minnesota corporation, has caused these presents to be signed by its proper officer this 26 day of Oct., 1995

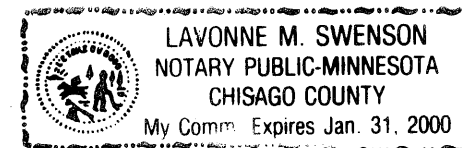
Spruce Meadows Development Companies

Vern W. Matheson
Vern W. Matheson, President

Robert F. Schule
Robert F. Schule, Secretary

STATE OF MINNESOTA)
COUNTY OF Chicago)

The foregoing instrument by Vern W. Matheson, President and Robert F. Schule, Secretary of Spruce Meadows Development Companies, a Minnesota corporation, on behalf of the corporation was acknowledged before me this 26 day of October, 1995.



Lavonne M. Swenson
Notary Public, Chicago County, Minnesota
My Commission Expires 1-31-2000

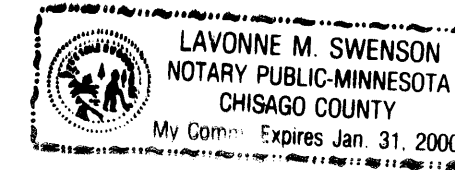
In witness whereof said M.A. Zaruba and Beatrice Zaruba, Trustees of First State Bank of Wyoming Employees Profit Sharing Trust, have hereunto set their hands this 26 day of October, 1995.

M.A. Zaruba
M.A. Zaruba, Trustee

Beatrice C. Zaruba
Beatrice C. Zaruba, Trustee

STATE OF MINNESOTA)
COUNTY OF Chicago)

The foregoing instrument by M.A. Zaruba and Beatrice Zaruba, Trustees of First State Bank of Wyoming Employees Profit Sharing Trust, was acknowledged before me this 26 day of October, 1995.



Lavonne M. Swenson
Notary Public, Chicago County, Minnesota
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as LARSON'S OAK HILLS PLAT 2, 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; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

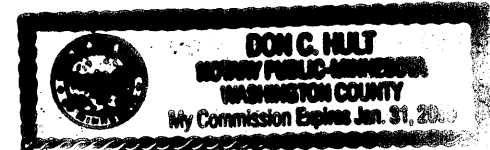
Dale F. Hebeisen
Dale F. Hebeisen, Minnesota Licensed Surveyor No. 13590



STATE OF MINNESOTA)
COUNTY OF CHISAGO)

The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this 26th day of OCTOBER, 1995, by Dale F. Hebeisen, Minnesota License No. 13590.

Dale F. Hebeisen
Notary Public, Washington County, Minnesota
My Commission Expires January 31, 2000



City of East Bethel

We hereby certify that the City Council of the City of East Bethel, Anoka county, Minnesota, duly accepted and approved the plat of LARSON'S OAK HILLS PLAT 2 at a regular meeting held this 18th day of October, 1995. 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 Minnesota Statutes, Section 505.03, Subdivision 2.

By Larry M. Hays
Mayor

By Sharon Anderson
Clerk

Checked and approved this 27th day of OCTOBER, 1995.

By MERLYN D. ANDERSON
Anoka County Surveyor

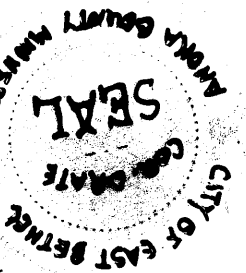
by Larry M. Hays
deputy

1189763

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA
COUNTY OF ANOKA
31st of Oct. 1995
10:00 AM
53 of 8

Edward M. Traska
County Recorder
By EIC
Deputy

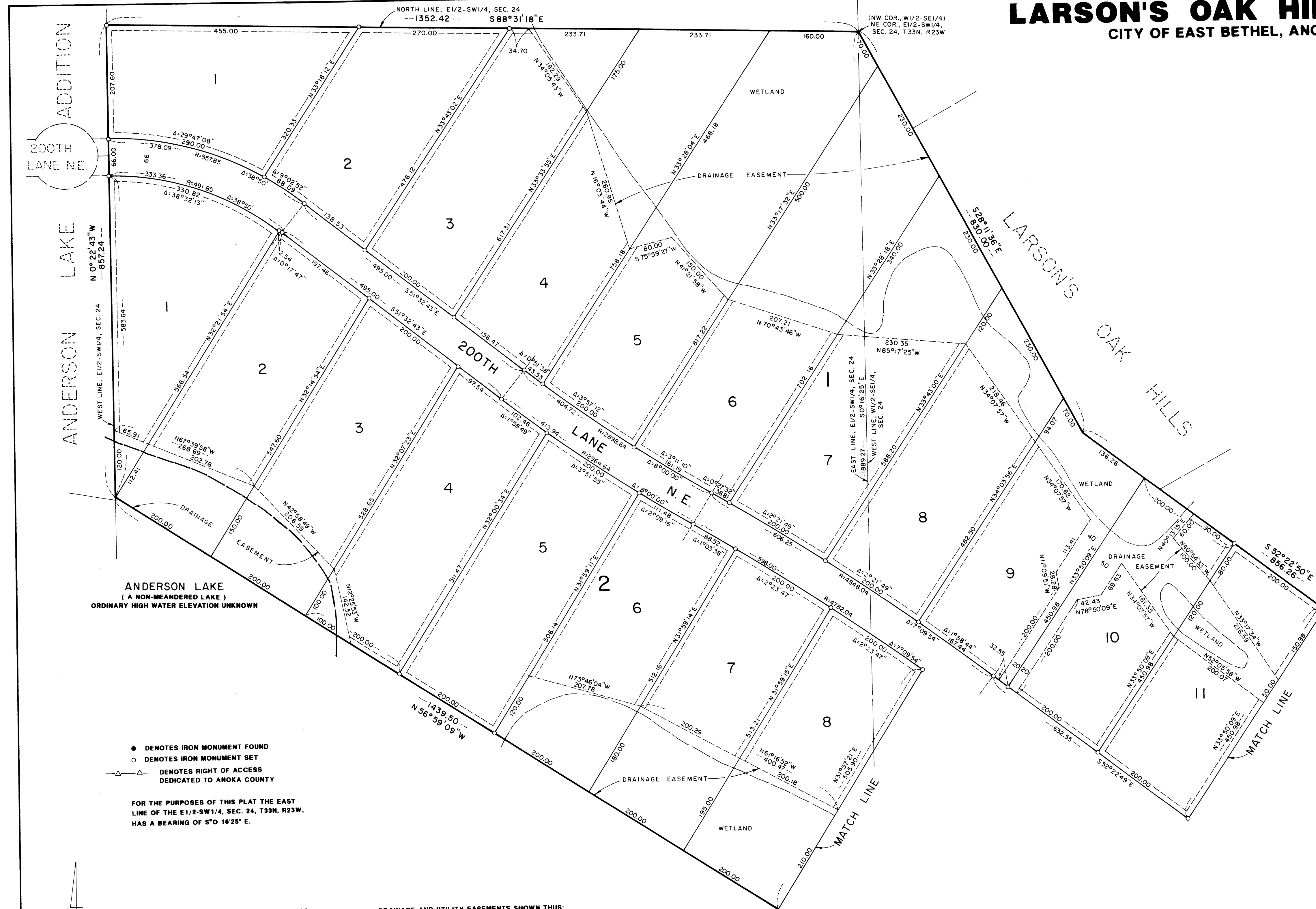
Oct. 31 95
S. Culver



LARSON'S OAK HILLS PLAT 2

CITY OF EAST BETHEL, ANOKA COUNTY, MINNESOTA

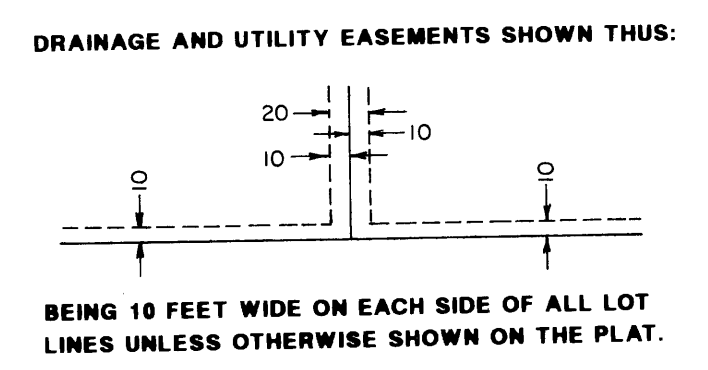
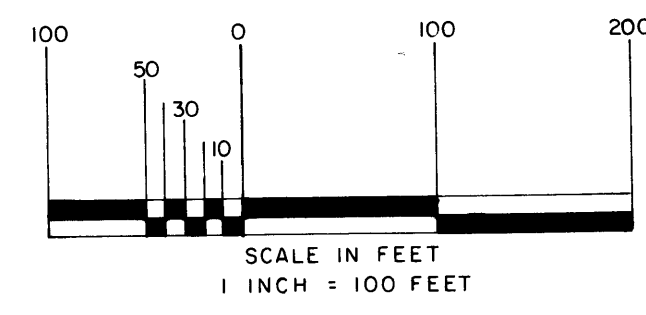
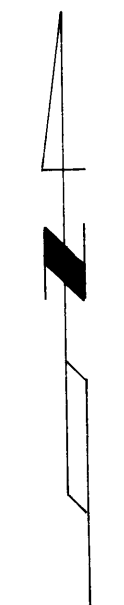
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ANDERSON LAKE
(A NON-MEANDERING LAKE)
ORDINARY HIGH WATER ELEVATION UNKNOWN

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- △ DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF THE E1/2-SW1/4, SEC. 24, T33N, R23W, HAS A BEARING OF S°0 16'25" E.



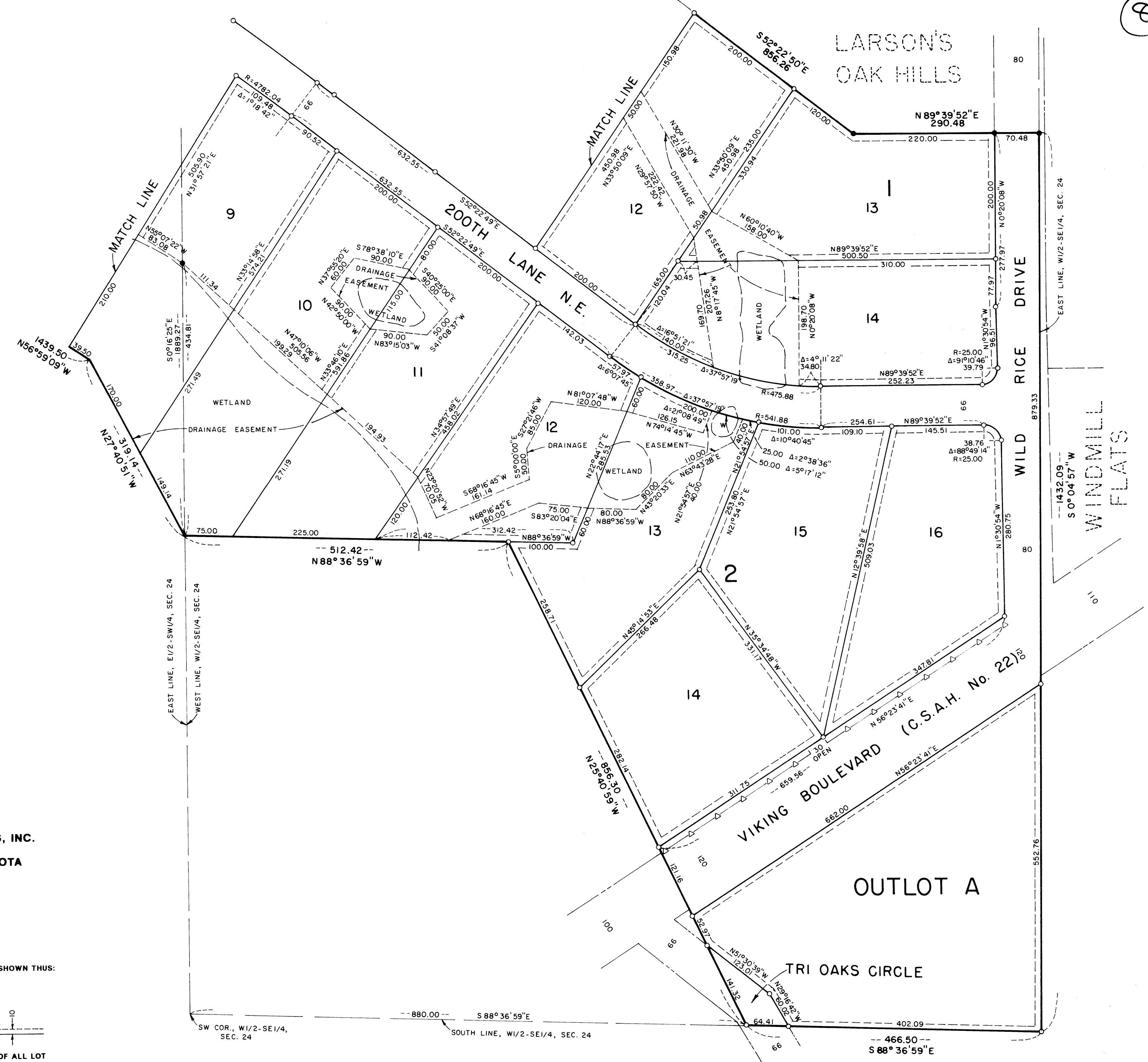
HULT AND ASSOCIATES, INC.
LAND SURVEYORS
FOREST LAKE, MINNESOTA
SEPTEMBER 1995

NOTE: The Minnesota Department of Natural Resources, United States Corps of Engineers and other water management agencies have categorized various wetlands, which are not acknowledged by Chapter 505.02, Subdivision 1 of Minnesota Statutes and may not be shown hereon. Development of lands containing said wetlands may be subject to special conditions or limitations.

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HULT AND ASSOCIATES, INC.
LAND SURVEYORS
FOREST LAKE, MINNESOTA
SEPTEMBER 1995

