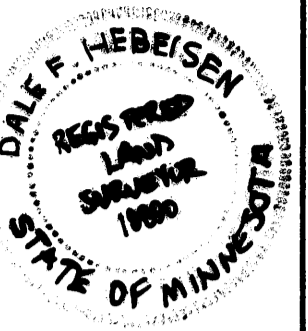


LARSON'S OAK HILLS

CITY OF EAST BETHEL, ANOKA COUNTY, MINNESOTA



KNOW ALL MEN BY THESE PRESENTS: That Spruce Meadows Development Companies, a Minnesota corporation, contract purchaser and Margaret Ladd, a single person, fee owner; John Edward Larson, a single person, fee owner; Irene Anderson, a single person, fee owner; Verlo E. Larson and Katherine M. Larson, husband and wife, fee owners; Willard Larson and Carol V. Larson, husband and wife, fee owners; LaVonne Radtke and Arnold A. Radtke, wife and husband, fee owners; Kenneth Peterson and Faith H. Peterson, husband and wife, fee owners; and Leroy Larson and Elizabeth J. Larson, husband and wife, fee owners of the following described property situated in the county of Anoka, State of Minnesota:

That part of Government Lot 2 and that part of the Northwest Quarter of the Southeast Quarter, both of Section 24, Township 33 North, Range 23 West, Anoka County, Minnesota, described as follows:

Beginning at the northwest corner of said Government Lot 2; thence South 0 degrees 16 minutes 25 seconds East, assumed bearing along the west line of said Government Lot 2, a distance of 255.00 feet; thence North 89 degrees 43 minutes 35 seconds East, a distance of 50.00 feet; thence South 0 degrees 16 minutes 25 seconds East, a distance of 460.00 feet; thence South 83 degrees 08 minutes 40 seconds West, a distance of 50.33 feet to the west line of said Government Lot 2; thence South 0 degrees 16 minutes 25 seconds East, along said west line, a distance of 602.99 feet to the southwest corner of said Government Lot 2; thence South 28 degrees 11 minutes 36 seconds East, a distance of 830.00 feet; thence South 52 degrees 22 minutes 50 seconds East, a distance of 856.26 feet; thence North 89 degrees 39 minutes 52 seconds East, to the east line of said Northwest Quarter of the Southeast Quarter; thence northerly, along said east line, to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence westerly, along the north line of said Northwest Quarter of the Southeast Quarter, to the center line of Wild Rice Drive; thence northeasterly, along said center line, to the north line of said Government Lot 2; thence westerly, along said north line, to the point of beginning.

have caused the same to be surveyed and platted as LARSON'S OAK HILLS, and do hereby donate and dedicate to the public for public use forever the drive and street, and also dedicate the easements as shown on the plat for drainage and utility purposes only.

In witness whereof said Spruce Meadows Development Companies, a Minnesota corporation, has caused these presents to be signed by its proper officers this 6 day of June, 19 94.

Vern W. Matheson
Vern W. Matheson, President

Robert F. Schule
Robert F. Schule, Secretary

STATE OF MINNESOTA)
COUNTY OF Anoka) SS The foregoing instrument was acknowledged before me this 6 day of June, 19 94, by Vern W. Matheson, President and Robert F. Schule, Secretary of Spruce Meadows Development Companies, a Minnesota corporation, on behalf of the corporation.



Laura M. Lund
Notary Public, Washington County, Minnesota
My Commission Expires March 17, 1999

In witness whereof said Margaret Ladd, a single person, John Edward Larson, a single person, Irene Anderson, a single person, Verlo E. Larson and Katherine M. Larson, husband and wife, Willard Larson and Carol V. Larson, husband wife, LaVonne Radtke and Arnold A. Radtke, wife and husband, Kenneth Peterson and Faith H. Peterson, husband and wife, and Leroy Larson and Elizabeth J. Larson, husband wife, have hereunto set their hands this 3rd day of June, 19 94.

Margaret Ladd by Irene Anderson
Margaret Ladd, by Irene Anderson, Attorney in Fact
Irene Anderson
Irene Anderson

John Edward Larson by Irene Anderson
John Edward Larson, by Irene Anderson, Attorney in Fact

Verlo E. Larson by Irene Anderson
Verlo E. Larson, by Irene Anderson, Attorney in Fact

Katherine M. Larson by Irene Anderson
Katherine M. Larson, by Irene Anderson, Attorney in Fact

Willard Larson by Irene Anderson
Willard Larson, by Irene Anderson, Attorney in Fact

Carol V. Larson by Irene Anderson
Carol V. Larson, by Irene Anderson, Attorney in Fact

LaVonne Radtke by Irene Anderson
LaVonne Radtke, by Irene Anderson, Attorney in Fact

Arnold A. Radtke by Irene Anderson
Arnold A. Radtke, by Irene Anderson, Attorney in Fact

Kenneth Peterson by Irene Anderson
Kenneth Peterson, by Irene Anderson, Attorney in Fact

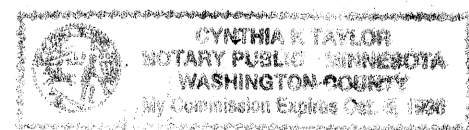
Faith H. Peterson by Irene Anderson
Faith H. Peterson, by Irene Anderson, Attorney in Fact

Leroy Larson by Irene Anderson
Leroy Larson, by Irene Anderson, Attorney in Fact

Elizabeth J. Larson by Irene Anderson
Elizabeth J. Larson, by Irene Anderson, Attorney in Fact

STATE OF MINNESOTA)
COUNTY OF Washington) SS The foregoing instrument was acknowledged before me this 3rd day of June, 19 94, by Irene Anderson, Attorney in Fact for Margaret Ladd, a single person, John Edward Larson, a single person, Verlo E.

Larson and Katherine M. Larson, husband and wife, Irene Anderson, a single person, Willard Larson and Carol V. Larson, husband and wife, LaVonne Radtke and Arnold A. Radtke, wife and husband, Kenneth Peterson and Faith H. Peterson, husband and wife, and Leroy Larson and Elizabeth J. Larson, husband and wife.



Suzanne K. Taylor
Notary Public, _____ County, Minnesota
My Commission Expires October 6, 1996

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

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

STATE OF MINNESOTA)
COUNTY OF CHISAGO)

The surveyors certificate was acknowledged before me a Notary Public, this 31st day of May, 19 94, by Dale F. Hebeisen, a Minnesota Licensed Land Surveyor No. 13590.



Sharon H. Autey
Notary Public, Washington County, Minnesota
My Commission Expires November 9, 1998

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 at a regular meeting held this 1st day of June, 19 94. 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 Jeff A. [Signature]
Mayor

By Sharon Anderson
Clerk

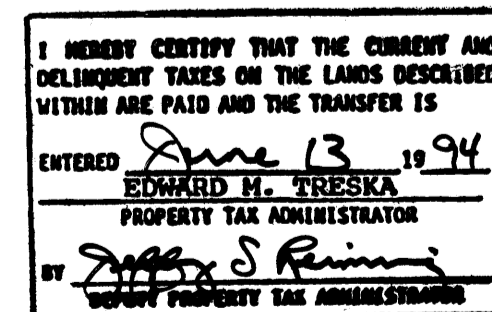
Checked and approved this 13th day of June, 19 94.

By Walter D. [Signature]
Anoka County Surveyor

By _____
Deputy



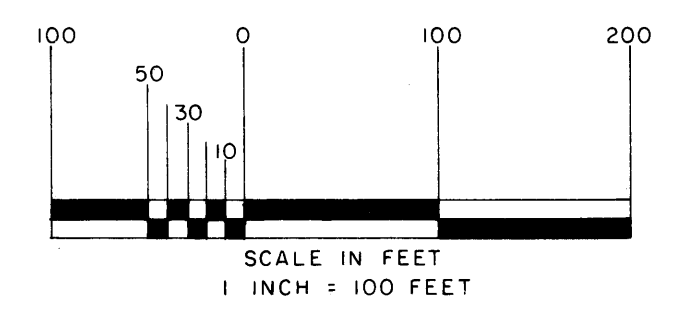
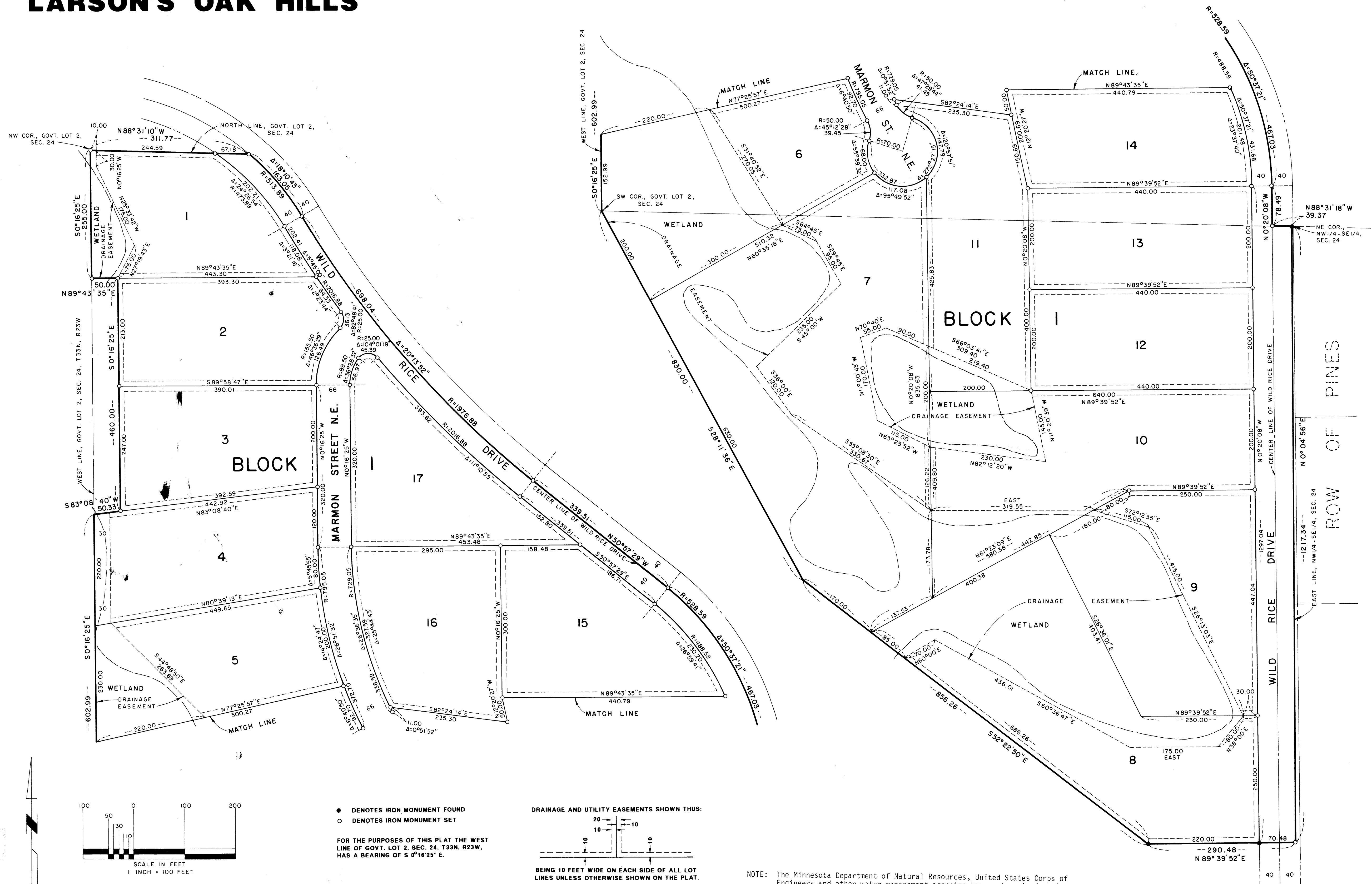
COI ACLA 6-13-94 #226 \$30.00 d



1120951
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 13th day of June A.D., 19 94 at 4:15 o'clock P.M., and was duly recorded in book 48 of plate 16
Edward M. Treaska
County Recorder
By M. [Signature]

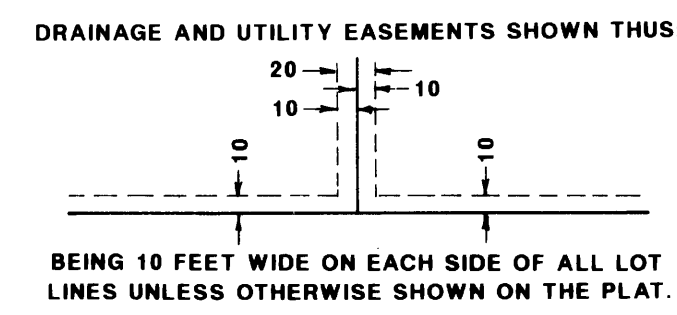
LARSON'S OAK HILLS

CITY OF EAST BETHEL, ANOKA COUNTY, MINNESOTA



● DENOTES IRON MONUMENT FOUND
○ DENOTES IRON MONUMENT SET

FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF GOVT. LOT 2, SEC. 24, T33N, R23W, HAS A BEARING OF S 0°16'25" E.



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.

MARCH 1994

HULT & ASSOCIATES, INC.
LAND SURVEYORS
FOREST LAKE, MINNESOTA