

MAJESTIC OAKS WEST

City of Ham Lake
County of Anoka



Scale: 1 Inch = 100 Feet
o Denotes Iron Monument

The West Line of the East Half of the Northwest Quarter of Sec. 31 is Assumed to Bear N0°29'18"W for the Purpose of This Plat.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

191467

KNOW ALL MEN BY THESE PRESENTS: That Woodland Development Corporation, a Minnesota Corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The Northwest 1/4 of the Northwest 1/4, Section 31, Township 32, Range 23, Ham Lake Township and

Office of Registrar of Titles
STATE OF MINNESOTA
COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on this 22nd day of November, 1989, at 2:25 P.M. by Richard M. Carlson, Registrar of Titles.

That part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 32, Range 23, and of the Northeast Quarter of the Northwest Quarter of Section 31, Township 32, Range 23, and of the Southeast Quarter of the Northwest Quarter of Section 31, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of said east half of the Northwest Quarter; thence westerly on an assumed bearing of South 89 degrees 50 minutes 02 seconds West, along the north line of said east half of the Northwest Quarter, a distance of 210.00 feet to the point of beginning of the land to be described; thence South 0 degrees, 09 minutes 59 seconds East a distance of 185.00 feet; thence South 14 degrees 09 minutes 19 seconds West a distance of 311.10 feet; thence South 62 degrees 37 minutes 48 seconds West a distance of 700.41 feet; thence South 8 degrees 14 minutes 08 seconds West a distance of 76.79 feet; thence South 26 degrees 57 minutes 20 seconds East a distance of 262.52 feet; thence South 63 degrees 49 minutes 13 seconds East a distance of 199.46 feet; thence North 70 degrees 39 minutes 55 seconds East a distance of 181.22 feet; thence South 32 degrees 42 minutes 17 seconds East a distance of 112.90 feet; thence South 11 degrees 30 minutes 31 seconds East a distance of 395.96 feet; thence South 40 degrees 09 minutes 56 seconds East a distance of 96.77 feet; thence South 26 degrees 33 minutes 54 seconds East a distance of 129.69 feet; thence South 3 degrees 40 minutes 18 seconds East a distance of 187.38 feet; thence South 20 degrees 54 minutes 14 seconds East a distance of 240.00 feet; thence South 39 degrees 43 minutes 42 seconds West a distance of 84.07 feet; thence southeasterly a distance of 284.08 feet on a nongentential curve concave to the southwest having a radius of 333.00 feet, a central angle of 48 degrees 52 minutes 46 seconds, and a chord which bears South 25 degrees 49 minutes 55 seconds east and is 275.55 feet in length, to a point on the east line of the west 33.00 feet of said Southwest Quarter of the Northeast Quarter; thence South 1 degree 23 minutes 32 seconds East, along said east line of the west 33.00 feet, a distance of 68.11 feet to the intersection with the south line of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 59 minutes 57 seconds west, along the south line of said Southwest Quarter of the Northeast Quarter and along the south line of said east half of the Northwest Quarter, a distance of 1311.86 feet to the southwest corner of said east half of the Northwest Quarter; thence North 0 degrees 29 minutes 18 seconds West, along the west line of said east half of the Northwest Quarter, a distance of 2673.75 feet to the northwest corner of said east half of the Northwest Quarter; thence North 89 degrees 50 minutes 02 seconds East, along the north line of said east half of the Northwest Quarter a distance of 1026.57 feet to the point of beginning.

Has caused the same to be surveyed and platted as MAJESTIC OAKS WEST and does hereby donate and dedicate to the public for public use forever the Boulevard, Avenues, Street, Lanes and Road as shown on the plat. Also dedicating the drainage and/or utility easements as shown on the plat. In witness whereof said Woodland Development Corporation, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 20th day of November, 1989.

WOODLAND DEVELOPMENT CORPORATION

Lawrence B. Carlson
Lawrence B. Carlson, President

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 20th day of November, 1989 by Lawrence B. Carlson, President of said Woodland Development Corporation, a Minnesota Corporation, on behalf of the corporation.

Sylvia M. Britton
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires May 24, 1991

Sylvia M. Britton
Notary Public Anoka County, Minnesota
My Commission Expires May 24, 1991

I hereby certify that I have surveyed and platted the property described on this plat as MAJESTIC OAKS WEST; that this plat is a correct representation of said survey; that all distances are correctly shown 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 said plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

James M. Winter
James M. Winter, Land Surveyor
Minnesota License No. 12263

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 9th day of November, 1989 by James M. Winter, Land Surveyor.

Larry K. Affield
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires November 13, 1990

Larry K. Affield
Notary Public Hennepin County, Minnesota
My Commission Expires November 13, 1990

CITY OF HAM LAKE
We hereby certify that the City Council of the City of Ham Lake, Anoka County, Minnesota, duly accepted and approved the plat of MAJESTIC OAKS WEST at a regular meeting held the 19 day of June, 1989. 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 days period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes Section 505.03, Subd. 2.

By *Therilyn Schuttz* Mayor

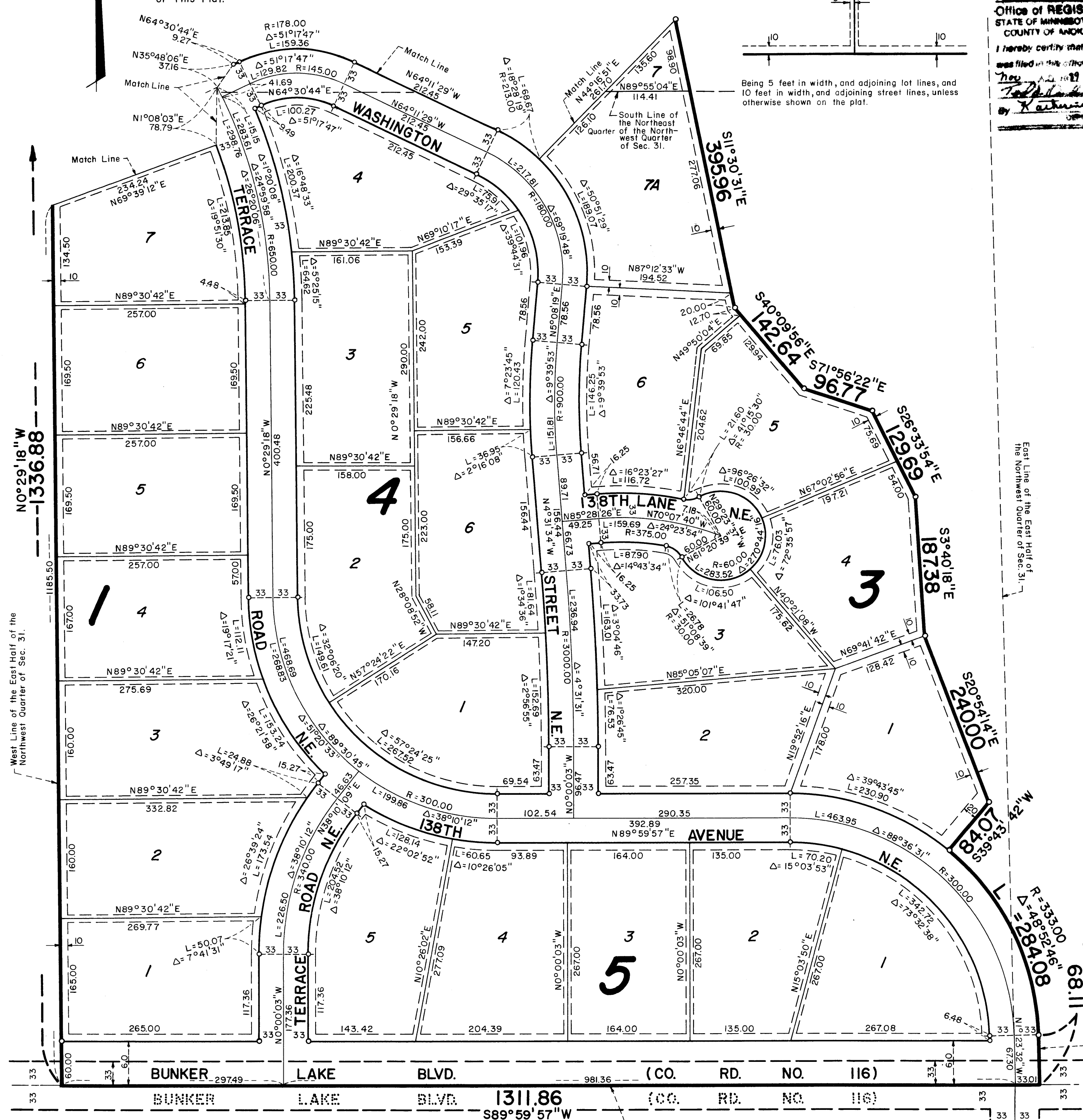
By *Clair A. Nivala* Clerk

Checked and approved this 22nd day of November, 1989.

By *Meryl D. Anderson*
Meryl D. Anderson, Anoka County Surveyor

By *Larry D. Koning*
deputy

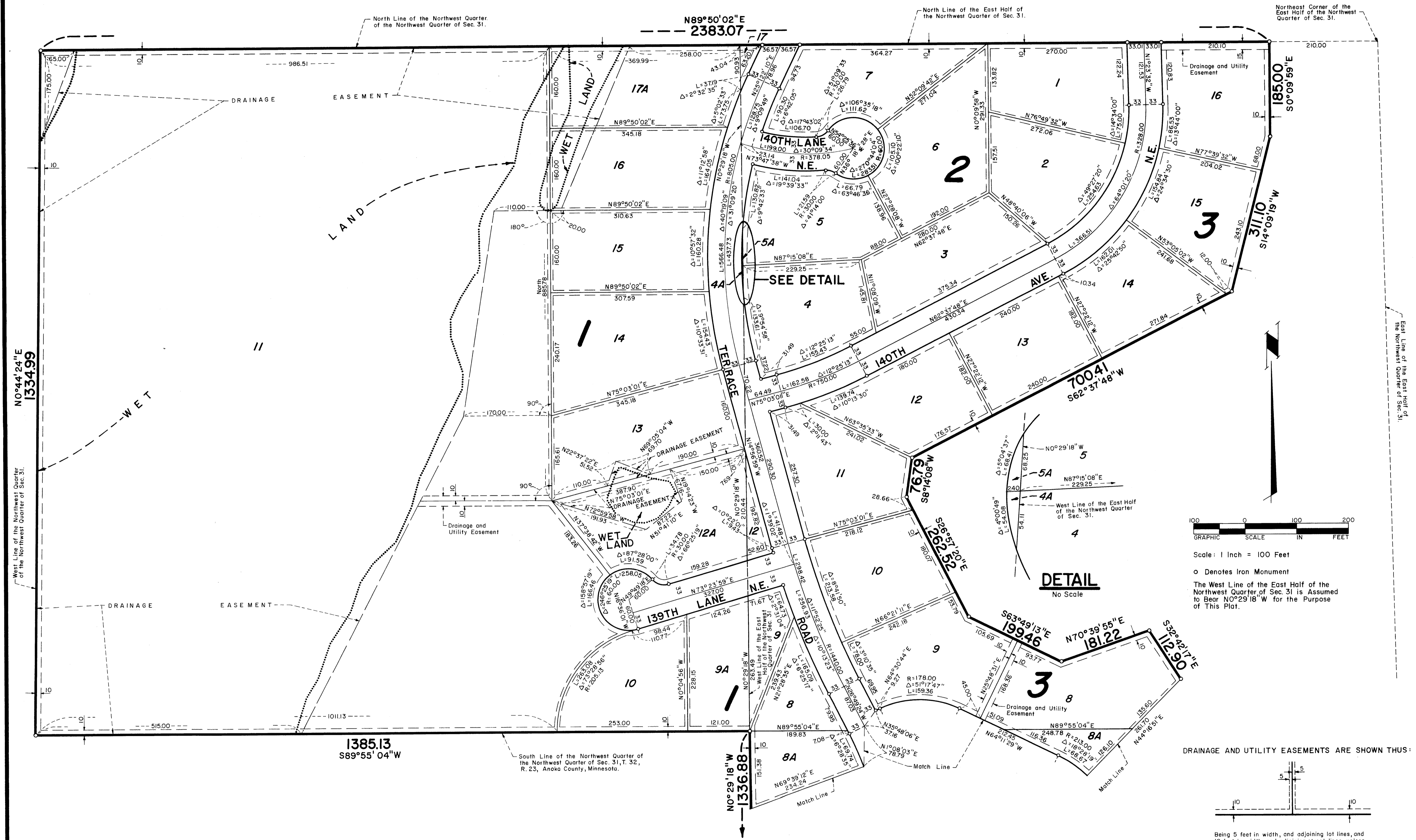
I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1990 ON THE LANDS DESCRIBED WITHIN ARE PAID
Rhoadsford Deputy
Anoka County Treasurer



Hakanson Anderson Assoc., Inc.
Engineers, Surveyors & Landscape Architects

MAJESTIC OAKS WEST

City of Ham Lake County of Anoka



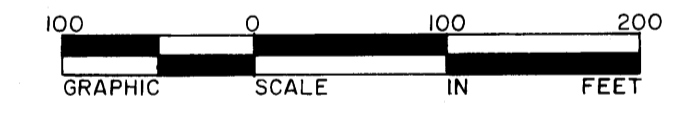
NO 44° 24' E
1334.99

West Line of the Northwest Quarter of the Northwest Quarter of Sec. 31.

1385.13
S89° 55' 04" W

South Line of the Northwest Quarter of the Northwest Quarter of Sec. 31, T. 32, R. 23, Anoka County, Minnesota.

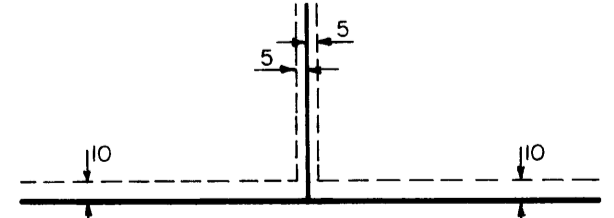
NO 29° 18' W
1336.88



Scale: 1 Inch = 100 Feet

o Denotes Iron Monument
The West Line of the East Half of the Northwest Quarter of Sec. 31 is Assumed to Bear NO 29° 18' W for the Purpose of This Plat.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines, and 10 feet in width, and adjoining street lines, unless otherwise shown on the plat.