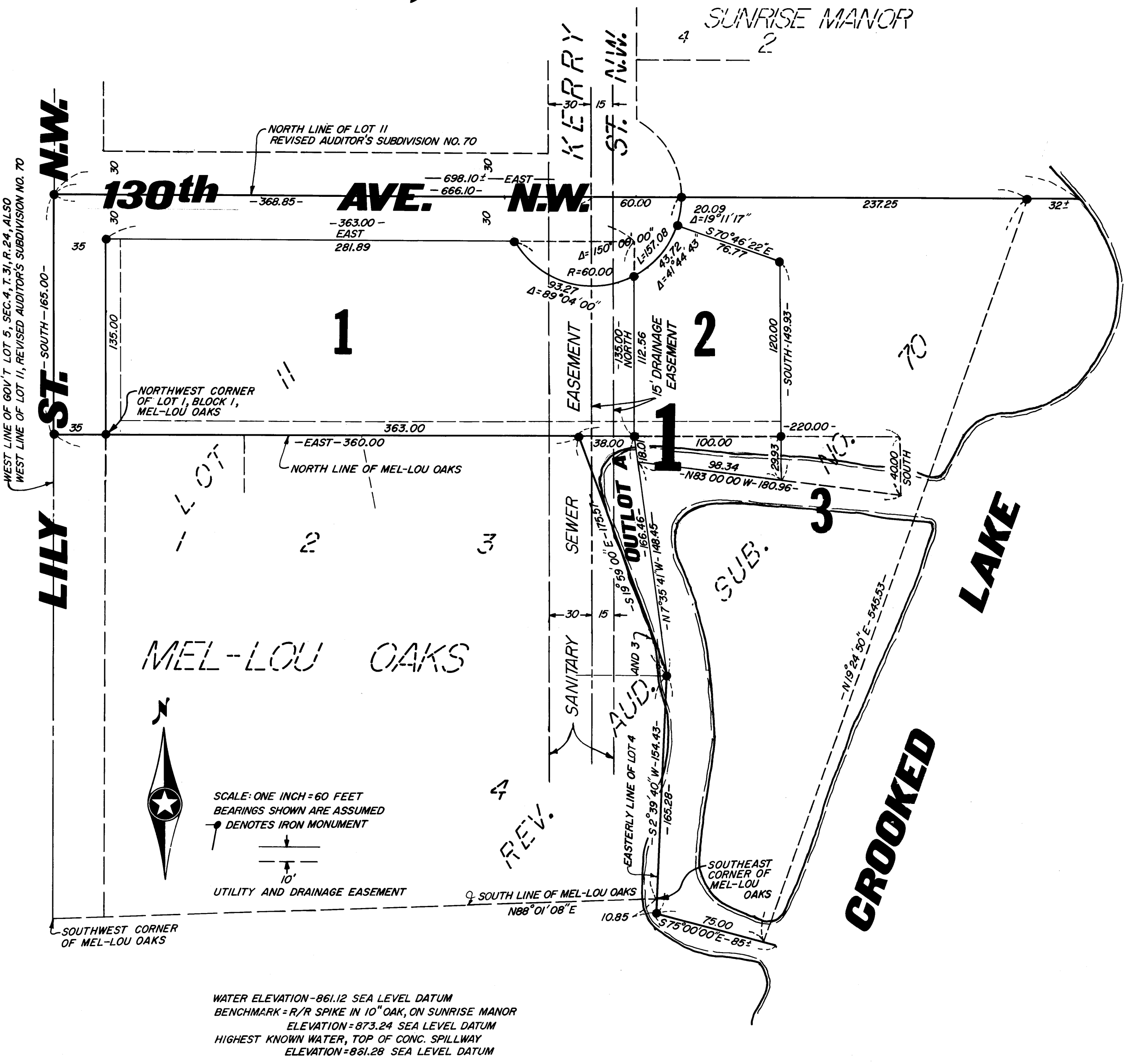


MEL-LOU OAKS PLAT 2

CITY OF COON RAPIDS

ANOKA COUNTY, MINNESOTA



WATER ELEVATION - 861.12 SEA LEVEL DATUM
 BENCHMARK - R/R SPIKE IN 10" OAK, ON SUNRISE MANOR
 ELEVATION = 873.24 SEA LEVEL DATUM
 HIGHEST KNOWN WATER, TOP OF CONC. SPILLWAY
 ELEVATION = 881.28 SEA LEVEL DATUM

KNOW ALL MEN BY THESE PRESENTS: THAT MILFRED BANWART AND LUCILLE BANWART, HIS WIFE, FEE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE STATE OF MINNESOTA AND COUNTY OF ANOKA TO-WIT:

LOT ELEVEN (11), OF AUDITOR'S SUBDIVISION NO. SEVENTY (70), ANOKA COUNTY, MINNESOTA, NOW KNOWN AS LOT ELEVEN (11), OF REVISED AUDITOR'S SUBDIVISION NO. 70, EXCEPT THAT PART NOW PLATTED AS MEL-LOU OAKS AND EXCEPT ALL THAT PART OF LOT ELEVEN (11), LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF MEL-LOU OAKS ANOKA COUNTY, MINNESOTA, THENCE NORTH 88° 01' 08" EAST ALONG THE SOUTH LINE OF SAID MEL-LOU OAKS TO THE SOUTHEAST CORNER OF SAID MEL-LOU OAKS THENCE SOUTH 02° 39' 40" WEST, A DISTANCE OF 10.85 FEET; THENCE SOUTH 75° 00' EAST TO A POINT OF INTERSECTION WITH THE SHORELINE OF CROOKED LAKE AND THERE TERMINATING.

ALSO HELMER A. JOHNSON AND MADELINE K. JOHNSON, HIS WIFE, CONTRACT PURCHASERS, OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF LOT ELEVEN (11), OF AUDITOR'S SUBDIVISION NO. SEVENTY (70), ANOKA COUNTY, MINNESOTA, NOW KNOWN AS LOT ELEVEN (11), OF REVISED AUDITOR'S SUBDIVISION NO. 70 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF MEL-LOU OAKS; THENCE NORTHERLY AND PARALLEL WITH THE WEST LINE OF LOT 11, REVISED AUDITOR'S SUBDIVISION NO. 70, A DISTANCE OF 135 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF LOT 11, REVISED AUDITOR'S SUBDIVISION NO. 70, A DISTANCE OF 363 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF LOT 11, REVISED AUDITOR'S SUBDIVISION NO. 70, A DISTANCE OF 135 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF LOT 11, REVISED AUDITOR'S SUBDIVISION NO. 70, A DISTANCE OF 363 FEET TO THE POINT OF COMMENCEMENT.

SUBJECT TO SANITARY SEWER EASEMENT AS RECORDED IN DOCUMENT NO. 86707 AND ALSO SUBJECT TO CHANNEL EASEMENT AS RECORDED ON CERTIFICATE NO. 28376.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS MEL-LOU OAKS PLAT 2 AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREET AND AVENUE AS SHOWN ON THE PLAT. ALSO DEDICATING THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT. IN WITNESS WHEREOF MILFRED BANWART AND LUCILLE BANWART, HIS WIFE, HAVE HEREUNTO SET THEIR HANDS AND SEALS ON THIS 16th DAY OF OCTOBER A.D. 1976. IN WITNESS WHEREOF HELMER A. JOHNSON AND MADELINE K. JOHNSON, HIS WIFE, HAVE HEREUNTO SET THEIR HANDS AND SEALS ON THIS 16th DAY OF OCTOBER A.D. 1976.

Milfred Banwart
 MILFRED BANWART

Helmer A. Johnson
 HELMER A. JOHNSON

Lucille Banwart
 LUCILLE BANWART

Madeline K. Johnson
 MADELINE K. JOHNSON

STATE OF MINNESOTA) COUNTY OF ANOKA)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF OCTOBER A.D. 1976 BY MILFRED BANWART AND LUCILLE BANWART, HIS WIFE.



Malcolm B. Allen
 NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

STATE OF MINNESOTA) COUNTY OF ANOKA)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF OCTOBER A.D. 1976 BY HELMER A. JOHNSON AND MADELINE K. JOHNSON, HIS WIFE.

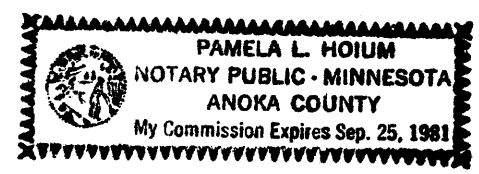


Malcolm B. Allen
 NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THE PLAT AS MEL-LOU OAKS PLAT 2; THAT THE PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND DECIMALS OF A FOOT; THAT THE MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN; THAT THE OUTSIDE BOUNDARIES ARE CORRECTLY DESIGNATED ON SAID PLAT; AND THAT THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN ARE SHOWN THEREON.

N. C. Hoium
 REGISTERED LAND SURVEYOR, MINNESOTA REG. NO. 4427

STATE OF MINNESOTA) COUNTY OF ANOKA)
 ABOVE SURVEYOR'S CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, ON THIS 10th DAY OF SEPTEMBER A.D. 1976.



Pamela L. Hoium
 NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

THE ANNEXED PLAT OF MEL-LOU OAKS PLAT 2 WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA AT A REGULAR MEETING THEREOF HELD THIS 15th DAY OF JULY A.D. 1976.

BY *Ronald J. Olson* CHAIRMAN

BY *William J. McLean Jr.* SECRETARY

WE HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA, DULY ACCEPTED AND APPROVED THE ANNEXED PLAT OF MEL-LOU OAKS PLAT 2 AT A REGULAR MEETING THEREOF HELD THIS 5th DAY OF OCTOBER A.D. 1976.

BY *K. D. Duffalo* MAYOR

BY *Betty Bell* CLERK

CHECKED AND APPROVED THIS 18th DAY OF OCTOBER A.D. 1976.

Robert W. Anderson
 COUNTY SURVEYOR, ANOKA COUNTY, MINNESOTA

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
 OCT 18 1976
Charles E. Johnson
 Auditor, Anoka County

91702
 Office of REGISTRAR OF TITLES
 STATE OF MINNESOTA
 COUNTY OF ANOKA
 I hereby certify that the within instrument was filed in this office on the 18th day of OCT 18 1976 A.D. 1976 at 12:30 o'clock P.M.
Neil J. Boudreau, Registrar of Titles
 By *Ellen B. Brette*, DEPUTY REGISTRAR OF TITLES