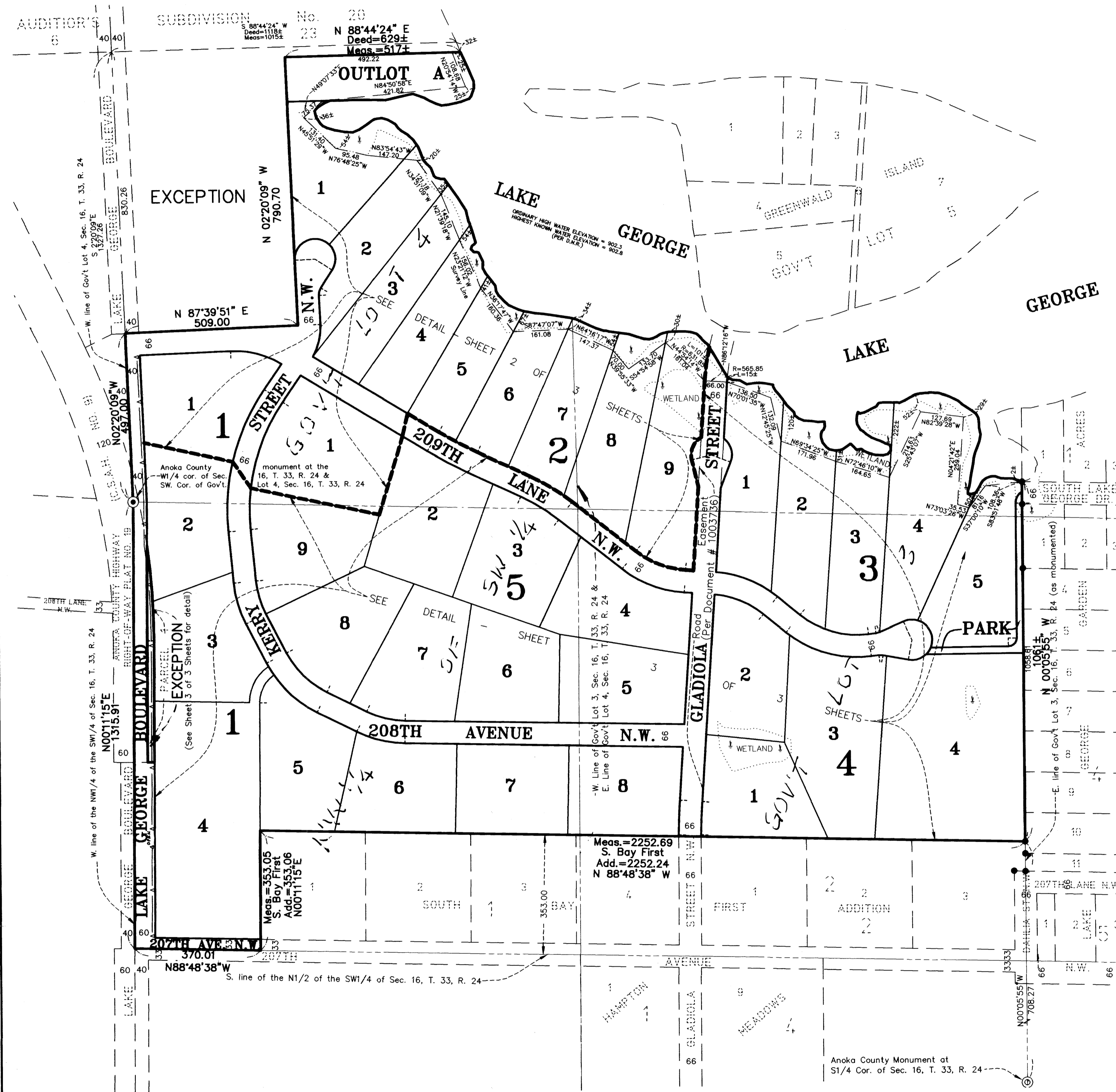


NICHOLAS' SOUTH BAY ESTATES

City of Oak Grove
County of Anoka
Sec. 16, T. 33, R. 24

Book 64 page 37



KNOW ALL PERSONS BY THESE PRESENTS: That Ralph D. Pearson, single, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

The Northwest Quarter of the Southwest Quarter and Government Lots 3 and 4, all in Section 16, Township 33, Range 24, Anoka County, Minnesota. EXCEPT:

That part of Government Lot 4, Section 16, Township 33, Range 24, Anoka County, Minnesota, described as follows:

Beginning at a point on the West line of said Government Lot 4, distant 1,327.26 feet North from the Southwest corner of said Government Lot 4; thence on an assumed bearing of South 02 degrees 20 minutes 09 seconds East, along said West line, a distance of 830.26 feet; thence North 87 degrees 39 minutes 51 seconds East a distance of 509.00 feet; thence North 02 degrees 20 minutes 09 seconds West a distance of 790.70 feet; thence North 88 degrees 44 minutes 24 seconds East a distance of 629 feet, more or less, to the shoreline of Lake George; thence Northerly along said shoreline to the intersection with a line bearing North 88 degrees 44 minutes 24 seconds East from the point of beginning; thence South 88 degrees 44 minutes 24 seconds West a distance of 1,118 feet, more or less, to the point of beginning.

ALSO EXCEPT: That part of Government Lot 4, Section 16, Township 33, Range 24, platted as Auditor's Subdivision No. 20.

ALSO EXCEPT: That part of the Northwest Quarter of the Southwest Quarter, and Government Lot 3, all in Section 16, Township 33, Range 24, platted as SOUTH BAY FIRST ADDITION.

ALSO EXCEPT: Parcel 1, Anoka County Highway Right-of-Way Plat Number 19.

Have caused the same to be surveyed and platted as NICHOLAS' SOUTH BAY ESTATES and do hereby donate and dedicate to the public for public use forever the avenues, boulevard, drive, streets and drainage and utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 9 as shown on the plat. Also dedicating to the City of Oak Grove the right of access onto Lake George Boulevard as shown on the plat. In witness whereof said Ralph D. Pearson has hereunto set his hand this 18th day of March, 2003.

SIGNED:
Ralph D. Pearson
Ralph D. Pearson

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 18th day of March, 2003, by Ralph D. Pearson, COUNTY OF Anoka single.

LAURA MURPHY
NOTARY PUBLIC - MINNESOTA
My Comm. Expires Jan. 31, 2008

Laura Murphy
Notary Public, Anoka County, Minnesota
My Commission expires 1-31-08

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as NICHOLAS' SOUTH BAY ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown, or shall be correctly placed in the ground within one year after the recording date of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota License No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 13th day of March, 2003, COUNTY OF ANOKA) by Jeffrey N. Caine, Land Surveyor.

TRACY L. CONRADI
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2006

Tracy R. Conradi
Notary Public, Anoka County, Minnesota
My Commission expires 1-31-06

CITY OF OAK GROVE

We hereby certify that the City Council of the City of Oak Grove, Anoka County, Minnesota, duly accepted and approved the plat of NICHOLAS' SOUTH BAY ESTATES at a regular meeting held this 10th day of March, 2003. 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 Minn. Statutes, Section 505.03, Subd. 2.

By *David M. Pearson* Mayor By *Janice M. Cullen* Clerk

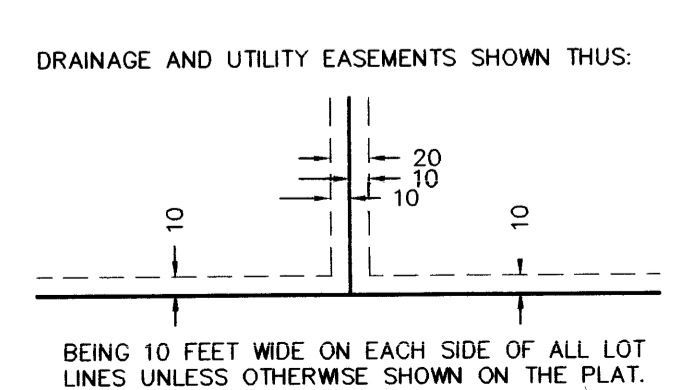
Checked and approved this 20th day of March, 2003

By *Carly D. Hain* Anoka County Surveyor

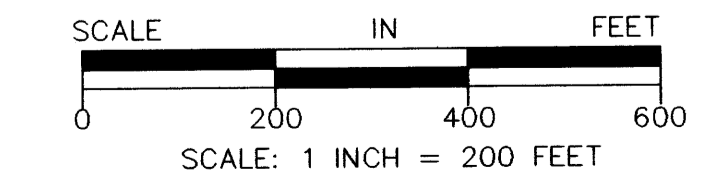
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED April 3, 2003

S. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR

1783475
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 3rd APR. AD, 2003
2:45 a clock P.M. and was duly recorded in book 64 page 37
MAUREEN J. DEWINE
County Recorder
By MLE
Deputy



● DENOTES FOUND MONUMENT.
○ DENOTES A MONUMENT REQUIRED BY MINNESOTA STATE STATUTE AND WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2" INCH BY 14 INCH IRON PIPE MARKED BY RLS 12251.
— DENOTES RIGHT-OF-ACCESS DEDICATED TO COUNTY OF ANOKA.
⊙ DENOTES ANOKA COUNTY MONUMENT.



NOTE: FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF GOVERNMENT LOT 4 OF SEC. 16, T. 33, R. 24 IS ASSUMED TO BEAR N 02°20'09" W.

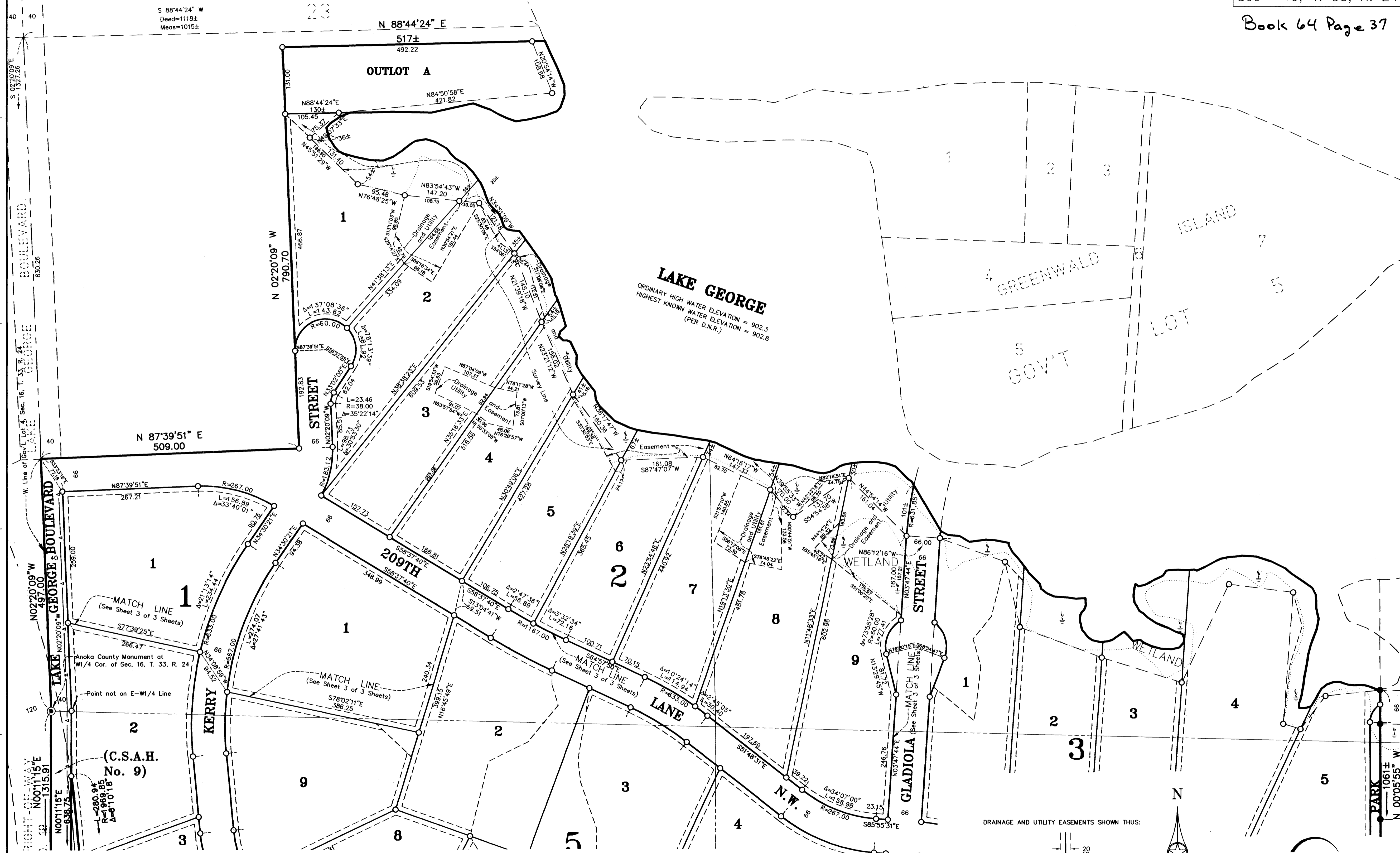
BENCH MARK: Steel rod in covered tube in SE. quadrant of 207th Avenue N.W., and County State Aid Highway No. 9. Elevation: 905.58 feet (N.G.V.D. 1929)

RECEIPT # 2003042164 / \$1205.00
RLK - Kuusisto, Ltd.
SHEET 1 OF 3 SHEETS

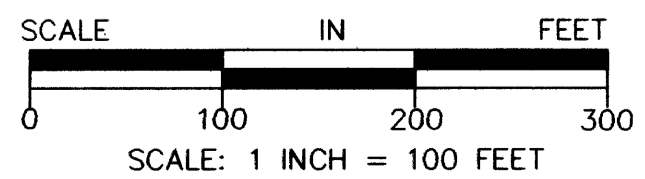
NICHOLAS' SOUTH BAY ESTATES

City of Oak Grove
County of Anoka
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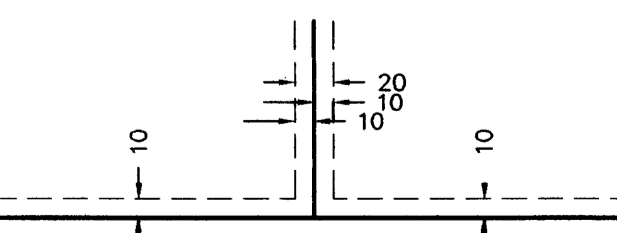
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DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

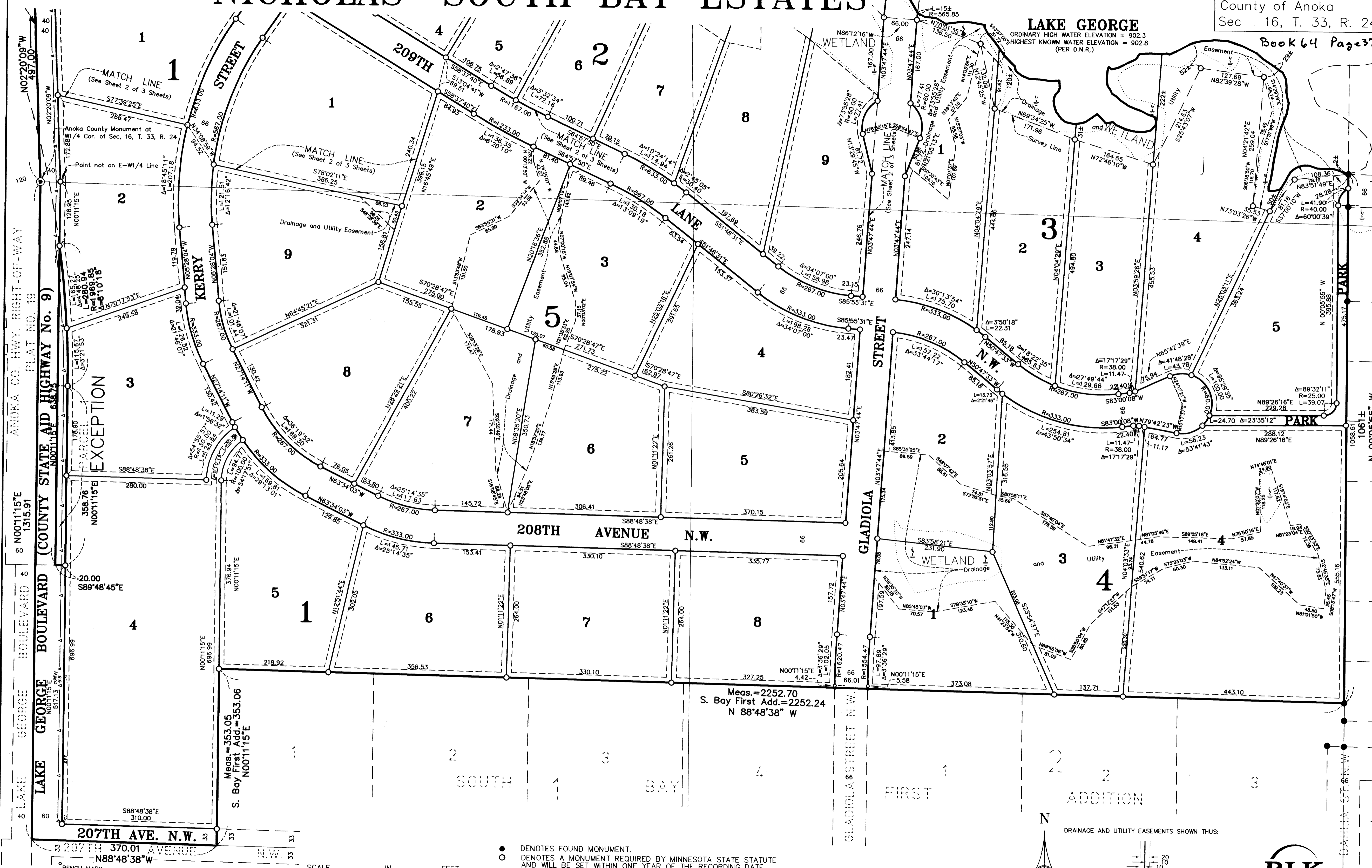


RLK - Kuusisto, Ltd.

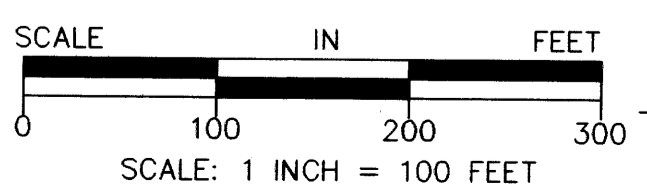
NICHOLAS' SOUTH BAY ESTATES

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LAKE GEORGE
ORDINARY HIGH WATER ELEVATION = 902.3
HIGHEST KNOWN WATER ELEVATION = 902.8
(PER D.N.R.)

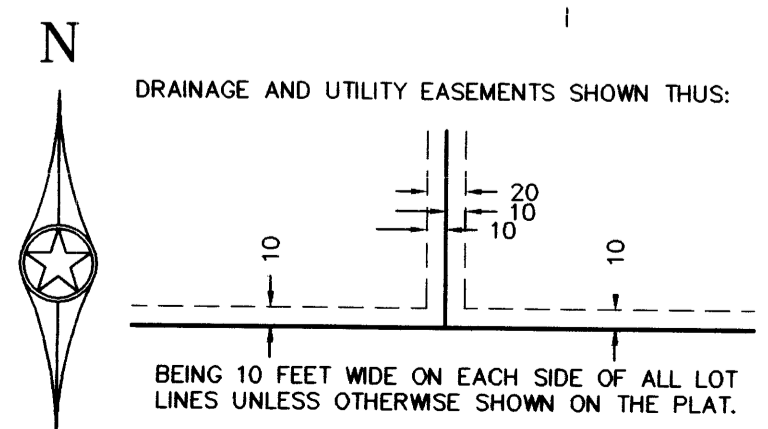


BENCH MARK: Steel rod in covered tube in SE. quadrant of 207th Avenue N.W. and County State Aid Highway No. 9. Elevation: 905.58 feet (N.G.V.D. 1929)



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