

# OAK RIVER ESTATES

CITY OF FRIDLEY

COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Leslie . Miller, single, and Ruth Ann Miller, single, fee owners, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

That part of Lot 28, Auditor's Subdivision No. 77, Anoka County, Minnesota described as follows, to-wit:

Beginning at a point in the center of the public street on East River Road which public street separates Lots 27 and 28, Auditor's Subdivision No. 77, Anoka County, Minnesota; thence South 33.00 feet which point is the Northeast corner of said Lot 28; thence West along the Southerly line of said public street a distance of 428.7 feet; thence at right angles South on a line parallel with the East line of said Lot 28 a distance of 355.6 feet to the actual point of beginning of the land to be described; thence Northeasterly to the East line of said Lot 28 on a line which if extended would intersect the centerline of East River Road to a point 248.8 feet Southeasterly along the centerline of said road from its intersection with the extension Easterly of the Northerly line of said Lot 28; thence South along the East line of said Lot 28 to the Southeast corner thereof; thence Southwesterly along the South line thereof a distance of 443.1 feet to a point on a line parallel with and 428.7 feet West of the East line of said Lot 28; thence North parallel with the East line of said Lot 28 a distance of 397.6 feet, more or less, to the point of beginning. Now known as Lot 41, Revised Auditor's Subdivision No. 77, Anoka County, Minn. EXCEPT that part of Lot 41, Revised Auditor's Subdivision No. 77, Anoka County, Minn., described as follows: The South 150.0 feet of said Lot 41, as measured at right angles with the South line of said Lot 41, according to the duly recorded plat thereof.

ALSO Lot 40, Revised Auditor's Subdivision No. 77 and That part of Lot 25, Auditor's Subdivision No. 77, Anoka County, Minn. lying Northerly of the South 32.5 feet thereof and Southerly of the following described line:

Beginning at a point where the Easterly line of Lot 28 and Auditor's Subdivision No. 77 extended would intersect the Northerly line of said Lot 28; thence West along the Northerly line of said Lot 28 which is the Southerly line of Indiana Ave. now vacated a distance of 428.7 feet; thence South parallel with the East line of said Lot 28 a distance of 355.6 feet; thence Northeasterly if extended would intersect the center of East River Road at a point 248.8 feet Southeasterly along the centerline of said road from its intersection with the extension Easterly of the North line of said Lot 28. Subject to rights of public over the Northeasterly 33.00 feet of the above described premise of road only. Except the part platted as NIEMANN ADDITION.

Have caused the same to be surveyed and platted as OAK RIVER ESTATES and do hereby donate and dedicate to the public for public use forever the Road, Avenue and easements for utility and drainage purposes as shown on the plat. In witness whereof said Leslie . Miller, single, has hereunto set his hand this 20th day of NOVEMBER, 1985. In witness whereof said Ruth Ann Miller, single, has hereunto set her hand this 25 day of NOVEMBER, 1985.

Signed:

*Leslie Miller*  
Leslie . Miller

*Ruth Ann Miller*  
Ruth Ann Miller

State of Iowa  
County of Cerro Gordo The foregoing instrument was acknowledged before me this 20th day of NOVEMBER, 1985, by Leslie . Miller, single.

State of Illinois  
County of Kankakee The foregoing instrument was acknowledged before me this 25th day of November, 1985, by Ruth Ann Miller, single.

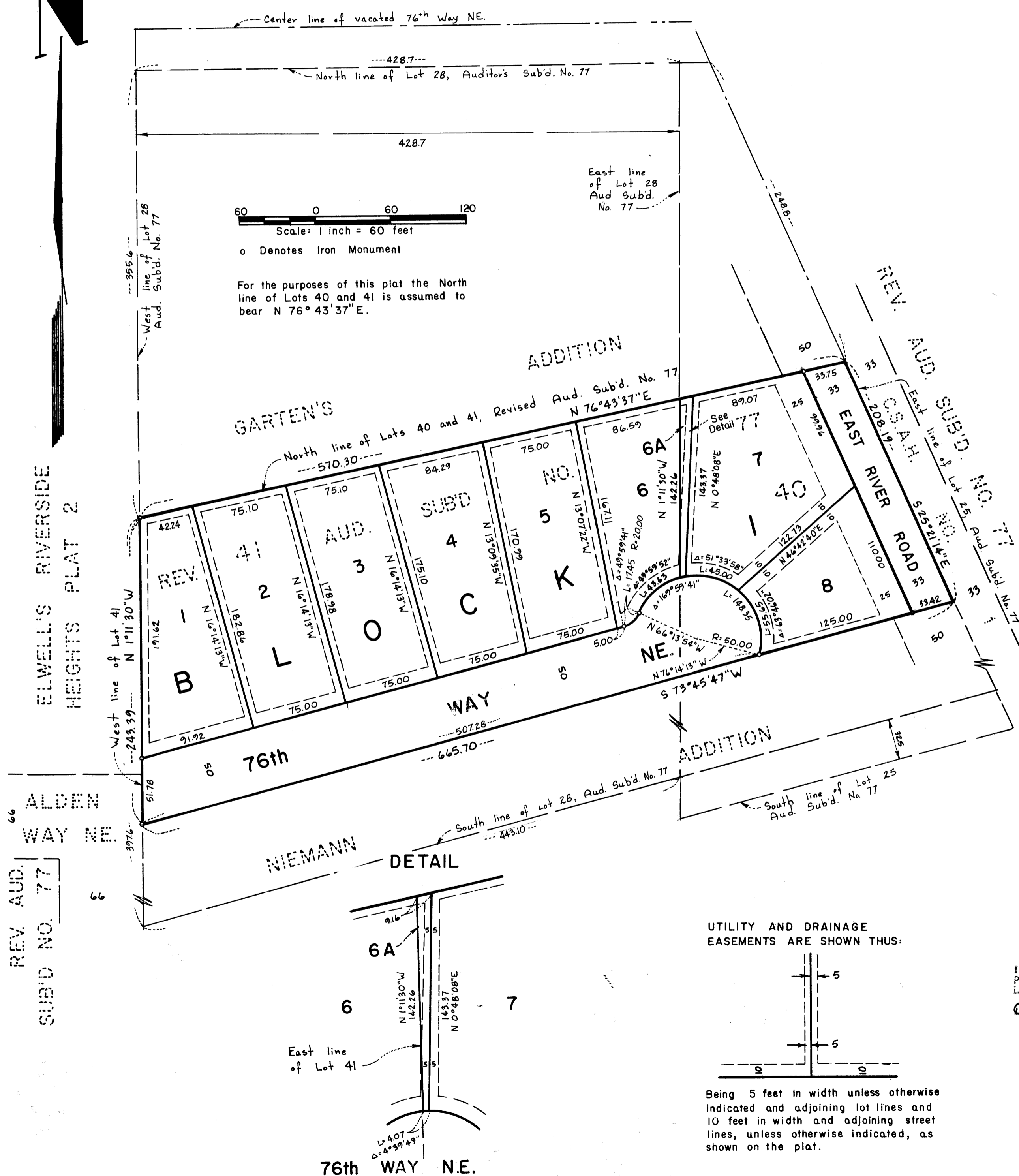
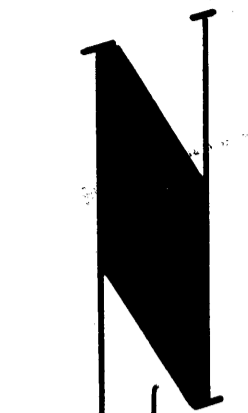
State of Minnesota  
County of Hennepin The foregoing instrument was acknowledged before me this 12th day of NOVEMBER, 1985, by Raymond A. Prasch, Registered Land Surveyor.

We hereby certify that the City Council of the City of Fridley, Anoka County, Minnesota duly accepted and approved this plat of OAK RIVER ESTATES at a regular meeting thereof held this 4th day of November, 1985.

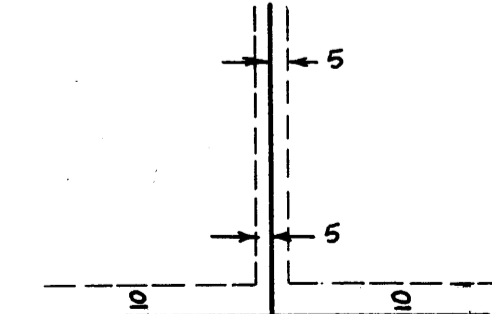
CITY COUNCIL OF FRIDLEY, MINNESOTA  
By *William J. Hill* Mayor By *Ronald O. Prins* Acting Clerk  
Checked and approved this 11th day of December, 1985.

*Ronald W. Anderson*  
County Surveyor, Anoka County, Minnesota

LOT SURVEYS CO., INC.  
Land Surveyors



UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS:



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

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1985 ON THE LANDS DESCRIBED HEREIN ARE PAID  
*Donald G. Barty* Anoka County Treasurer

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

*Don Hill* 1985  
*Charles R. Johnson* Auditor, Anoka County  
BY *Ed Anderson* Deputy

695468  
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 DEC 18 1985 A.D. 19  
1:45 o'clock P.M., and was duly recorded in book 36 of page 1  
*Ted J. Cundahl* County Recorder  
By *J. E. Hill* Deputy

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 DEC 1985 at 12:42 o'clock P.M.  
*Ted J. Cundahl* Registrar of Titles  
By *Katherine Bein* Deputy Registrar of Titles