

745811

City of Coon Rapids  
Anoka County, Minn.

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 FEB 10 1987 A.D., 19 87 at 4:30 o'clock P.M. and was duly recorded in book 3705 PLAT 21

Red J. Omdahl  
County Recorder  
By: And. Swanson  
Deputy

# OAKS OF SHENANDOAH 14TH ADDITION

Have caused the same to be surveyed and platted as OAKS OF SHENANDOAH 14TH ADDITION, and do hereby donate and dedicate to the public for the public use forever the Streets, Boulevard, Avenue and Lanes as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Shamrock Builders, Inc. has caused these presents to be signed by its proper officer this 6th day of February, 1987.

SHAMROCK BUILDERS, INC.

By: James M. Stanton, James M. Stanton, President

KNOW ALL MEN BY THESE PRESENTS: That Shamrock Builders, Inc., a Minnesota corporation, fee owner of the following described properties situated in the State of Minnesota, County of Anoka, to-wit:

That part of Lots 1 and 2, REVISED AUDITORS SUBDIVISION NO. 70, Anoka County, Minnesota, which lies West of the following described line A:

Line A is described as commencing at the Southeast corner of the North Half of the Northeast Quarter of Section 4, Township 31, Range 24 in said Anoka County; thence on an assumed bearing of South 89 degrees, 12 minutes, 39 seconds West along the South line of said North Half a distance of 528.00 feet to the point of beginning of the line to be described; thence Northeasterly a distance of 746.96 feet along a non-tangential curve concave to the East, the central angle of which is 38 degrees, 02 minutes, 26 seconds, the radius of which is 1125.06 feet, and the chord of which bears North 18 degrees, 44 minutes, 07 seconds East; thence Northerly a distance of 746.96 feet along a reverse curve concave to the West, the central angle of which is 38 degrees, 02 minutes, 26 seconds, and the radius of which is 1125.06 feet; thence North 00 degrees, 17 minutes, 06 seconds West, tangent to the last described curve a distance of 20.30 feet to the North line of said North Half and there terminating.

AND which lies Westerly and Notherly of the following described Line B:

Line B is described as commencing at said Southeast corner of the North Half of the Northeast Quarter; thence on an assumed bearing of South 89 degrees, 12 minutes, 39 seconds West, along said South line of the North Half, a distance of 1048.00 feet to the point of beginning of the line to be described; thence North 00 degrees, 47 minutes, 21 seconds West a distance of 93.88 feet; thence Northerly a distance of 118.14 feet along a tangential curve concave to the West, the central angle of which is 12 degrees, 04 minutes, 12 seconds, and the radius of which is 560.82 feet; thence Northeasterly a distance of 129.64 feet along a reverse curve concave to the East, the central angle of which is 53 degrees, 18 minutes, 47 seconds, and the radius of which is 139.32 feet; thence North 40 degrees, 27 minutes, 14 seconds East, tangent to the last described curve, a distance of 207.43 feet; thence Northeasterly a distance of 90.37 feet along a tangential curve concave to the Southeast, the central angle of which is 44 degrees, 47 minutes, 30 seconds, and the radius of which is 115.60 feet; thence North 85 degrees, 14 minutes, 44 seconds East a distance of 53.53 feet; thence Northeasterly a distance of 134.54 feet along a tangential curve concave to the Northwest, the central angle of which is 34 degrees, 53 minutes, 34 seconds, and the radius of which is 220.92 feet; thence North 50 degrees, 21 minutes, 10 seconds East, tangent to the last described curve, a distance of 165.59 feet; thence Northeasterly a distance of 37.92 feet along a tangential curve concave to the Northwest, the central angle of which is 7 degrees, 52 minutes, 16 seconds, and the radius of which is 276.03 feet; thence South 55 degrees, 44 minutes, 09 seconds East, not tangent to the last described curve, a distance of 169.66 feet to the above described Line A and there terminating.

Except that part of Lot 1, Auditor's Subdivision No. 70, Anoka County, Minnesota described as follows, to-wit:

Beginning at a point on the North line of said Lot 1, also being the North line of Section 4, Township 31, Range 24, distant 715.05 feet East of the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 4, (said North line has an assumed bearing of East); thence South 5 degrees, 38 minutes, 30 seconds West, a distance of 120.58 feet, more or less, to its intersection with the South line of the North 120.00 feet of said Lot 1; thence on a bearing of East, along said South line, a distance of 195.30 feet; thence North 5 degrees, 38 minutes, 30 seconds East to its intersection with said North line; thence West to the point of beginning.

Except that part of Lot 1, Auditor's Subdivision No. 70, Anoka County, Minnesota lying South of the North 420.55 feet of said Lot 1, lying West of the following described line:

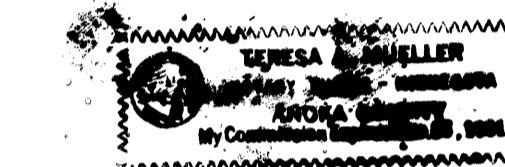
Commencing at the Southwest corner of the North Half of the Northeast Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota; thence on an assumed bearing of North 89 degrees, 12 minutes, 39 seconds East a distance of 778.83 feet to the point of beginning of the centerline to be herein described; thence North 11 degrees, 16 minutes, 59 seconds East a distance of 900.77 feet; thence North 32 degrees, 38 minutes, 29 seconds East a distance of 303.19 feet; thence North 35 degrees, 38 minutes, 23 seconds a distance of 277.70 feet; thence North 11 degrees, 11 minutes, 47 seconds West a distance of 49.49 feet to intersect the North line of the North Half of the Northeast Quarter of said Section 4 and there terminating.

And East of a line which is parallel with and distant 30.00 feet East of the following described line:

Beginning at a point on the North line of Section 4, Township 31, Range 24, distant 715.05 feet East of the Northwest Quarter of the Northeast Quarter of said Section 4 (said North line has an assumed bearing of East); thence South 5 degrees, 38 minutes, 30 seconds West to the South line of said Lot 1 and there terminating.

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 6th day of February, 1987 by James M. Stanton, President of Shamrock Builders, Inc., a Minnesota corporation, on behalf of the corporation.



Theresa A. Mueller, Notary Public, Anoka County, Minnesota  
My commission expires: 11/25/91

I hereby certify that I have surveyed and platted the property described in this plat as OAKS OF SHENANDOAH 14TH ADDITION and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on the plat other than as shown thereon.

Lynn P. Caswell  
Lynn P. Caswell, Land Surveyor  
Minnesota Registration No. 13057

State of Minnesota, County of Shuburne

The foregoing instrument was acknowledged before me this 13th day of January, 1987, by Lynn P. Caswell, Land Surveyor.

Walter P. Pineda, Notary Public, Shuburne County, Minnesota  
My commission expires: April 24, 1991

Annexed plat of OAKS OF SHENANDOAH 14TH ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 2nd day of August, 1980.

By: Dorrea M. Nalwa, Chairman

Annexed plat of OAKS OF SHENANDOAH 14TH ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 6th day of January, 1987. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City of Coon Rapids, Minnesota and 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: Robert B. Lewis, Mayor Attest: Betty Backes, CMC, Clerk

This plat has been checked and approved this 10th day of Feb., 1987.

W. D. Anderson deputy, Anoka County Surveyor

NO DELINQUENT TAXES AND TRANSFER ENTERED  
February 10th 1987  
Charles A. Lefebvre  
Auditor, Anoka County  
By: Donna Schaller Deputy

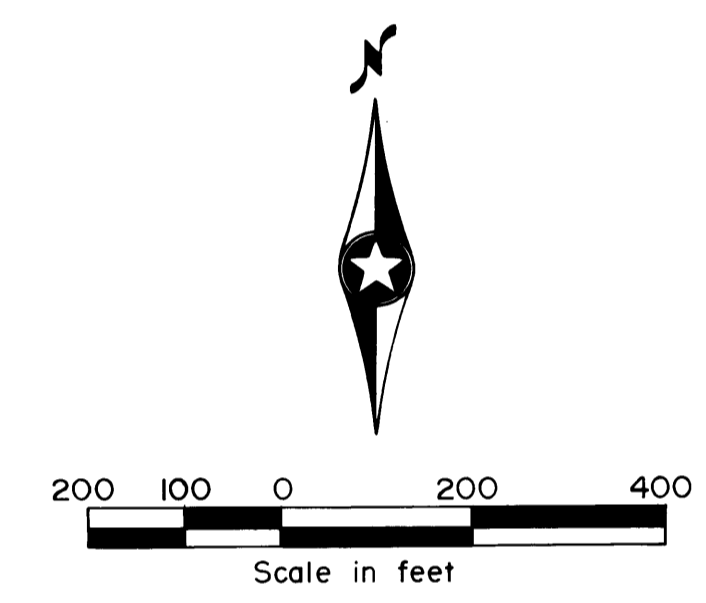
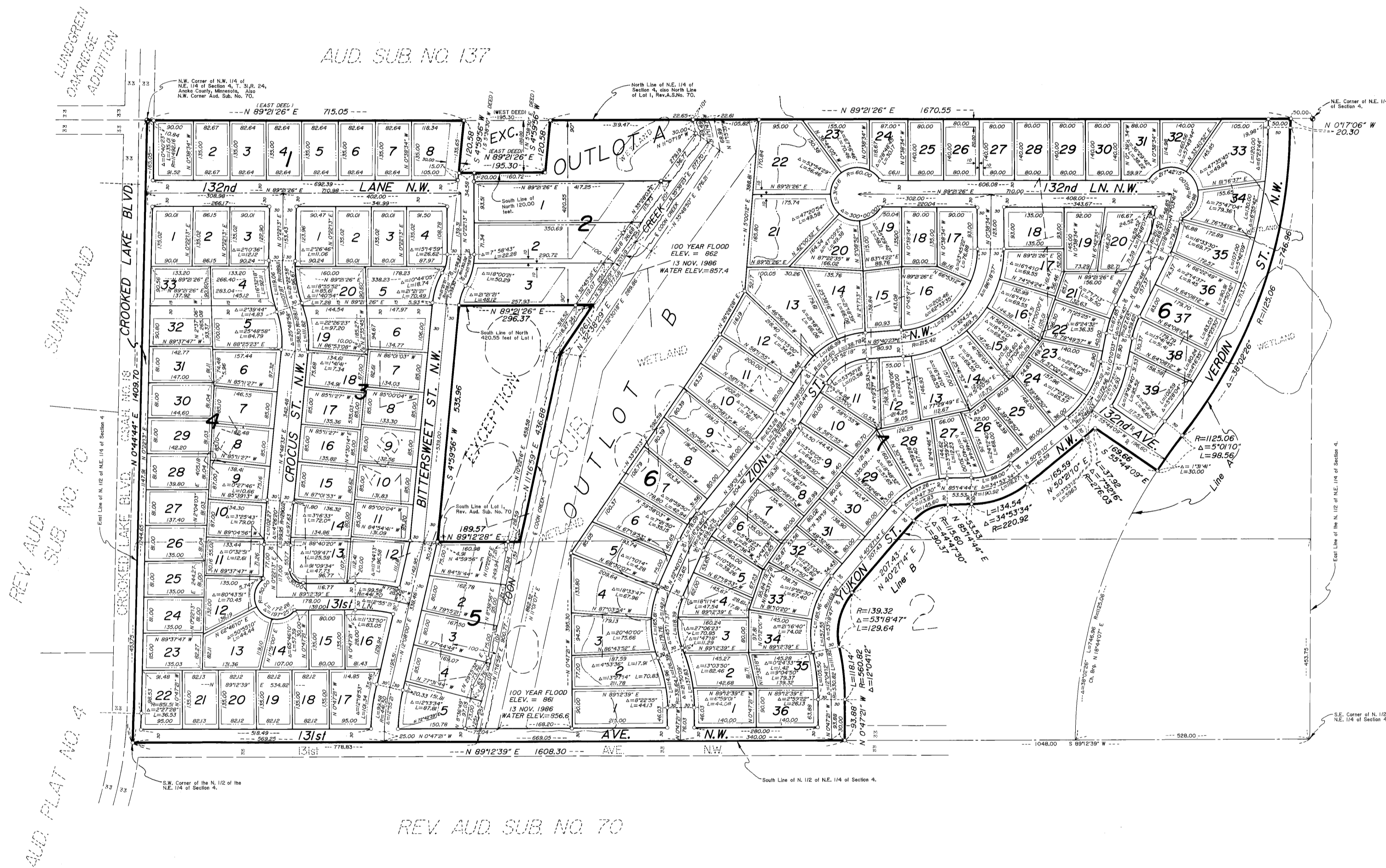
J. Henry Deputy

JOHN OLIVER & ASSOCIATES, INC.

922 Main Street  
Elk River, Minnesota 55330  
(612) 441-2072  
Land Surveying  
Subdivision Design  
Site Planning

City of Coon Rapids  
Anoka County, Mn.

# OAKS OF SHENANDOAH 14TH ADDITION



Scale: 1 inch = 200 feet

Bearings are on an assumed datum.

o Denotes iron pipe set with a plastic plug stamped R.L.S. 8194.

Drainage and Utility easements are shown thus:

Being 10 feet in width and adjoining front lot lines, also being 5 feet in width and adjoining side and rear lot lines, or as shown.

JOHN OLIVER & ASSOCIATES, INC.  
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 Elk River, Minnesota 55330  
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