

City of Coon Rapids  
Anoka County, Minn.

# OAKS OF SHENANDOAH 15TH ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Shamrock Development, 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 the Northeast Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota which lies East 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 North of the following described line:

Beginning at the point of intersection of the East line of said Northeast Quarter of the Northeast and the North line of the South 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 3 in said Township 31, Range 24; thence Southwesterly to a point on the North line of the South 150.00 of said Northeast Quarter of the Northeast Quarter distant 185.00 feet West of said East line, as measured along said North line of the South 150.00 feet; thence West along said North line of the South 150.00 feet to an intersection with the above described Line A and there terminating.

Also that part of the Northwest Quarter of the Northwest Quarter of Section 3 in said Township 31, Range 24 which lies North of the South 264.00 feet of said Northwest Quarter of the Northwest Quarter. Except that part platted as REGISTERED LAND SURVEY NO. 31, on file in the office of the Registrar of Titles in said Anoka County, Minnesota.

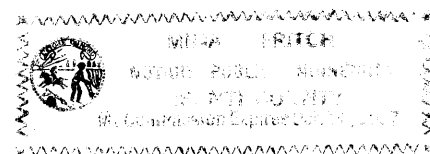
Have caused the same to be surveyed and platted as OAKS OF SHENANDOAH 15TH ADDITION, and do hereby donate and dedicate to the public for the public use forever the Streets, Avenues, and Lane as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 21 day of May, 1987.

SHAMROCK DEVELOPMENT, INC.

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

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 21 day of May, 1987 by James M. Stanton, President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.



By: Mjina J. Fritter Notary Public, Anoka County, Minnesota  
My commission expires: 08/14, 1987

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

May 26, 1987

Charles R. DeBor  
Auditor, Anoka County

By: Paul M. Sawyer  
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

June 1, 1987

Charles R. DeBor  
Auditor, Anoka County

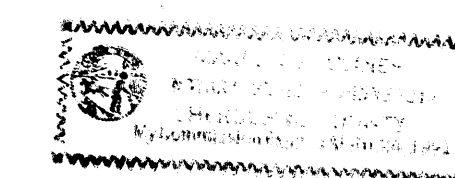
By: J. V. Blom  
Deputy

I hereby certify that I have surveyed and platted the property described in this plat as OAKS OF SHENANDOAH 15TH 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 8th day of May, 1987, by Lynn P. Caswell, Land Surveyor.



By: Notary Public Notary Public, Shuburne County, Minnesota  
My commission expires: April 24, 1991

Annexed plat of OAKS OF SHENANDOAH 15TH ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21st day of August, 1986.

By: Charles D. Davidson, Vice Chairman

Annexed plat of OAKS OF SHENANDOAH 15TH ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 24th day of February, 1987. 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 Minnesota Statutes Section 505.03, Subdivision 2.

By: Robert B. Lewis, Mayor Attest: Betty Backen, CMC, Clerk

This plat has been checked and approved this 26th day of May, 1987.

Martin D. Anderson, Anoka County Surveyor

163649

761969  
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 JUN 1 1987 A.D., 1987 at 8:40 o'clock A.M., and was duly recorded in book 37 of Plats page 43  
Ted J. Omdahl  
County Recorder  
By: Dora Kaye

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 26th day of May A.D. 1987 at 2:12 o'clock P.M.  
Paul M. Sawyer Registrar of Titles  
By: Paul M. Sawyer  
DEPUTY REGISTRAR OF TITLES

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 89 ON THE LANDS DESCRIBED WITHIN ARE PAID  
Donald C. Breen  
Anoka County Treasurer

JOHN OLIVER & ASSOCIATES, INC.

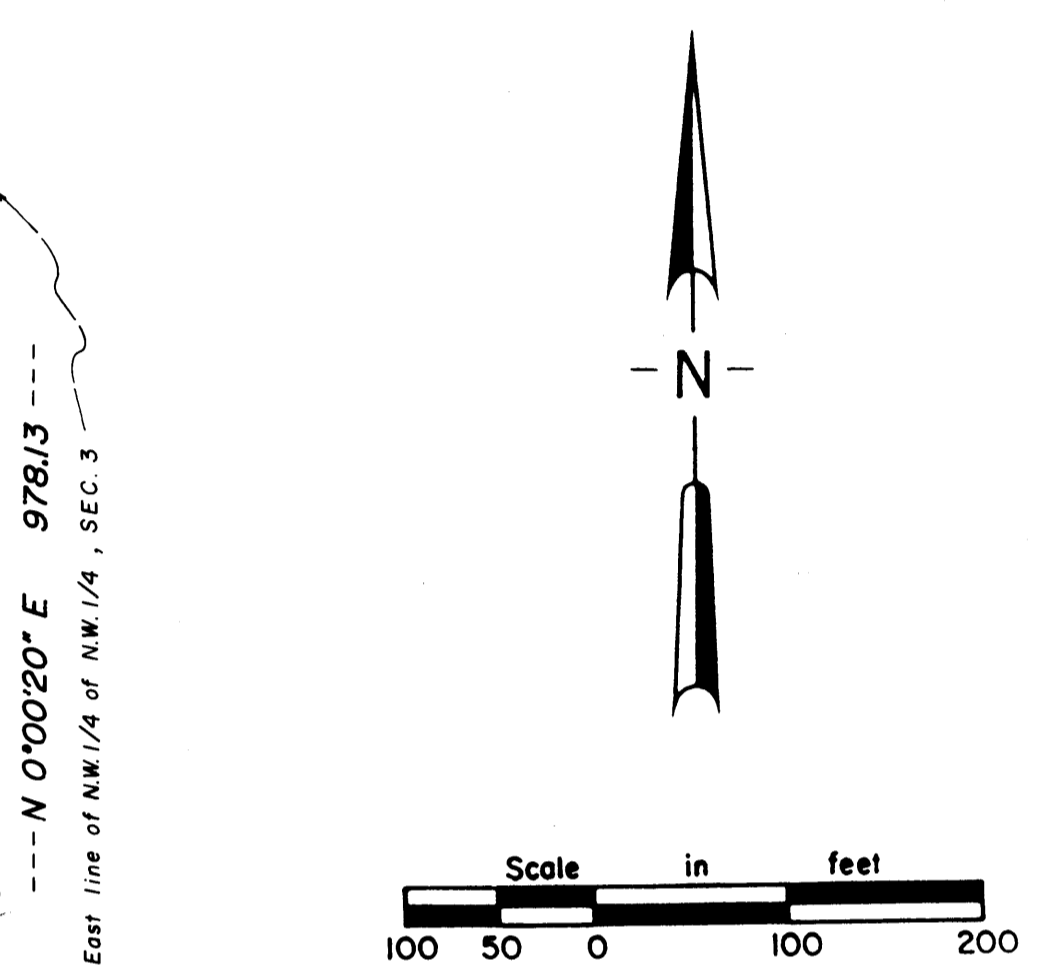
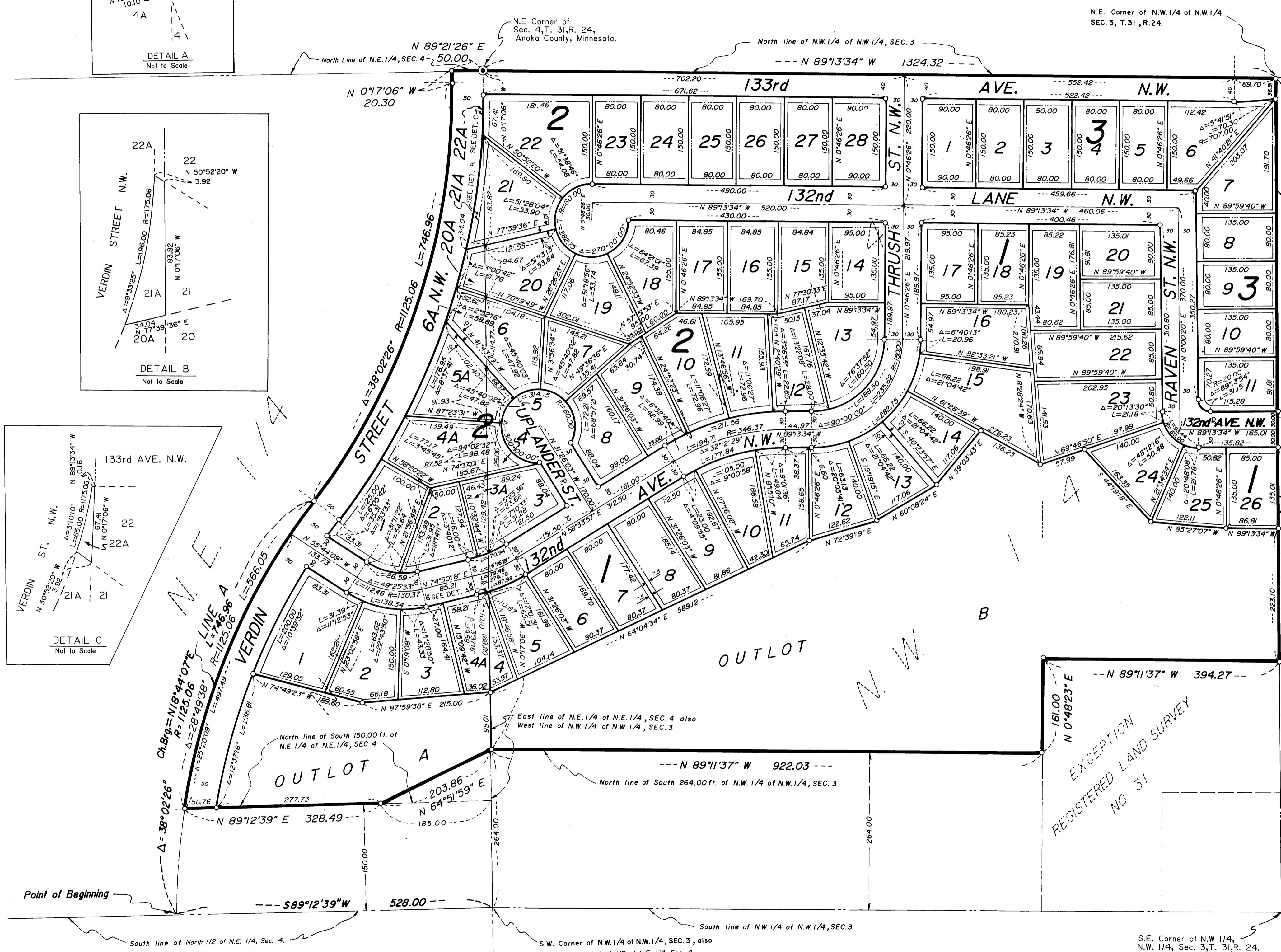
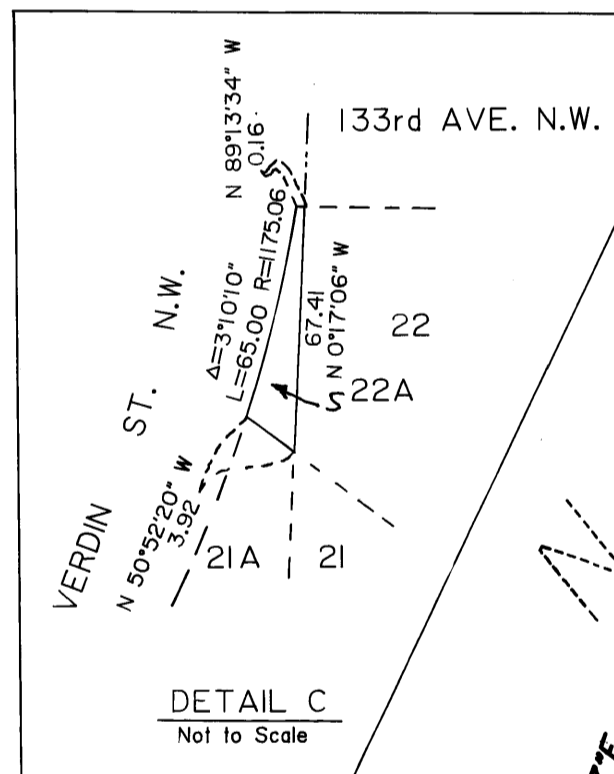
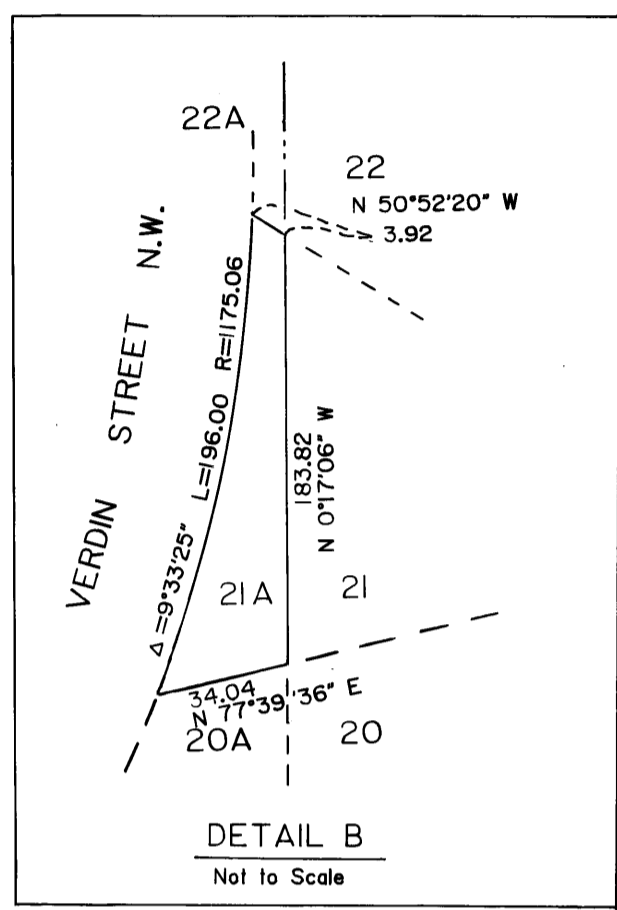
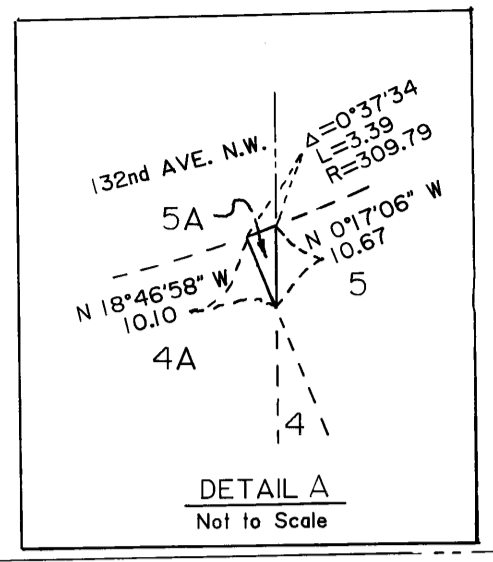
922 Main Street  
Elk River, Minnesota 55330  
(612) 441-2072

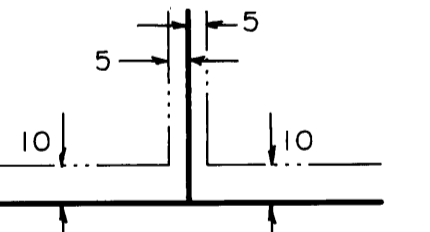
Land Surveying  
Subdivision Design  
Site Planning

SHEET 1 of 2

# OAKS OF SHENANDOAH 15TH ADDITION

City of Coon Rapids  
Anoka County, Minn.



Scale: 1 inch = 100 feet  
Bearings are on an assumed datum.  
o Denotes iron pipe set with a plastic plug stamped RLS 13057.  
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, unless noted otherwise.

EXCEPTION  
REGISTERED LAND SURVEY  
NO. 31

JOHN OLIVER & ASSOCIATES, INC.

922 Main Street  
Elk River, Minnesota 55330  
(612) 441-2072