

OAKS OF SHENANDOAH 16TH ADDITION

780237
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 17th day of August, A.D. 1987 at 2:30 o'clock P.M. and was duly recorded in book 389 plate page 24
Red J. Omdahl
County Recorder

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:

The West Quarter of the Northeast Quarter of Northwest Quarter of Section 3, Township 31, Range 24, Anoka County, Minnesota, EXCEPT the West 149.28 feet of the South 315.00 feet of said West Quarter and EXCEPT the East 100.00 feet of said West Quarter.

The West 149.28 feet of the South 315.00 feet of the West Quarter of the Northeast Quarter of the Northwest Quarter of Section 3, Township 31, Range 24, Anoka County, Minnesota, except the South 177.34 feet of said West Quarter.

That part of the East 100.00 feet of the West Quarter of the Northeast Quarter of the Northwest Quarter of Section 3, Township 31, Range 24, Anoka County, Minnesota, lying North of the South 177.34 feet of said Northeast Quarter of the Northwest Quarter.

Except that part of the above described parcel which lies East of a line which is parallel with and distant 40.00 feet East of the following described line B.

That part of the Northeast Quarter of the Northwest Quarter of Section 3, Township 31, Range 24, Anoka County, Minnesota which lies East of the West 10.00 acres of the East Three Quarters and West of a line which is parallel with and distant 40.00 feet West of the following described Line B.

A That part of the West 10.00 acres of the East Three Quarters of the said Northeast Quarter of the Northwest Quarter which lies West of a line which is parallel with and distant 40.00 feet East of the following described Line B.

Line B is described as follows:

Commencing at the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees, 13 minutes, 34 seconds East, along the North line of said Northeast Quarter of the Northwest Quarter, a distance of 283.25 feet to the point of beginning of the line to be described; thence South 27 degrees, 06 minutes, 39 seconds East a distance of 46.44 feet; thence Southeasterly a distance of 293.48 feet along a tangential curve, concave to the Northeast, the central angle of which is 13 degrees, 33 minutes, 22 seconds, and the radius of which is 1240.42 feet; thence South 40 degrees, 40 minutes, 01 seconds East, tangent to the last described curve, a distance of 20.00 feet; thence Southerly a distance of 324.14 feet along a tangential curve, concave to the West, the central angle of which is 40 degrees, 49 minutes, 03 seconds, and the radius of which is 455.00 feet; thence Southeasterly a distance of 324.76 feet along a tangential curve concave to the Northeast, the central angle of which is 40 degrees, 53 minutes, 42 seconds, and the radius of which is 455.00 feet; thence South 40 degrees, 44 minutes, 40 seconds East, tangent to the last described curve, a distance of 22.20 feet; thence Southerly a distance of 323.61 feet along a tangential curve concave to the West, the central angle of which is 40 degrees, 45 minutes, 00 seconds, and the radius of which is 455.00 feet and there terminating.

EXCEPT the West 149.95 feet of the South 300.00 feet of the East Three Quarters of said Northeast Quarter of the Northwest Quarter, as measured at right angles to the West and South lines respectively.

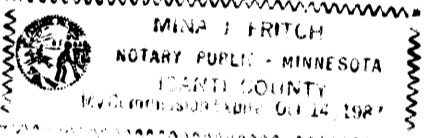
Have caused the same to be surveyed and platted as OAKS OF SHENANDOAH 16TH ADDITION, and do hereby donate and dedicate to the public for the public use forever the Street, Avenues, Boulevard, and Lane as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 17 day of August, 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 17 day of August, 1987 by James M. Stanton, President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.



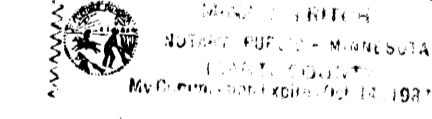
Minna J. Fritsch Notary Public, Anoka County, Minnesota
My commission expires: Oct 14, 1987

I hereby certify that I have surveyed and platted the property described in this plat as OAKS OF SHENANDOAH 16TH 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 Anoka

The foregoing instrument was acknowledged before me this 17 day of August, 1987, by Lynn P. Caswell, Land Surveyor.



Minna J. Fritsch Notary Public, Anoka County, Minnesota
My commission expires: Oct 14, 1987

Annexed plat of OAKS OF SHENANDOAH 16TH ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 19th day of March, 1987.

By: *Donna M. Naue* Chairman

Annexed plat of OAKS OF SHENANDOAH 16TH ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 14th day of April, 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: *Susan Green* Mayor, Attest: *Betty Backus*, Clerk
President Pro Tempore

This plat has been checked and approved this 16th day of Sept., 1987.

Murf D. Anderson, Anoka County Surveyor

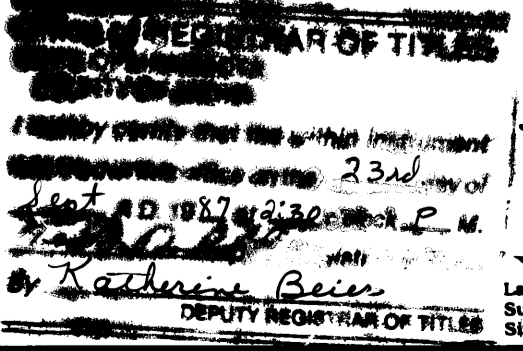
169061

"NO DELINQUENT TAXES AND TRANSFER ENTITLED"

September 23, 1987
Charles R. Rebehr
Auditor, Anoka County

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 87 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey
Anoka County Treasurer

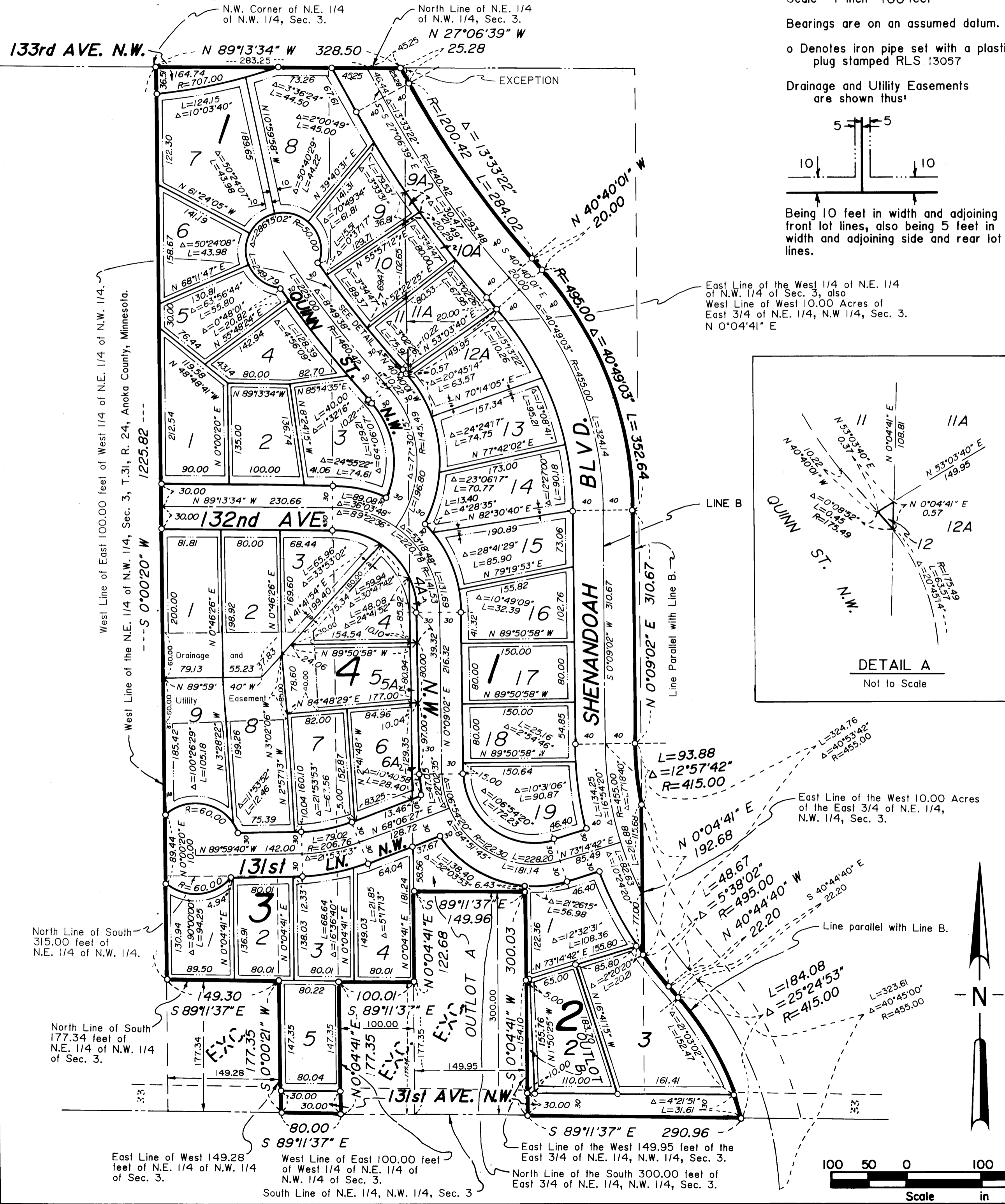
D. Henry - deputy



JOHN OLIVER & ASSOCIATES, INC.

922 Main Street
Eden Prairie, Minnesota 55330
(612) 441-2072

Land Surveying
Subdivision Design
Site Planning

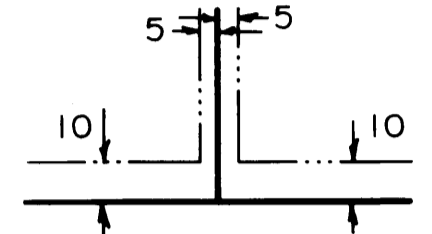


Scale: 1 inch = 100 feet

Bearings are on an assumed datum.

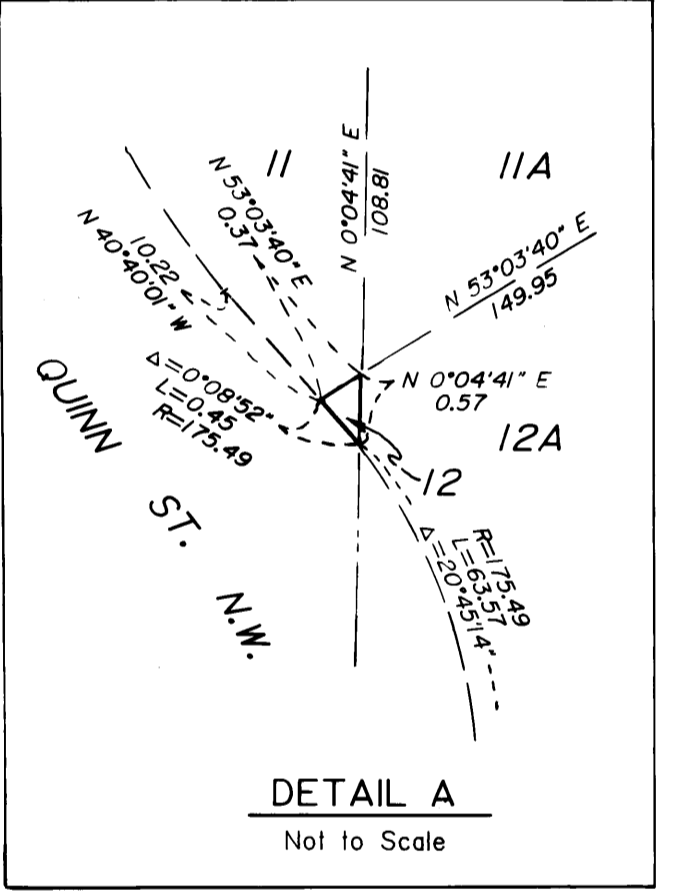
o Denotes iron pipe set with a plastic plug stamped RLS 13057

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.

East Line of the West 1/4 of N.E. 1/4 of N.W. 1/4 of Sec. 3, also West Line of West 10.00 Acres of East 3/4 of N.E. 1/4, N.W. 1/4, Sec. 3. N 0°04'41" E



East Line of the West 10.00 Acres of the East 3/4 of N.E. 1/4, N.W. 1/4, Sec. 3. L=93.88, Δ=12°57'42", R=415.00

Line parallel with Line B. L=184.08, Δ=25°24'53", R=415.00

