

OAKS OF SHENANDOAH 17TH ADDITION

CITY OF COON RAPIDS
ANOKA COUNTY, MN.

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 the Northeast Quarter of Section 3, Township 31, Range 24, Anoka County, Minnesota lying East of the West 584.08 feet of said Northeast Quarter of the Northeast Quarter, lying East and Southeast of MAXWELL ESTATES, in said Anoka County, and lying South of the following described line:

Commencing at a point on the North line of said Northeast Quarter of the Northeast Quarter distant 660.00 feet East of the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence Southerly parallel with the West line of said Northeast Quarter of the Northeast Quarter a distance of 345.30 feet; thence Easterly parallel with said North line of the Northeast Quarter of the Northeast Quarter a distance of 35.60 feet to the point of beginning of the line to be described: thence continue Easterly parallel with said North line a distance of 628.58 feet to the East line of said Northeast Quarter of the Northeast Quarter and there terminating.

EXCEPT that part of said Northeast Quarter of the Northeast Quarter described as follows: Beginning at the Southwest corner of the East 334.11 feet of the West 918.19 feet of said Northeast Quarter of the Northeast Quarter; thence North 0 degrees; 09 minutes, 41 seconds East, parallel with the West line of said Northeast Quarter of the Northeast Quarter, a distance of 201.40 feet; thence South 88 degrees, 58 minutes, 11 seconds East a distance of 80.00 feet; thence South 61 degrees, 33 minutes, 26 seconds East a distance of 50.35 feet; thence South 39 degrees, 57 minutes, 50 seconds East a distance of 40.03 feet; thence South 0 degrees, 09 minutes, 41 seconds West a distance of 148.00 feet to the South line of said Northeast Quarter of the Northeast Quarter; thence North 88 degrees, 58 minutes, 11 seconds West, along said South line, a distance of 150.15 feet to the point of beginning.

Have caused the same to be surveyed and platted as OAKS OF SHENANDOAH 17TH ADDITION, and do hereby donate and dedicate to the public for the public use forever the Lane, Streets, Avenues and Boulevard as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. Also dedicating to the County of Anoka the right of access to Hanson Boulevard from Lot 20, Block 1 and Lot 1, Block 3 of said plat. In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 29th day of August, 1988.

SHAMROCK DEVELOPMENT, INC.

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

State of Minnesota, County of Dennison

The foregoing instrument was acknowledged before me this 29th day of August, 1988 by James M. Stanton, President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.

Deborah Jay Notary Public, Dennison County, Minnesota
My commission expires: July 8, 1992

I hereby certify that I have surveyed and platted the property described in this plat as OAKS OF SHENANDOAH 17TH 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 Sherburne

The foregoing instrument was acknowledged before me this 30th day of August, 1988, by Lynn P. Caswell, Land Surveyor.

Sharon L. Sherwood Notary Public, Sherburne County, Minnesota
My commission expires: June 25, 1991

Annexed plat of OAKS OF SHENANDOAH 17TH ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21st day of July, 1988.

By: Donna M. Mene, Chairman

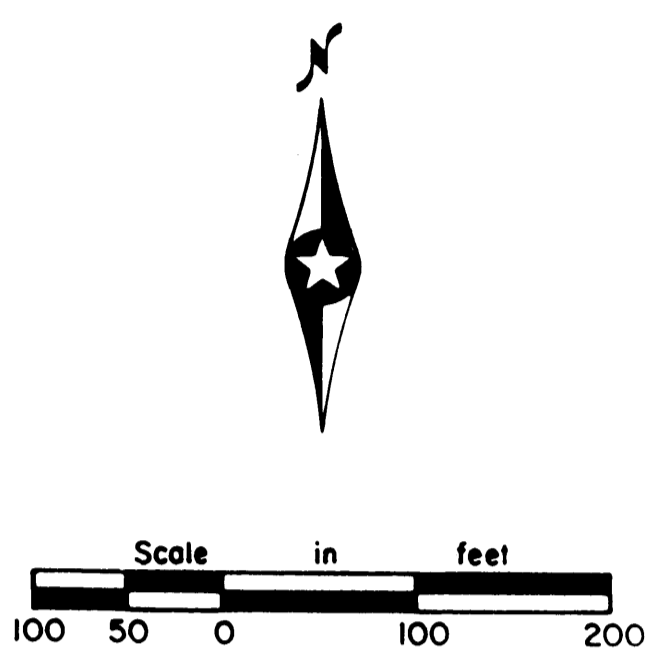
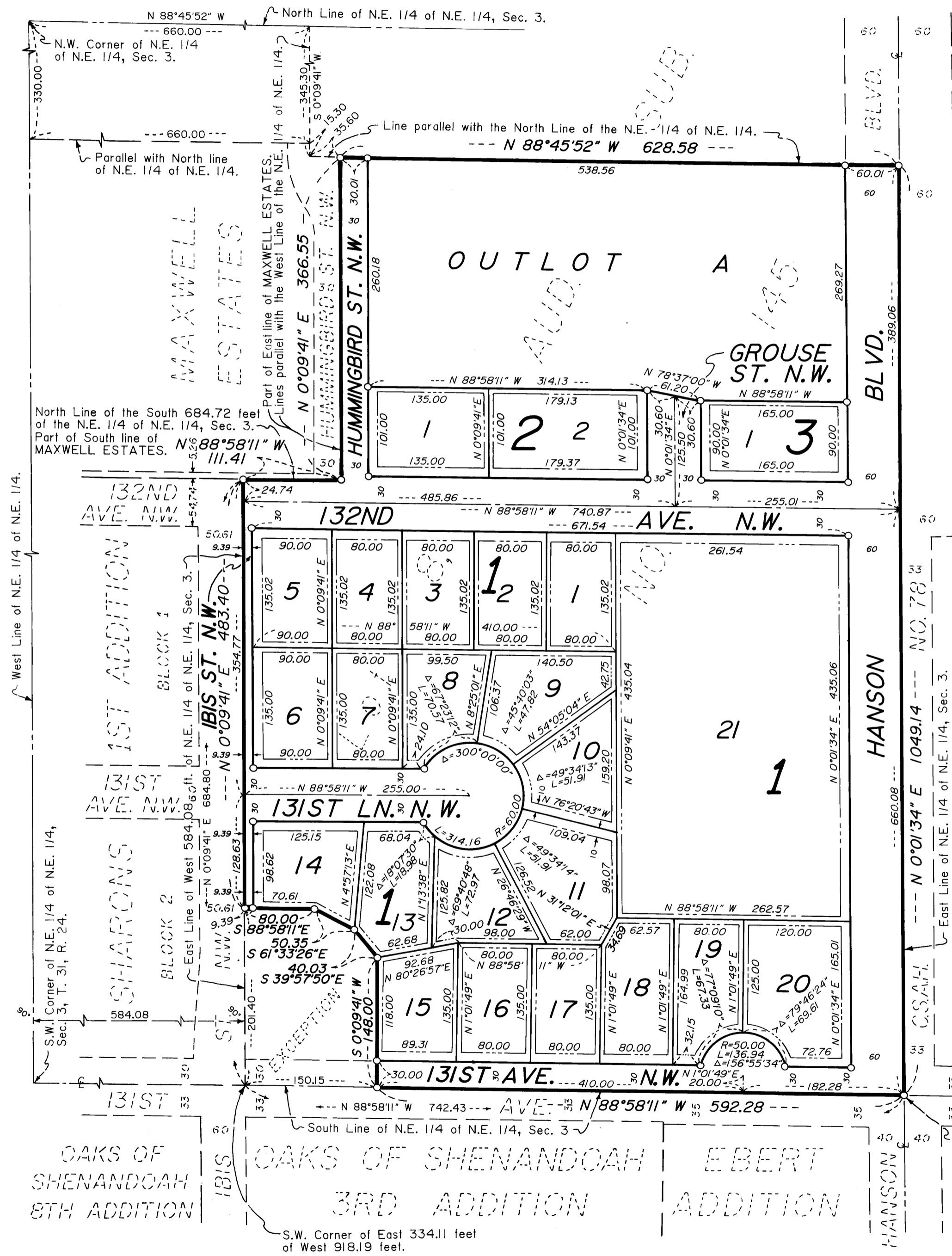
Annexed plat of OAKS OF SHENANDOAH 17TH ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 29th day of August, 1988. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have 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. Lums, Mayor Attest: Betty Backen, CMC, Clerk

This plat has been checked and approved this 1st day of SEPTEMBER, 1988.

MERLYN D. ANDERSON, Anoka County Surveyor

by Larry D. Robin deputy

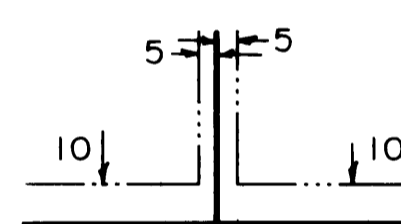


Scale: 1 inch = 100 feet.

South Line of N.E. 1/4 of N.E. 1/4 is assumed to bear N 88°58'11" W.

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.

821455
OFFICE OF COUNTY REFERENDUM
COUNTY OF ANOKA
SEP 19 1988
39th Plat 37
Red J. Omdahl
Ad. Juanssen

JOHN OLIVER & ASSOCIATES, INC.

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

Land Surveying
Subdivision Design
Site Planning

1988
Louise C. Bailey, M. Register

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"
September 1, 1988
Charles R. Lohman
Auditor, Anoka County