

# OAKS of SHENANDOAH 1st ADDITION

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

A) That part of Lot 15 of the duly recorded plat of AUDITOR'S SUBDIVISION NO. 145, being part of the Southwest Quarter of the Northeast Quarter of Section 3, Township 31, Range 24, lying southerly of the following described line: Commencing at the Northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 0 degrees, 17 minutes, 44 seconds West, assumed basis of bearings, along the West line thereof for 660.00 feet to the actual Point Of Beginning of the line to be hereby described; thence South 88 degrees, 58 minutes, 11 seconds East parallel with the North line of said Southwest Quarter of the Northeast Quarter for 660.00 feet; thence North 0 degrees, 17 minutes, 44 seconds East parallel with said West line for 330.00 feet; thence South 88 degrees, 58 minutes, 11 seconds East parallel with said North line for 528.00 feet; thence South 0 degrees, 17 minutes, 44 seconds West parallel with said West line for 330.00 feet; thence South 88 degrees, 58 minutes, 11 seconds East parallel with said North line for 140.12 feet, more or less, to intersect with and terminate at the East line of said Southwest Quarter of the Northeast Quarter.

B) Together with all that part of Lot 14 of the duly recorded plat of AUDITOR'S SUBDIVISION NO. 145, being part of the Southeast Quarter of the Northeast Quarter of said Section 3, described as follows: Beginning at the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees, 09 minutes, 45 seconds East, assumed basis of bearings, along the South line thereof for 71.22 feet; thence North 24 degrees, 06 minutes, 26 seconds East for 173.97 feet; thence along a curve to which the last described line was radial, said curve being concave to the northeast, radius 265.00 feet, for a central angle of 29 degrees, 11 minutes, 18 seconds, and length 135.00 feet; thence along a nontangential curve concave to the northwest, radius 566.44 feet, for a central angle of 28 degrees, 25 minutes, 46 seconds, and length 281.06 feet (the chord of said curve bears North 39 degrees, 04 minutes, 51 seconds East); thence South 71 degrees, 27 minutes, 00 seconds East for 19.29 feet; thence along a tangential curve concave to the north, radius 460.00 feet, for a central angle of 24 degrees, 47 minutes, 00 seconds, and length 198.97 feet; thence along a tangential reverse curve concave to the south, radius 2087.34 feet, for a central angle of 7 degrees, 04 minutes, 15 seconds, and length 257.60 feet to a point to be hereafter known as Point "A" for the purposes of this description; thence South 89 degrees, 09 minutes, 45 seconds East tangent to the last described curve for 644.62 feet, more or less, to intersect the East line of said Southeast Quarter of the Northeast Quarter at a point thereon a distance of 452.01 feet north of the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence North 0 degrees, 01 minutes, 34 seconds East along said East line for 60.00 feet; thence North 89 degrees, 09 minutes, 45 seconds West for 643.77 feet, more or less, to a point 60.00 feet north of, as measured along a line bearing North 0 degrees, 50 minutes, 15 seconds East from, said Point "A"; thence along a tangential curve concave to the south, radius 2147.34 feet, for a central angle of 7 degrees, 04 minutes, 15 seconds, and length 265.00 feet; thence along a tangential reverse curve concave to the north, radius 400.00 feet, for a central angle of 24 degrees, 47 minutes, 00 seconds, and length 173.02 feet; thence North 71 degrees, 27 minutes, 00 seconds West tangent to the last described curve for 15.86 feet; thence North 36 degrees, 56 minutes, 21 seconds West for 74.73 feet; thence North 75 degrees, 58 minutes, 58 seconds West for 194.91 feet, more or less, to intersect the West line of said Southeast Quarter of the Northeast Quarter; thence South 0 degrees, 09 minutes, 41 seconds East along said West line for 619.95 feet, more or less, to the Point Of Beginning.

C) Together with all that part of the Northwest Quarter of the Southeast Quarter of said Section 3, described as lying northwesterly of the following described line: Commencing at the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees, 09 minutes, 45 seconds West, assumed basis of bearings, along the North line thereof for 605.59 feet to the actual Point Of Beginning of the line to be hereby described; thence South 49 degrees, 25 minutes, 55 seconds West for 160.00 feet; thence South 26 degrees, 36 minutes, 20 seconds West for 200.00 feet; thence South 33 degrees, 42 minutes, 43 seconds West for 530.00 feet; thence South 60 degrees, 52 minutes, 12 seconds West for 158.00 feet; thence North 18 degrees, 36 minutes, 33 seconds West for 169.00 feet; thence along a nontangential curve concave to the north, radius 202.74 feet, for a central angle of 08 degrees, 47 minutes, 30 seconds, and length 31.11 feet, more or less to intersect with and terminate at a point on the West line of said Northwest Quarter of the Southeast Quarter a distance of 3.41 feet north of the Southwest corner of the North Half of said Northwest Quarter of the Southeast Quarter.

D) Together with the East Half of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 3.

E) Together with Lot 13 of the duly recorded plat of AUDITOR'S SUBDIVISION NO. 98, being part of the Southeast Quarter of the Northwest Quarter of said Section 3; Excepting from said Southeast Quarter of the Northwest Quarter the three (3) following described tracts:

- 1) The South Half of the Southwest Quarter of said Southeast Quarter of the Northwest Quarter.
- 2) The West 165.00 feet, as measured along the North line, of said Southeast Quarter of the Northwest Quarter.
- 3) The North 330.00 feet, as measured along the East line, of said Southeast Quarter of the Northwest Quarter.

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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 MAY 10 1985 A.D., 19 85  
3:45 o'clock P.M. and was duly recorded in book 35 OF PLATS page 1  
By [Signature] County Recorder

Have caused the same to be surveyed and platted as OAKS OF SHENANDOAH 1ST ADDITION, and do hereby donate and dedicate to the public for the public use forever the Avenues, Boulevard, Circle, <sup>ROAD</sup> ~~Highway~~, Lanes, and Streets 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 May, 1985.

SHAMROCK, BUILDERS, INC.

By: [Signature], James M. Stanton, President

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 6th day of May, 1985 by James M. Stanton, President of Shamrock Builders, Inc., a Minnesota corporation, on behalf of the corporation.

MINA J. FRITCH  
NOTARY PUBLIC - MINNESOTA  
ANOKA COUNTY  
My commission expires Oct. 14, 1987

[Signature] 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 1ST 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.

[Signature]  
John O. Oliver, Land Surveyor  
Minnesota Registration No. 8194

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 6th day of May, 1985, by John O. Oliver, Land Surveyor.

MINA J. FRITCH  
NOTARY PUBLIC - MINNESOTA  
ANOKA COUNTY  
My commission expires Oct. 14, 1987

[Signature] Notary Public, Anoka County, Minnesota  
My commission expires: Oct 14, 1987

Annexed plat of OAKS OF SHENANDOAH 1ST ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 15th day of November, 1984.

By: [Signature], Chairman

Annexed plat of OAKS OF SHENANDOAH 1ST ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 9th day of April, 1985.

By: [Signature], Mayor Attest: [Signature], Clerk

This plat has been checked and approved this 10th day of May, 1985.

[Signature], Anoka County Surveyor  
by deputy [Signature]

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

MAY 10 1985  
[Signature]  
Auditor, Anoka County  
By [Signature] Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1985 ON THE LANDS DESCRIBED WITHIN ARE PAID  
[Signature]  
Anoka County Treasurer



