

# OAKS OF SHENANDOAH 23RD 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 Lot 3, REVISED AUDITOR'S SUBDIVISION NO. 70 lying West of a line parallel with and distant 16.00 feet East of the following described line:

Commencing at the Southeast corner of Lot 19 in said REVISED AUDITOR'S SUBDIVISION NO. 70; thence west along the south lines of Lots 19, 25, and 18, in said REVISED AUDITOR'S SUBDIVISION NO. 70, a distance of 264.00 feet to the Point of Beginning of the line to be described; thence south and parallel with the East line of Section 4, Township 31, Range 24, a distance of 640.00 feet, more or less, to the South line of said Lot 3 and there terminating.

EXCEPT that part of said Lot 3 platted as OAKS OF SHENANDOAH 18TH ADDITION.

TOGETHER WITH that part of Lot 5, said REVISED AUDITOR'S SUBDIVISION NO. 70, lying West of a line parallel with and distant 50.00 feet West of the following described line:

Commencing at the Southeast corner of the Southeast Quarter of said Section 4; thence westerly 269 degrees 19 minutes 04 seconds, assumed azimuth from north, a distance of 1380.19 feet along the South line of said Southeast Quarter to the Point of Beginning of the Line to be described; thence northerly 00 degrees 57 minutes 24 seconds azimuth a distance of 1226.40 feet; thence northeasterly a distance of 1028.20 feet along a tangential curve concave to the Southeast, radius of 1145.58 feet, and central angle of 51 degrees 25 minutes 30 seconds; thence northeasterly a distance of 1034.11 feet on a reverse curve concave to the northwest, radius of 1125.00 feet, and central angle of 52 degrees 40 minutes 00 seconds; thence northerly 359 degrees 42 minutes 54 seconds azimuth a distance of 993.29 feet and there terminating.

And Lot 15, said REVISED AUDITOR'S SUBDIVISION NO. 70,

AND Lot 16, said REVISED AUDITOR'S SUBDIVISION NO. 70,

AND Lot 17, said REVISED AUDITOR'S SUBDIVISION NO. 70, EXCEPT the North 165.00 feet of the East 80.00 feet of said Lot 17.

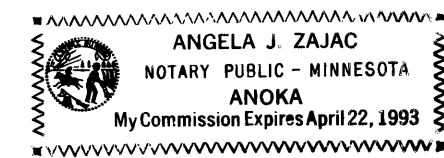
AND Lot 18, said REVISED AUDITOR'S SUBDIVISION NO. 70,

AND Lot 26, said REVISED AUDITOR'S SUBDIVISION NO. 70, AND that part of Lot 25, said REVISED AUDITOR'S SUBDIVISION NO. 70, which lies West of a line which is parallel with and distant 50.00 feet West of the following described line:

Commencing at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 12 minutes 39 seconds West, along the North line of said Southeast Quarter of the Northeast Quarter, a distance of 528.00 feet to the Point of Beginning of the line to be described; thence South 0 degrees 17 minutes 06 seconds East, parallel with the East line of said Southeast Quarter of the Northeast Quarter a distance of 330.00 feet to the South line of said Lot 25 and there terminating.

AND Outlot A, said OAKS OF SHENANDOAH 18TH ADDITION.

Have caused the same to be surveyed and platted as OAKS OF SHENANDOAH 23RD ADDITION, and do hereby donate and dedicate to the public for the public use forever the thoroughfares and cul-de-sacs 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 11th day of September, 1991.



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 11th day of September, 1991 by James M. Stanton, President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.

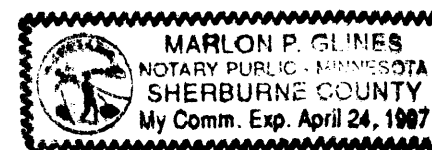
Angela J. Zajac Notary Public, Anoka County, Minnesota  
My commission expires: April 22, 1993

I hereby certify that I have surveyed and platted the property described in this plat as OAKS OF SHENANDOAH 23RD 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 20th day of August, 1991, by Lynn P. Caswell, Land Surveyor.



Marlon P. Glines Notary Public, Sherburne County, Minnesota  
My commission expires: April 24, 1997

Annexed plat of OAKS OF SHENANDOAH 23RD ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 18th day of April, 1991.

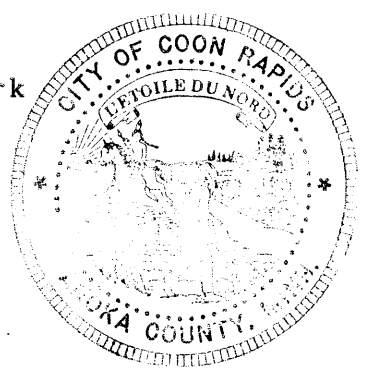
By: Dorene M. Neue, Chairman

Annexed plat of OAKS OF SHENANDOAH 23RD ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 13th day of August, 1991. 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.

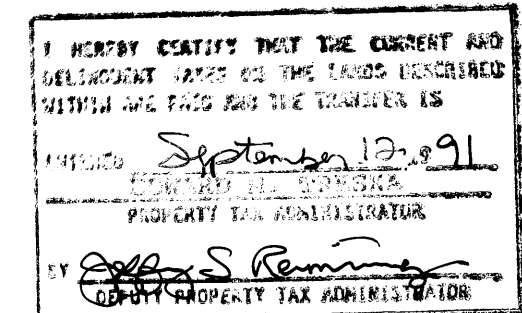
By: Richard S. Reiter, Mayor Attest: Lorraine Meneze Deputy Clerk

This plat has been checked and approved this 12th day of SEPTEMBER, 1991.

MERLYN D. ANDERSON, Anoka County Surveyor  
by Larry D. Blom deputy



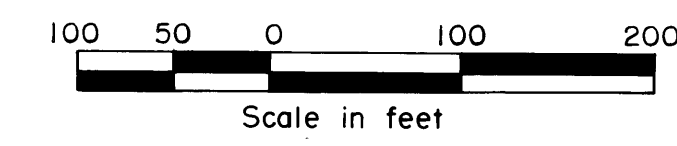
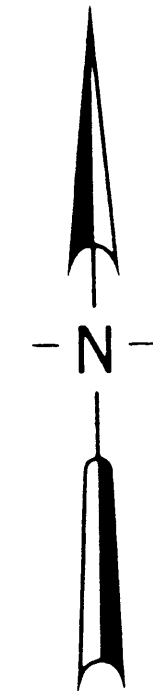
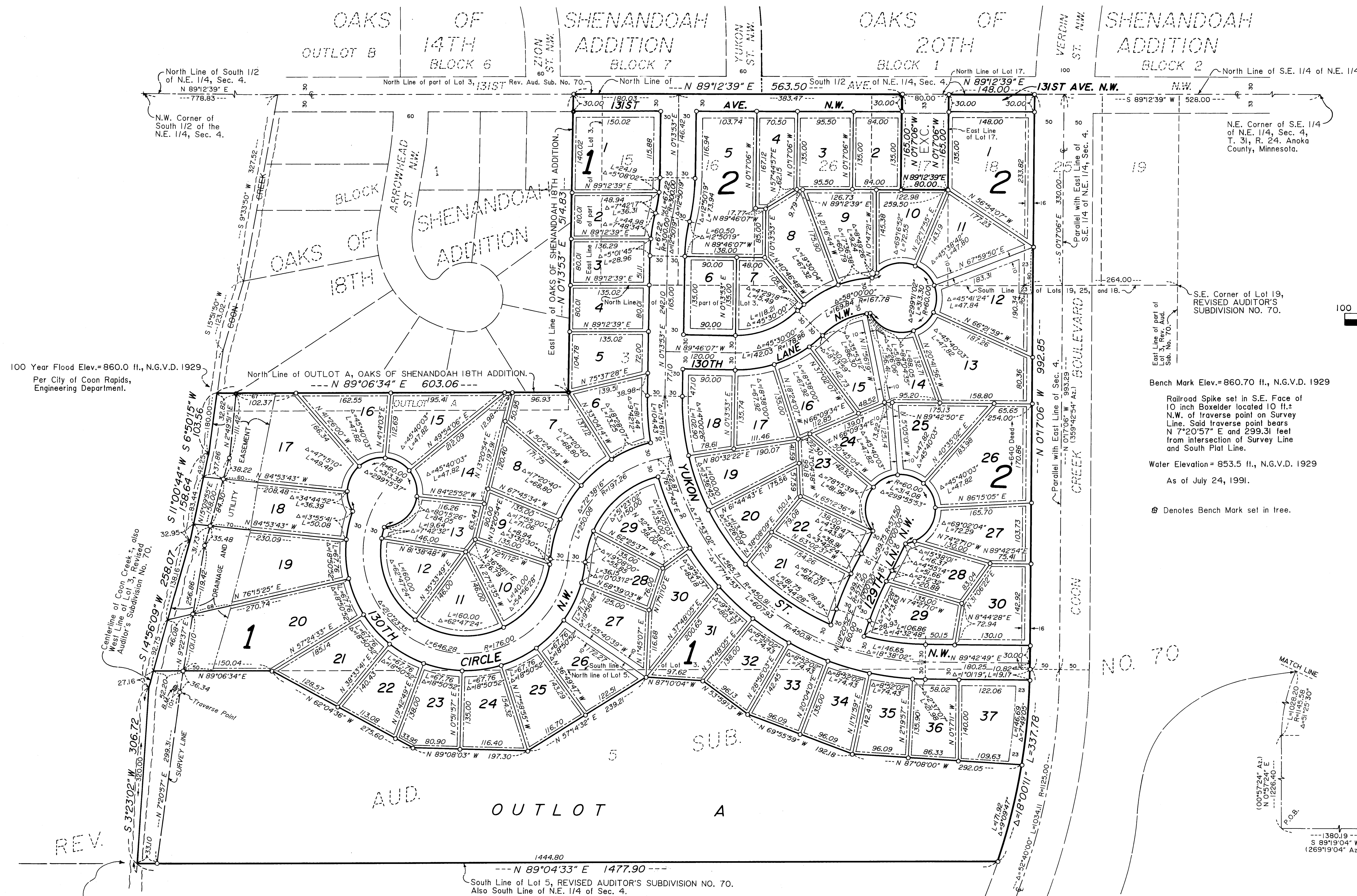
948664  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the Sep 12 A.D., 1991 at 3:35 o'clock P.M., and was duly recorded in book 43 of Plats page 39  
Debra Kay Ege  
County Recorder  
By: Debra Kay Ege Deputy



JOHN OLIVER & ASSOCIATES, INC.  
922 Main Street  
Elk River, Minnesota 55330  
(612) 441-2072  
Land Surveying  
Subdivision Design  
Site Planning

# OAKS OF SHENANDOAH 23RD ADDITION

CITY OF COON RAPIDS,  
ANOKA COUNTY, MN.



Bench Mark Elev.=860.70 ft., N.G.V.D. 1929

Railroad Spike set in S.E. Face of 10 inch Boxelder located 10 ft.± N.W. of traverse point on Survey Line. Said traverse point bears N 7°20'57" E and 299.31 feet from intersection of Survey Line and South Plat Line.

Water Elevation = 853.5 ft., N.G.V.D. 1929  
As of July 24, 1991.

⊗ Denotes Bench Mark set in tree.

Scale: 1 inch = 100 feet.

For the purposes of this plat, the North Line of the South 1/2 of the N.E. 1/4, Sec. 4, is assumed to bear N 89°12'39" E.

○ Denotes iron pipe set with a plastic plug stamped RLS 13057.

● Denotes iron pipe found.

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.

JOHN OLIVER & ASSOCIATES, INC.

922 Main Street  
Elk River, Minnesota 5553  
(612) 441-2072

Land Surveying  
Subdivision Design  
Site Planning