

OAKS OF SHENANDOAH 27TH 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:

Lot 5, AUDITOR'S SUBDIVISION NO. 97.

AND that part of Lot 6, said AUDITOR'S SUBDIVISION NO. 97, which lies east of a line which is parallel with and distant 315.00 feet west of the east line of the Southwest Quarter of Section 4, Township 31, Range 24.

AND all that part of the North 120 feet of Lot 11, said AUDITOR'S SUBDIVISION NO. 97, lying east of the following described line: Commencing at the northeast corner of Government Lot 3, said Section 4, Township 31, Range 24; thence south along the east line of said Government Lot 3 a distance of 840.00 feet; thence west along the north line of said Lot 11 a distance of 208.00 feet to the point of beginning of the line to be hereby described; thence south at right angles from said north line of Lot 11 a distance of 120.00 feet and there terminating.

The East line of the above described properties being "Coon Creek" as shown on the duly recorded plat of said AUDITOR'S SUBDIVISION NO. 97, and further described as Commencing at the point of intersection of the North line of said Lot 5 with the West line of the Southeast Quarter of said Section 4; thence North 89 degrees 04 minutes 33 seconds East along said North line of Lot 5 for a distance of 585.00 feet to the actual Point Of Beginning of the line to be hereby described; thence South 0 degrees 44 minutes 45 seconds West parallel with said West line of the Southeast Quarter for 446.17 feet; thence South 48 degrees 15 minutes 15 seconds East for a distance of 103.31 feet, more or less, to intersect the South line of said North 120 feet of Lot 11 and there terminate. For the purposes of this description the North line of said Southeast Quarter is assumed to bear North 89 degrees 04 minutes 33 seconds East.

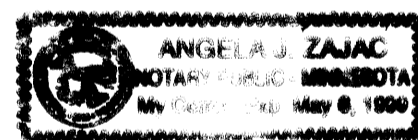
Has caused the same to be surveyed and platted as OAKS OF SHENANDOAH 27TH ADDITION and does hereby donate and dedicate to the public for the public use forever the Avenue and the easements for drainage and drainage and utility purposes as shown on this plat. In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 12th day of July, 1994.

SHAMROCK DEVELOPMENT, INC.

By: James M. Stanton President
James M. Stanton

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 12th day of July, 1994 by James M. Stanton as President of Shamrock Development, Inc. a Minnesota corporation, on behalf of the corporation.



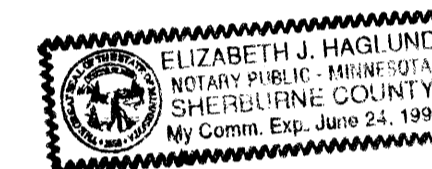
Angela Zajac Notary Public
Anoka County, Minnesota
My commission expires: May 6, 1999

I hereby certify that I have surveyed and platted the property described in this plat as OAKS OF SHENANDOAH 27TH 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 as defined in Minnesota Statutes 505.02, Subdivision 1, 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 Shesburne

The foregoing instrument was acknowledged before me this 22nd day of March, 1994 by Lynn P. Caswell, Land Surveyor, Minnesota Registration No. 13057.



Elizabeth J. Haglund Notary Public
Shesburne County, Minnesota
My commission expires: June 24, 1999

Annexed plat of OAKS OF SHENANDOAH 27TH ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 20th day of February, 1994.

By: Donna M. Naevle, Chairman

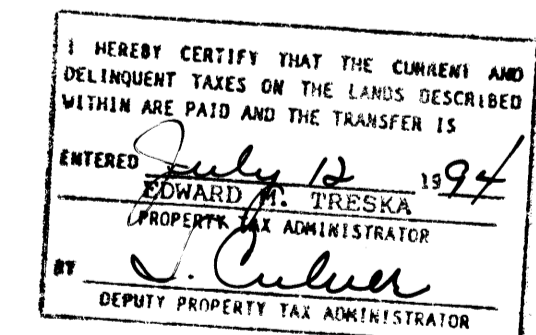
Annexed plat of OAKS OF SHENANDOAH 27TH ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 22nd day of February, 1994. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer 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: William H. Thompson, Mayor
Attest: Betty Backes, Inc, Clerk



This plat has been checked and approved this 10th day of July, 1994.

Mark D. Anderson, Anoka County Surveyor



1125813

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA

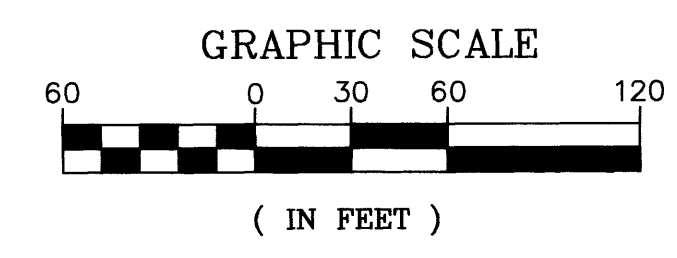
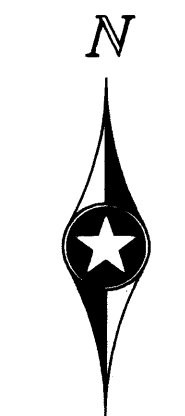
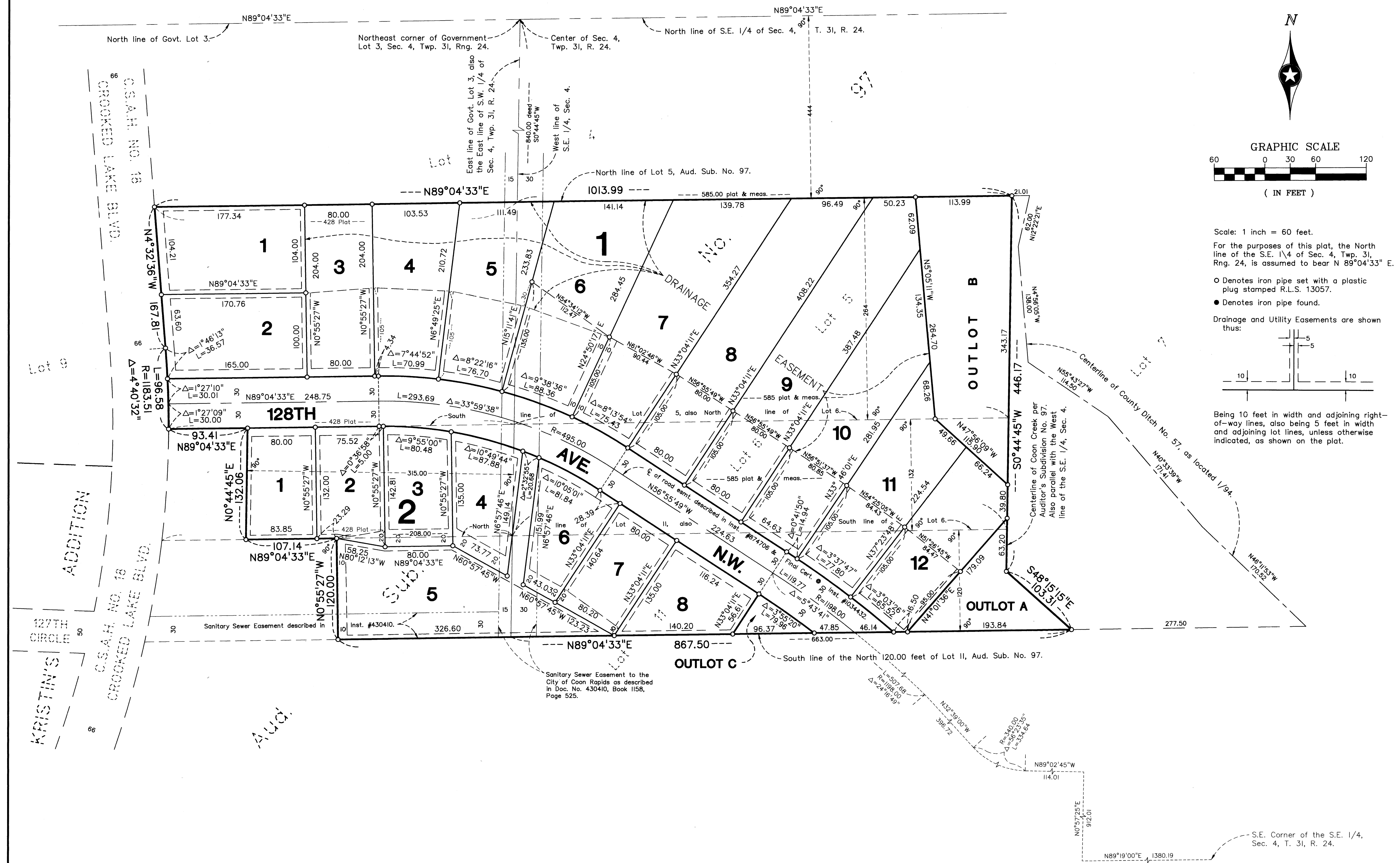
I hereby certify that the within instrument was filed in this office for record on the 12th July, A.D., 1994 at 4:00 o'clock P.M., and was duly recorded in book 48 page 23

Edward M. Treska
County Recorder

By: R. Arsenau

OAKS OF SHENANDOAH 27TH ADDITION

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.



Scale: 1 inch = 60 feet.
 For the purposes of this plat, the North line of the S.E. 1/4 of Sec. 4, Twp. 31, Rng. 24, is assumed to bear N 89°04'33" E.
 O Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.
 ● Denotes iron pipe found.
 Drainage and Utility Easements are shown thus:

 Being 10 feet in width and adjoining right-of-way lines, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

John Oliver & Associates