

OAKS OF SHENANDOAH 28TH 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 Southwest Quarter of the Northwest Quarter of Section 3, Township 31, Range 24 that is described as follows: Commencing at the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence west on the North line thereof for a distance of 561.00 feet (34 rods) to the actual Point Of Beginning of the land to be described; thence continue west on said North line for a distance of 264.00 feet (16 rods); thence south parallel with the East line of said Southwest Quarter of the Northwest Quarter for a distance of 330.00 feet (20 rods); thence east parallel with said North line for a distance of 264.00 feet (16 rods); thence north parallel with said East line for a distance of 330.00 feet (20 rods) to the Point Of Beginning. EXCEPTING therefrom the east 122.00 feet thereof, as measured along said North line. Being a part of Lot 4, AUDITOR'S SUBDIVISION NO. 98.

AND that part of said Southwest Quarter of the Northwest Quarter of Section 3 described as follows: Commencing at a point on the East line of said Southwest Quarter of the Northwest Quarter a distance of 330.00 feet (20 rods) south of the Northeast corner thereof; thence west and parallel with the North line thereof for a distance of 792.00 feet (48 rods) to the actual Point Of Beginning of the tract of land to be hereby described; thence south and parallel with said East line thereof for a distance of 330.00 feet (20 rods); thence east and parallel with said North line thereof for a distance of 264.00 feet (16 rods); thence north and parallel with said East line for a distance of 330.00 feet (20 rods); thence west to the Point Of Beginning; being a part of Lot 12, said AUDITOR'S SUBDIVISION NO. 98.

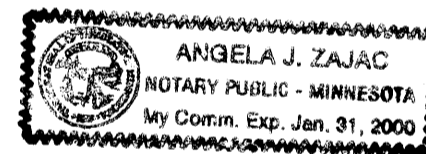
Has caused the same to be surveyed and platted as OAKS OF SHENANDOAH 28TH ADDITION and does hereby donate and dedicate to the public for the public use forever the Avenue and Lane and the easements for drainage and utility purposes only as shown on this plat. In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 26th day of June, 1995.

SHAMROCK DEVELOPMENT, INC.

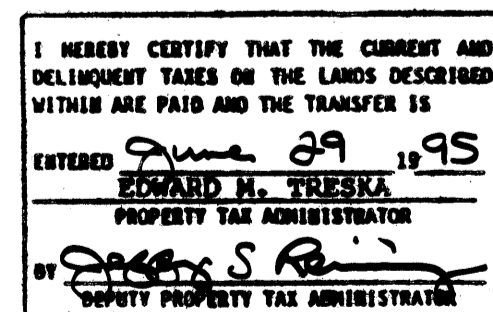
By: James M. Stanton President
James M. Stanton

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 26th day of June, 1995 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: Jan. 1, 2000

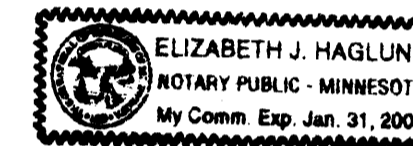


I hereby certify that I have surveyed and platted the property described in this plat as OAKS OF SHENANDOAH 28TH ADDITION and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown 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 4th day of April, 1995 by Lynn P. Caswell, Land Surveyor, Minnesota Registration No. 13057.



Elizabeth J. Haglund Notary Public
Shesburne County, Minnesota
My commission expires: January 31, 2000

Annexed plat of OAKS OF SHENANDOAH 28TH ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 6th day of April, 1995.

By: David A. Zajt Vice
Chairman

Annexed plat of OAKS OF SHENANDOAH 28TH ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 18th day of April, 1995. 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 F. Thompson
Attest: Betty Backes, Clerk



This plat has been checked and approved this 29th day of JUNE, 1995.

MERLYN D. ANDERSON, Anoka County Surveyor
by Terry D. Hain deputy

Doc # 1171197.0

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 29th June A.D., 1995 at 4:48 clock P. M., and was duly recorder in book 51 page 7

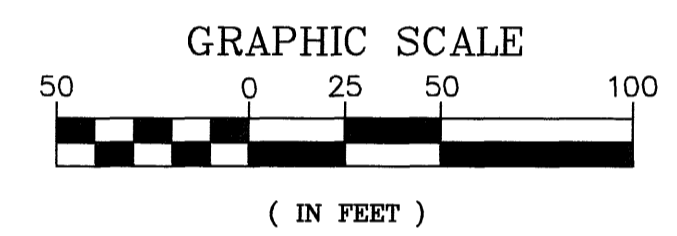
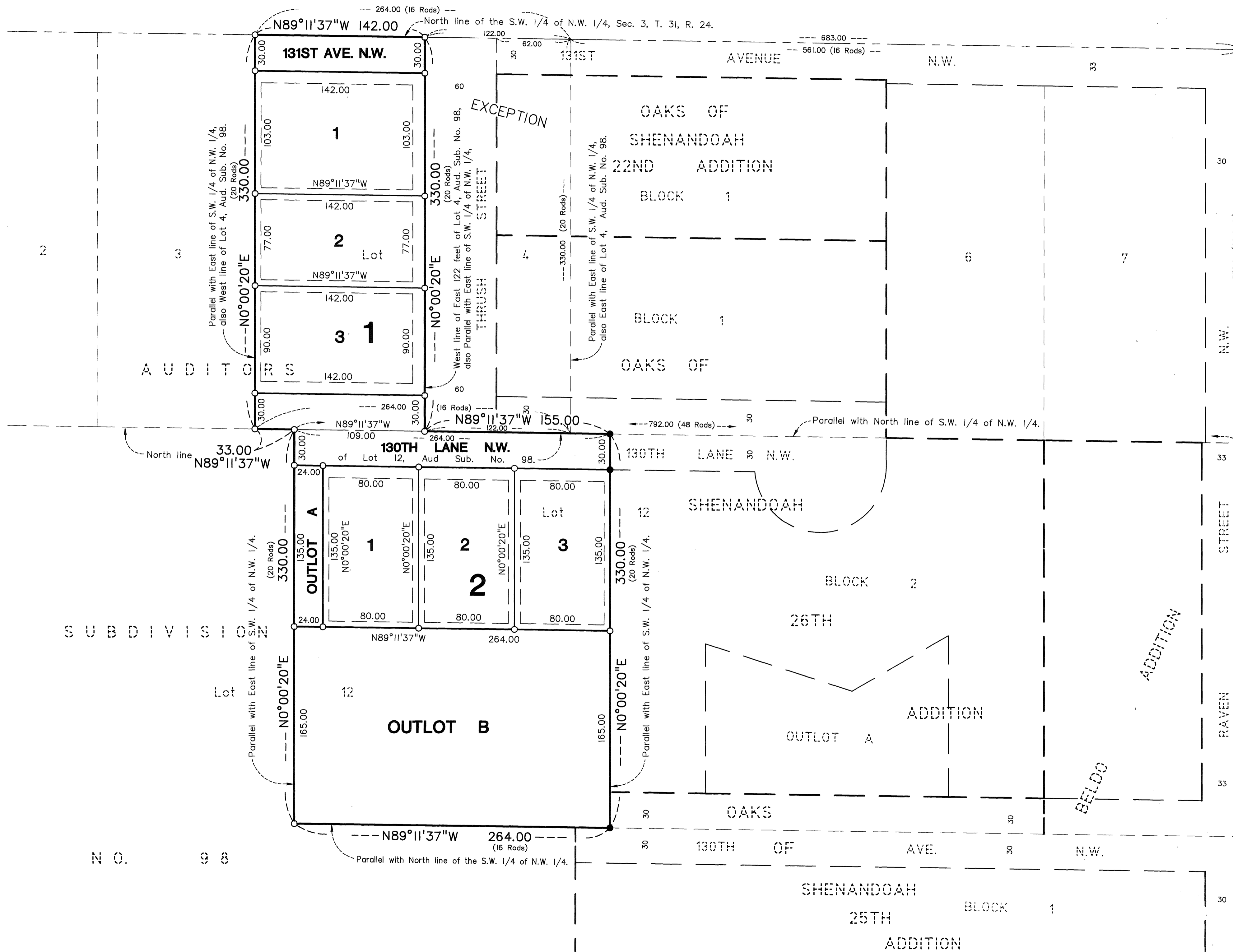
Edward M. Treska
County Recorder

By: OB. Olsen / NMA
Deputy

John Oliver & Associates

OAKS OF SHENANDOAH 28TH ADDITION

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.



Scale: 1 inch = 50 feet.

For the purposes of this plat, the East line of the S.W. 1/4 of the N.W. 1/4, Sec. 3, T. 31, R. 24, is assumed to bear N 0°00'20" E.

○ Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.

● Denotes iron monument 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 side and rear lot lines, unless otherwise indicated, as shown on the plat.