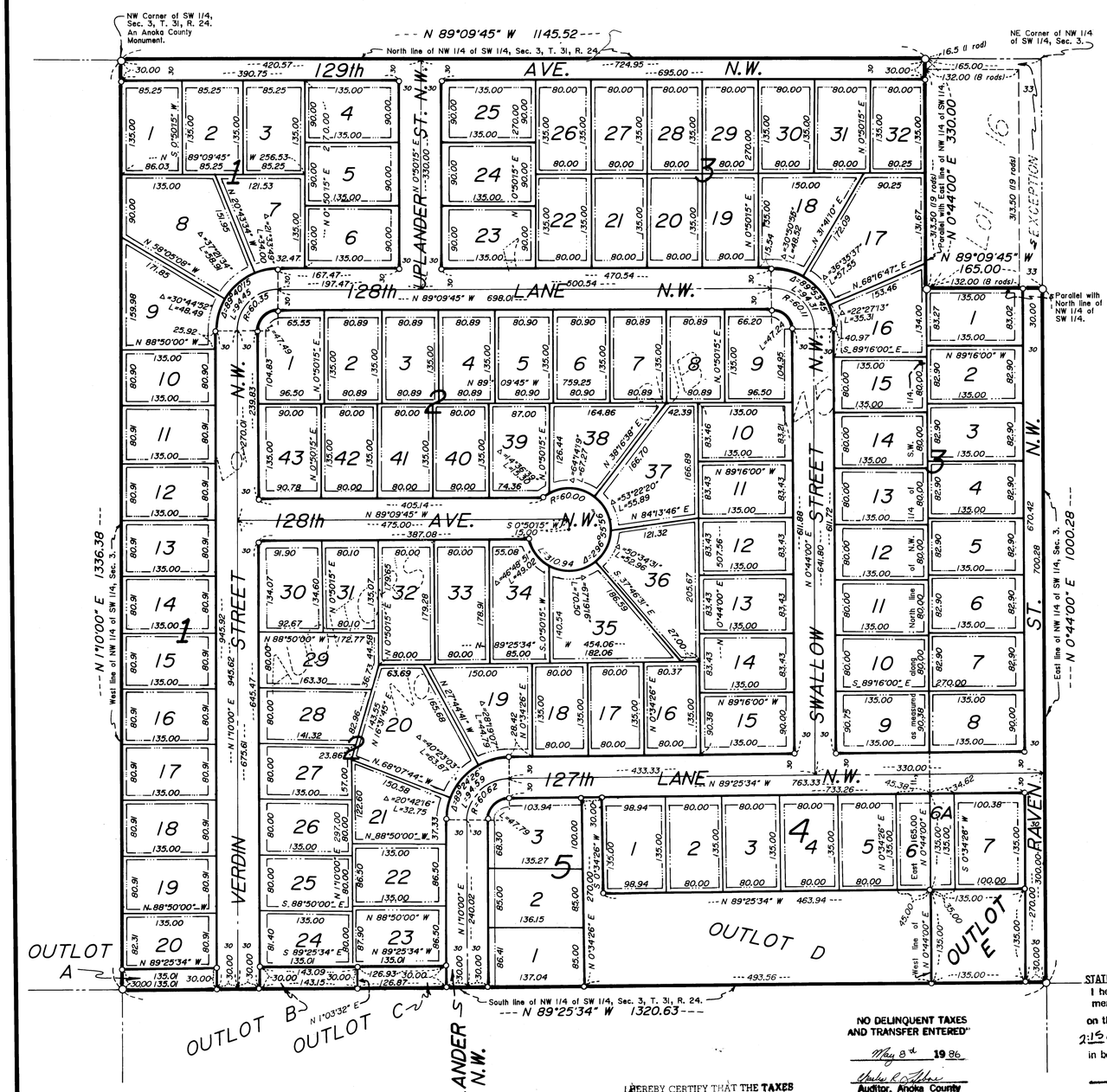
OAKS of SHENANDOAH 7th ADDITION

City of Coon Rapids
Anoka County, Mn.



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

The Northwest Quarter of the Southwest Quarter, Section 3, Township 31, Range 24, Anoka County, Minnesota,

Except the East 165.00 feet of said Northwest Quarter of the Southwest Quarter, as measured along the north line of said Northwest Quarter of the Southwest Quarter.

(Said tract is also known as part of Lot 17, AUDITOR'S SUBDIVISION No. 145.)

And the East 165.00 feet of that part of the Northwest Quarter of the Southwest Quarter, Section 3, Township 31, Range 24, lying southerly of the North 330.00 feet of said Northwest Quarter of the Southwest Quarter, as measured along the north and east lines, respectively, of said Northwest Quarter of the Southwest Quarter. (Said tract is also known as part of Lot 17, AUDITOR'S SUBDIVISION No. 145.)

Have caused the same to be surveyed and platted as OAKS OF SHENANDOAH 7TH ADDITION, and do hereby donate and dedicate to the public for the public use forever the Avenues, 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 7 day of May, 1986.

SHAMROCK BUILDERS, INC.

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

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 7 day of May, 1986 by James M. Stanton, President of Shamrock Builders, Inc., a Minnesota corporation, on behalf of the corporation.

MINA J. FRITEL
NOTARY PUBLIC - MINNESOTA
ISANTI COUNTY
My Commission Expires Oct. 14, 1987

Mina J. Fritel Notary Public, Isanti 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 7TH 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 hundreths 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 31st day of March, 1986, by Lynn P. Caswell, Land Surveyor.

MARLON P. GLINES
NOTARY PUBLIC - MINNESOTA
SHERBURNE COUNTY
My Commission Expires APRIL 24, 1991

Marlon P. Glines Notary Public, Sherburne County, Minnesota

My commission expires: April 24, 1991

Annexed plat of OAKS OF SHENANDOAH 7TH ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 19th day of December, 1985.

By: Donna M. Neve, Chairman

Annexed plat of OAKS OF SHENANDOAH 7TH ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 8th day of April, 1986.

By: Robert B. Lewis, Mayor Attest: Betty Backes, CMC, Clerk

This plat has been checked and approved this 8th day of May, 1986.

Roland W. Anderson, Anoka County Surveyor

709392

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 9 1986 A.D., 19___ 2:15 o'clock P.M., and was duly recorded in book 36 of Plats page 14

Ted J. Grandahl
County Recorder
By Sheila Kay Ege
Deputy

NO DELINQUENT TAXES AND TRANSFER ENTERED
May 8th 1986
Auditor, Anoka County
BY
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1986 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey
Anoka County Treasurer

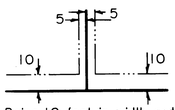
Scale in feet
100 0 100 200

Scale = 1 inch = 100 feet

Bearings are on an assumed datum.

o Denotes iron pipe set with a plastic plug stamped RLS 8194.

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.

754760

CERTIFICATE OF CORRECTION TO PLAT OF "OAKS of SHENANDOAH 7th ADDITION", City of Coon Rapids, Anoka County, Minnesota.

I, the undersigned Lynn P. Caswell, a Licensed Land Surveyor, Minnesota License Number 13057, do hereby certify that I am the surveyor who prepared the plat of OAKS of SHENANDOAH 7th ADDITION, City of Coon Rapids, Anoka County, Minnesota, which was recorded May 5, 1986 as Document Number 709392, in the office of the County Recorder in and for said Anoka County.

I do hereby certify that the bearings and lengths of the South lines of Lots 13 through 16, Block 3 are incorrect and that the lengths of the East lines of Lots 12 and 16, Block 3, are incorrect in that the intent and monumentation does not match the record plat.

I do hereby also certify that the correct bearings and lengths are as follows:

1. The bearing on the South line of Lot 13, Block 3 is South 89 degrees, 27 minutes, 37 seconds West and the length is 135.03.

2. The bearing on the South line of Lot 14, Block 3 is South 89 degrees, 27 minutes, 37 seconds West and the length is 135.03.

3. The bearing on the South line of Lot 15, Block 3 is South 89 degrees, 27 minutes, 37 seconds West and the length is 135.03.

4. The bearing on the South line of Lot 16, Block 3 is South 89 degrees, 27 minutes, 37 seconds West and the length is 135.03.

5. The length of the East line of Lot 12, Block 3 is 83.00 feet.

6. The length of the East line of Lot 16, Block 3 is 131.00 feet.

Lynn P. Caswell
Lynn P. Caswell, Land Surveyor
Minnesota License No. 13057

Dated: March 19, 1987

Subscribed and sworn to before me this 19th day of March, 1987.

Marlon P. Glines
Notary Public, Sherburne County, Minnesota.

The above certificate of correction to the plat of OAKS of SHENANDOAH 7th ADDITION, City of Coon Rapids, Anoka County, Minnesota, was approved by the City Council of the City of Coon Rapids, at a regular meeting thereof held this 7th day of April, 1987.

By: Susan Green
Susan Green, President Pro Tem

Attest: Betty Backes, CMC
City Clerk

THIS INSTRUMENT WAS DRAFTED BY:
John Oliver & Associates, Inc.
922 Main Street
Elk River, Minn. 55330

754760

Numerical
Grantor
Grantee
Recorded
Checked
Margin
Tr. Index

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 APR 16 1987 9:55 o'clock A.M., and was duly recorded
Ted J. Grandahl
County Recorder
By
Deputy

P 00'01$

754760