

PINES OF ST. FRANCIS

CITY OF ST. FRANCIS
COUNTY OF ANOKA
SEC. 5, T. 33, R. 24

Book 58 of Abstr.
page 39

KNOW ALL PERSONS BY THESE PRESENTS: That Johnson, Jones & Peterson Associates, L.L.C., a Minnesota Corporation, owner and proprietor of the following described property, situated in the County of Anoka, State of Minnesota, to-wit:

That part of Outlot 21, Village of St. Francis, Anoka County, Minnesota, described as follows; commencing at the Southwesterly corner of Lot 1, Block 6, Village of St. Francis; thence South thirty-six degrees (36) West along the Northwesterly line of said Outlot 21 a distance of 835.4 feet to the actual point of beginning; thence South seventy-four degrees (74) East a distance of 333.0 feet; thence South sixteen degrees (16) West a distance of 216.8 feet, more or less, to the South line of said Outlot 21; thence West along South line of said Outlot 21 a distance of 479.28 feet, more or less to the Southwesterly corner of said Outlot 21; thence North thirty-six degrees (36) East a distance of 373.4 feet to the point of beginning.

Has caused the same to be surveyed and platted as PINES OF ST. FRANCIS and does hereby dedicate to the public, for public use forever, the boulevard, road and also dedicates the drainage and utility easements and also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 24 as shown on the plat. In witness whereof said Johnson, Jones & Peterson Associates, L.L.C., has caused these presents to be signed by its proper officers this 15th day of June, 2000.

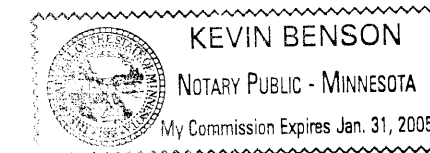
JOHNSON, JONES & PETERSON ASSOCIATES, L.L.C.

By Colleen A. Johnson
Colleen A. Johnson as President

By Connie Peterson
Connie E. Peterson as Treasurer

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 15th day of June, 2000, by Colleen A. Johnson as President and Connie E. Peterson as Treasurer of Johnson, Jones & Peterson Associates, L.L.C., a Minnesota corporation, on behalf of the corporation.

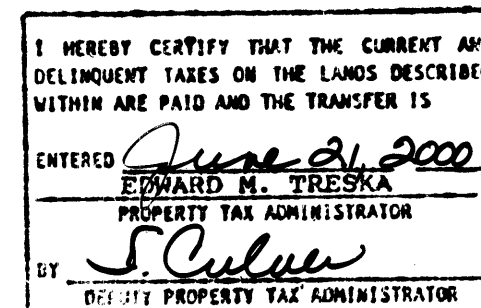


Keri Benson
Notary Public,
Hennepin County, Minnesota
My Commission Expires: January 31, 2005

Doc. # 1507451

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 21st June A.D., 2000 at 12:08 o'clock P., and was duly recorded in book 58 of Abstr. page 39

Edward M. Treska
County Recorder
By EC
Deputy

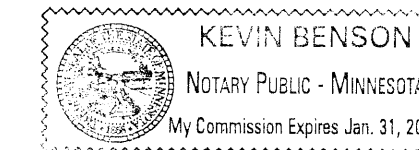


I hereby certify that I have surveyed and platted the property described on this plat as PINES OF ST. FRANCIS; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated within one year after the recording date of this plat; 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 said plat other than as shown.

Harold C. Peterson
Harold C. Peterson, Land Surveyor, License No. 12294

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 15th day of June, 2000, by Harold C. Peterson, Minnesota License No. 12294.



Keri Benson
Notary Public,
Hennepin County, Minnesota
My Commission Expires: January 31, 2005

CITY OF ST. FRANCIS

We hereby certify that the City Council of the City of St. Francis, Anoka County, Minnesota, duly accepted and approved the plat of PINES OF ST. FRANCIS at a regular meeting held this 15th day of May, 2000. 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 such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

By Raymond Eleanta
Mayor

By Barbara I. Reed
Clerk



Checked and approved this 21st day of JUNE, 2000.

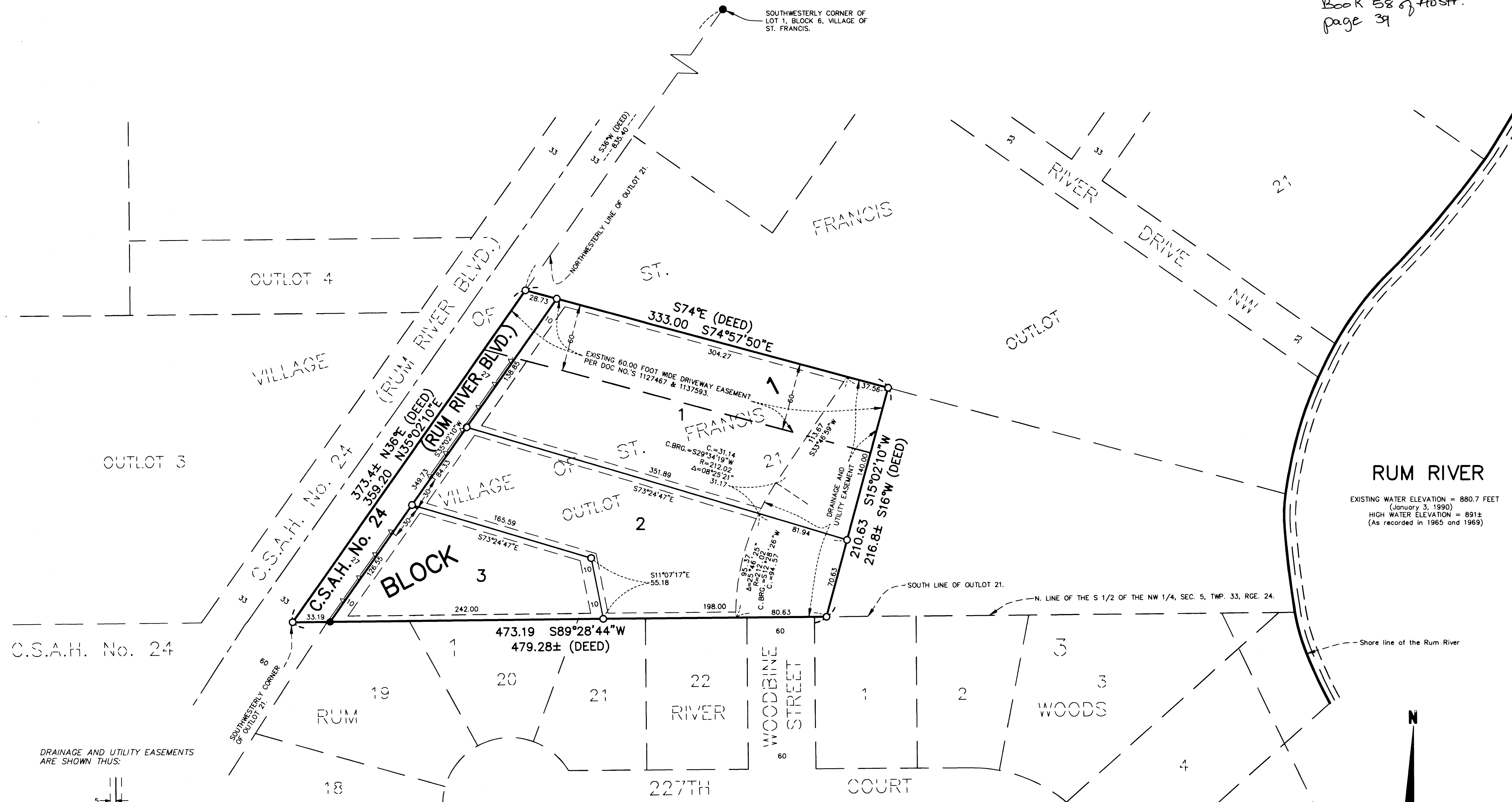
By Larry D. Han
Anoka County Surveyor

receipt No. # 2000047908
\$185.00

PINES OF ST. FRANCIS

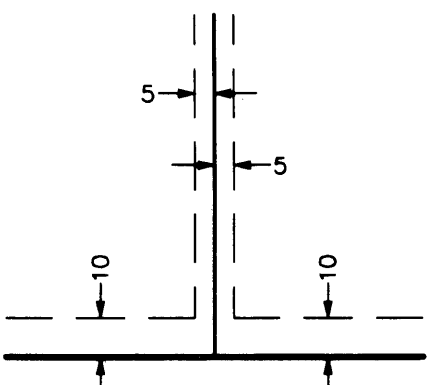
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Book 58 of Abstr.
page 39



RUM RIVER
 EXISTING WATER ELEVATION = 880.7 FEET
 (January 3, 1990)
 HIGH WATER ELEVATION = 891±
 (As recorded in 1965 and 1969)

DRAINAGE AND UTILITY EASEMENTS
 ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING
 ALL LOT LINES, AND BEING 10 FEET IN
 WIDTH AND ADJOINING ALL RIGHT OF
 WAY LINES, UNLESS OTHERWISE SHOWN
 ON THE PLAT.

NOTE: ANY MONUMENT REQUIRED BY MINNESOTA STATUTE
 AND NOT SHOWN WILL BE SET WITHIN ONE YEAR OF
 THE RECORDING DATE OF THIS PLAT. MONUMENTS
 SET SHALL BE 1/2 INCH x 14 INCH GALVANIZED
 IRON PIPES MARKED BY R.L.S. NO. 12294.

- △—△— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- DENOTES 1/2 INCH IRON MONUMENT FOUND
- DENOTES 1/2 INCH x 14 INCH IRON MONUMENT SET,
 MARKED BY LICENSE NO. 12294.

FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF
 THE S 1/2 OF THE NW 1/4 OF SEC. 5, T. 33, R. 24 IS
 ASSUMED TO HAVE A BEARING OF S89°28'44"W.

BENCHMARK: TOP NUT HYDRANT NW QUADRANT OF VINTAGE STREET AND
 226TH AVENUE N.W., ELEVATION = 916.66 FT (NGVD 29).

