

RIVER BLUFFS OF OAK GROVE

KNOW ALL PERSONS BY THESE PRESENTS: That Lee A. Hennen and Verna F. Hennen, husband and wife, owners of the following described property:

The South Half of the Southwest Quarter of Section 5, Township 33, Range 24, Anoka County, Minnesota, EXCEPTING therefrom the following tracts:

Tract 1:
Commencing at the Northwest corner of said South Half of the Southwest Quarter; thence East along the North line of said South Half of the Southwest Quarter, a distance of 20 rods; thence South 1 rod; thence West 20 rods; thence North 1 rod to the point of beginning.

Tract 2:
Commencing at the Southwest corner of said South Half of the Southwest Quarter; thence North on the West line of said South Half of the Southwest Quarter, a distance of 755 feet to the point of beginning of the tract herein to be described; thence South 85 degrees 32 minutes 13 seconds East a distance of 405.86 feet; thence North 01 degree 15 minutes 08 seconds East a distance of 591.67 feet; thence South 87 degrees 52 minutes 25 seconds West a distance of 417.84 feet to the West line of said South Half of the Southwest Quarter; thence South along the West line of said South Half of the Southwest Quarter to the point of beginning.

Tract 3:
Parcel 52, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 52, Anoka County, Minnesota.

AND

TOGETHER WITH that part of the Northeast Quarter of the Southwest Quarter of Section 5, Township 33, Range 24, Anoka County, Minnesota, described as:

Commencing at the Southwest corner of said Northeast Quarter of the Southwest Quarter; thence East along the South line of said Northeast Quarter of the Southwest Quarter, a distance of 20 rods; thence North 1 rod; thence West 20 rods; thence South 1 rod to point of beginning.

Have caused the same to be surveyed and platted as RIVER BLUFFS OF OAK GROVE and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 7 as shown on this plat.

In witness whereof said Lee A. Hennen and Verna F. Hennen, husband and wife, have hereunto set their hands this 5th day of October, 2020.

Lee A. Hennen
Lee A. Hennen

Verna F. Hennen
Verna F. Hennen

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me this 5th day of October, 2020 by Lee A. Hennen and Verna F. Hennen, husband and wife.

Paula Jean Quade (Signature)
Paula Jean Quade (Print Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2023

I James E. Napier do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 5th day of October, 2020.

James E. Napier
James E. Napier, Licensed Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 5th day of October, 2020 by James E. Napier.

Lalae Mack (Signature)
Lalae Mack (Print Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2022

CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA

This plat of RIVER BLUFFS OF OAK GROVE was approved and accepted by the City Council of the City of Oak Grove, Minnesota at a regular meeting thereof held this 9 day of March, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA

By Dan Dennis Mayor By J. Richard Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 9th day of December, 2020.

Charles F. Gitzen
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 9 day of December, 2020.

Pamela J. LeBlanc
Property Tax Administrator

By [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

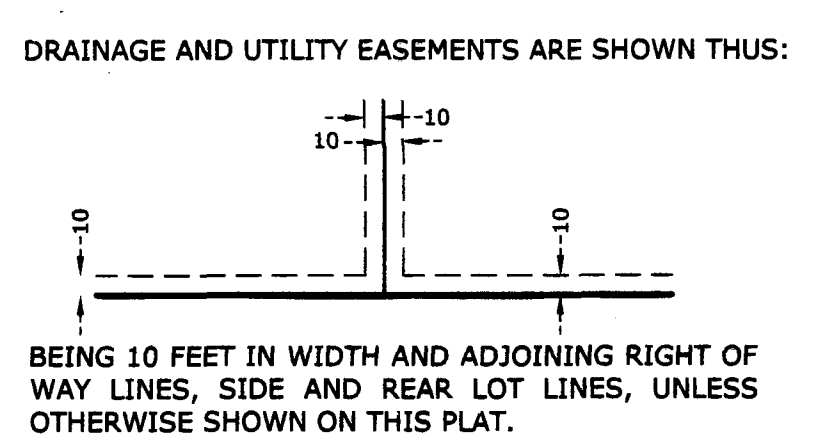
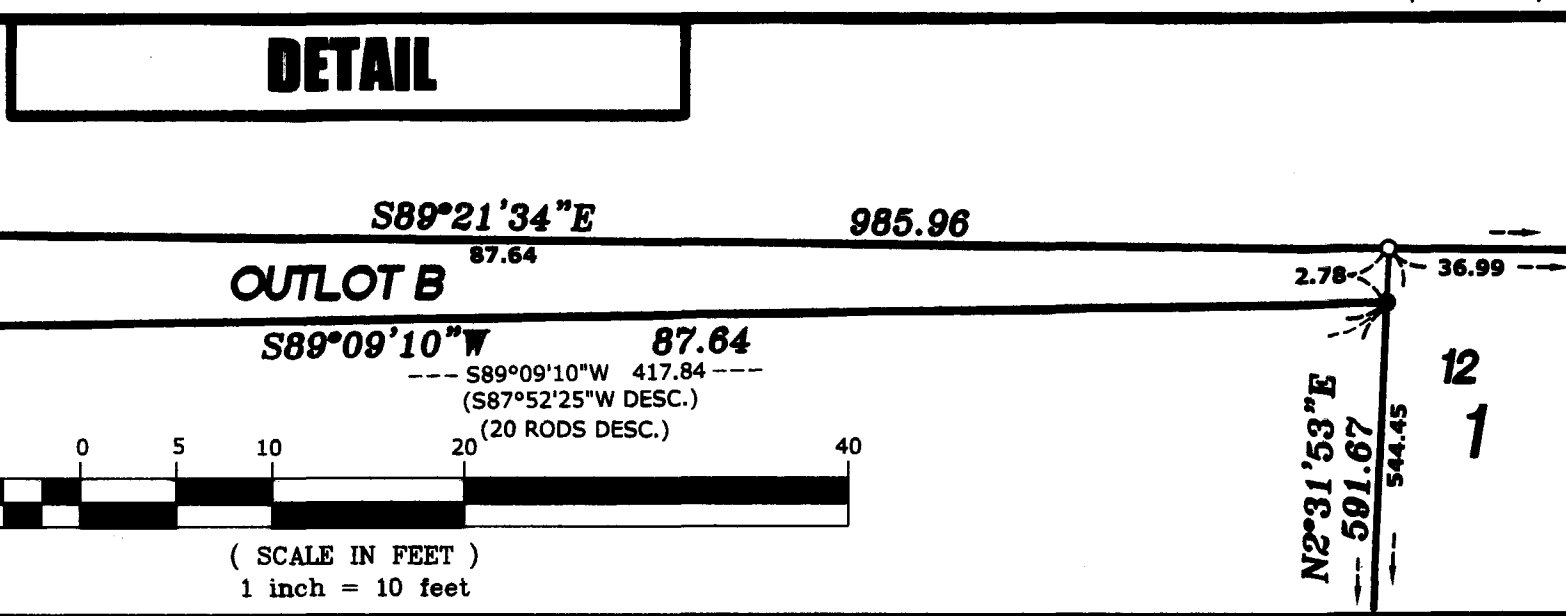
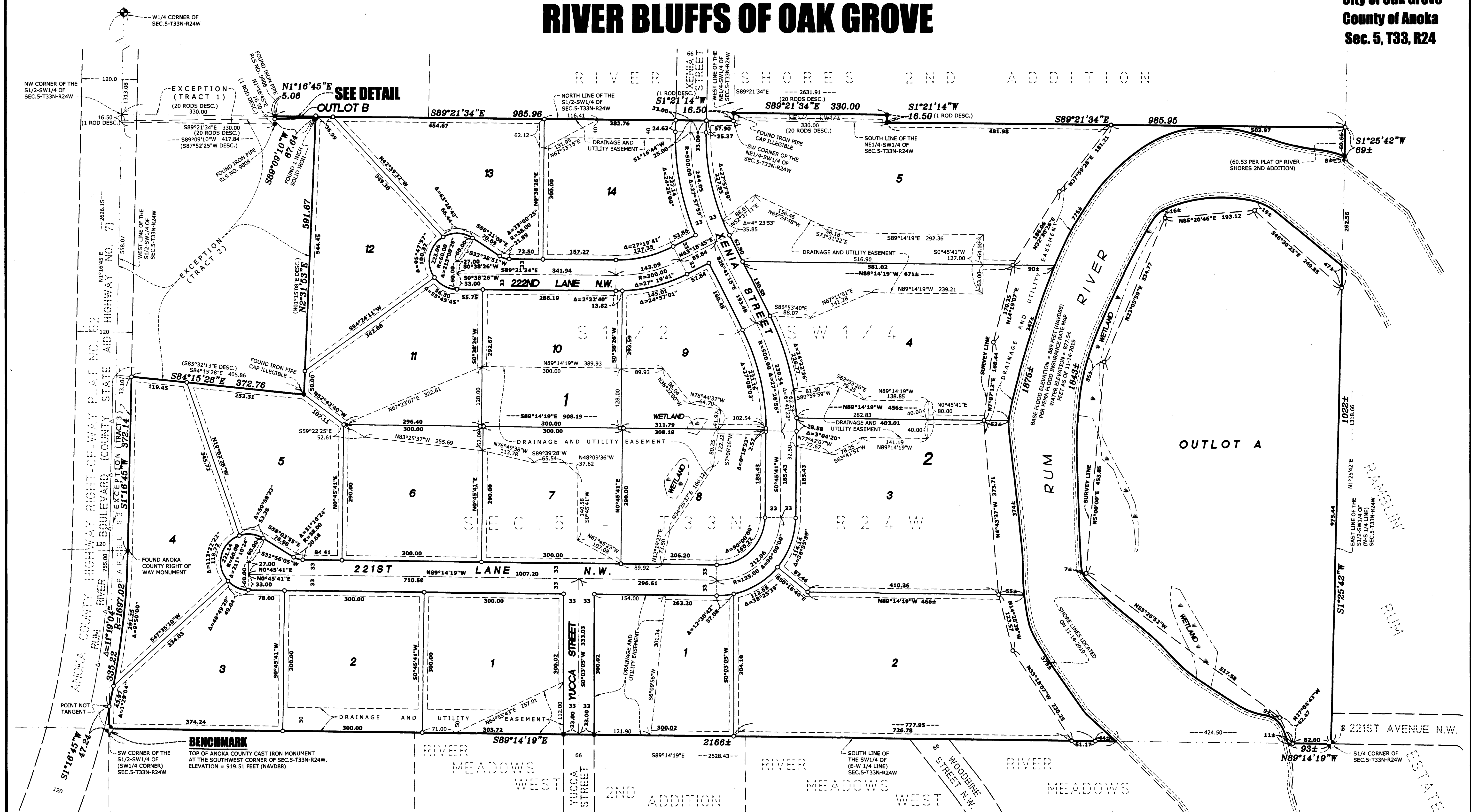
I hereby certify that this plat of RIVER BLUFFS OF OAK GROVE was filed in the office of the County Recorder/Registrar of Titles for public record on this 9 day of December, 2020, at 12:08 o'clock P.M. and was duly recorded as Document Number 2292257.001.

Pamela J. LeBlanc
County Recorder/Registrar of Titles

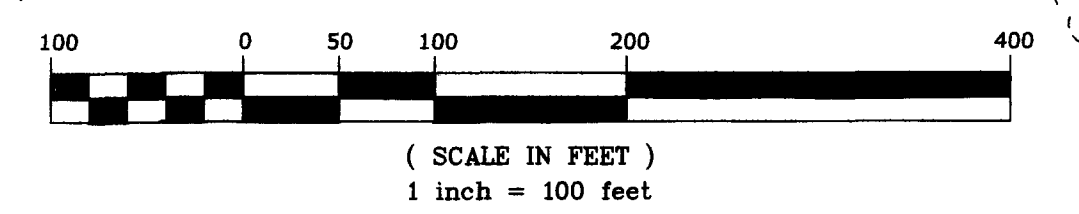
By [Signature], Deputy

RIVER BLUFFS OF OAK GROVE

City of Oak Grove
County of Anoka
Sec. 5, T33, R24



- LEGEND**
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
 - DENOTES 1/2 INCH OPEN IRON MONUMENT, UNLESS OTHERWISE SHOWN.
 - DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 25343
 - DENOTES WETLAND EDGE AS DELINEATED BY JACOBSON ENVIRONMENTAL, PLLC IN SEPTEMBER 2019.
 - DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA.



FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 14 MINUTES 19 SECONDS EAST.

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 EST. 1977