

ROYAL OAKS

CITY OF ST. FRANCIS, COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Royal Oaks Investments, a partnership, owner and proprietor, and Mark Mandel and Roberta Mandel, husband and wife, mortgagees of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the West half of the Southwest Quarter of Section 33, Township 34, Range 24, lying north of County State Aid Highway No. 24 described as follows:

Commencing at the southeast corner of said West half of the Southwest Quarter; thence on an assumed bearing of North 00 degrees 47 minutes 24 seconds West along the east line of said West half of the Southwest Quarter a distance of 1.53 feet to the center line of said County State Aid Highway No. 24 the actual point of beginning of the land to be described; thence to a point on said east line distant 1624.71 feet north from the southeast corner of said West half of the Southwest Quarter; thence South 71 degrees 05 minutes 32 seconds West 172.75 feet; thence on a bearing of West 61.37 feet; thence nontangent along a curve to the left, concave to the southwest, having a radius of 65.00 feet, delta angle of 74 degrees 36 minutes 09 seconds, chord distance 78.78 feet, chord bearing North 54 degrees 11 minutes 55 seconds West, a distance of 84.63 feet; thence South 88 degrees 30 minutes West tangent to said curve a distance of 70.20 feet; thence South 00 degrees 47 minutes 24 seconds East 608.34 feet; thence North 69 degrees 16 minutes 48 seconds West 248.77 feet; thence North 57 degrees 42 minutes 06 seconds West 61.08 feet; thence North 68 degrees 45 minutes 37 seconds West 304.00 feet; thence North 07 degrees 45 minutes 00 seconds West 386.96 feet; thence North 36 degrees 42 minutes 11 seconds West 390.46 feet to the east line of the West 120.00 feet of said West half of the Southwest Quarter; thence southerly along last said east line 1233.98 feet to the center line of said County State Aid Highway No. 24; thence southeasterly along said center line to said actual point of beginning, Except the following three described tracts of land.

1. Commencing at a point, said point being the intersection of the North line of County State Aid Highway No. 24 and the East line of the Southwest Quarter of the Southwest Quarter; thence North along said East line of said Southwest Quarter of Southwest Quarter a distance of 635 feet; thence West at right angles a distance of 300 feet; thence Southwesterly to a point on the North line of County State Aid Highway No. 24, said point being on a line 475 feet West of and parallel with the East line of the Southwest Quarter of the Southwest Quarter; thence Southeasterly along said North line of County State Aid Highway No. 24 to the point of commencement.
2. That part of the West half of the Southwest Quarter of Section 33, Township 34, Range 24, lying north of County State Aid Highway No. 24, Anoka County, Minnesota described as follows:

Commencing at a point, said point being the intersection of the North line of County State Aid Highway No. 24 and the East line of the Southwest Quarter of the Southwest Quarter of said Section 33; thence North along said East line of said Southwest Quarter of Southwest Quarter a distance of 635 feet; thence West at right angles a distance of 300 feet; thence Southwesterly on a line hereinafter called "Line A" to a point on the North line of County State Aid Highway No. 24, said point being on a line 475 feet West of and parallel with the East line of said Southwest Quarter of the Southwest Quarter and the actual point of beginning of the land to be described; thence Northwesterly along said North line of County State Aid Highway No. 24 a distance of 354.40 feet; thence deflect 90 degrees to the right 300.00 feet; thence deflect 90 degrees to the right 285.44 feet to said "Line A"; thence Southwesterly along said "Line A" a distance of 307.82 feet to said actual point of beginning.

3. That part of the West half of the Southwest Quarter of Section 33, Township 34, Range 24, Anoka County, Minnesota described as follows:

Commencing at the southwest corner of said West half of the Southwest Quarter; thence on an assumed bearing of North 00 degrees 59 minutes 27 seconds West along the west line of said West half a distance of 803.15 feet to the northerly R/W line of County State Aid Highway Number 24; thence easterly along said R/W line nontangent along a curve concave to the southwest, having a radius of 987.82 feet, delta angle of 13 degrees 00 minutes 59 seconds, (the chord of said curve bears South 61 degrees 53 minutes 43 seconds East) a distance of 224.41 feet; thence continue along said R/W line South 55 degrees 23 minutes 14 seconds East tangent to said curve 176.06 feet to a point hereinafter called Point A; thence North 34 degrees 36 minutes 46 seconds East 321.90 feet; thence along a tangent curve concave to the northwest, having a radius of 1320.00 feet, delta angle 06 degrees 15 minutes 17 seconds a distance of 144.10 feet to a point hereinafter called Point B and the actual point of beginning of the land to be described (the courses described between Point A and Point B will hereinafter be called Line A); thence nontangent North 61 degrees 38 minutes 31 seconds West 220.00 feet; thence South 28 degrees 45 minutes 10 seconds West 68.39 feet; thence South 58 degrees 04 minutes 58 seconds East 218.35 feet to said Line A; thence northerly along said Line A 82.00 feet to said actual point of beginning.

Also Royal Oaks Development Corp., a Minnesota corporation, owner and proprietor, and Oak Park Heights State Bank, a Minnesota corporation, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the West half of the Southwest Quarter of Section 33, Township 34, Range 24, Anoka County, Minnesota described as follows:

Commencing at the southwest corner of said West half of the Southwest Quarter; thence on an assumed bearing of North 00 degrees 59 minutes 27 seconds West along the west line of said West half a distance of 803.15 feet to the northerly R/W line of County State Aid Highway Number 24; thence easterly along said R/W line nontangent along a curve concave to the southwest, having a radius of 987.82 feet, delta angle of 13 degrees 00 minutes 59 seconds, (the chord of said curve bears South 61 degrees 53 minutes 43 seconds East) a distance of 224.41 feet; thence continue along said R/W line South 55 degrees 23 minutes 14 seconds East tangent to said curve 176.06 feet to a point hereinafter called Point A; thence North 34 degrees 36 minutes 46 seconds East 321.90 feet; thence along a tangent curve concave to the northwest, having a radius of 1320.00 feet, delta angle 06 degrees 15 minutes 17 seconds a distance of 144.10 feet to a point hereinafter called Point B and the actual point of beginning of the land to be described (the courses described between Point A and Point B will hereinafter be called Line A); thence nontangent North 61 degrees 38 minutes 31 seconds West 220.00 feet; thence South 28 degrees 45 minutes 10 seconds West 68.39 feet; thence South 58 degrees 04 minutes 58 seconds East 218.35 feet to said Line A; thence northerly along said Line A 82.00 feet to said actual point of beginning.

Have caused the same to be surveyed and platted as ROYAL OAKS and do hereby donate and dedicate to the public for the public use forever the Highway, Streets, Lanes, and the drainage and utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access to County State Aid Highway Number 24 from Lot 16, Block 2 and Lot 5, Block 4. In witness whereof, said Royal Oaks Investments, a partnership, has caused these presents to be signed by its proper partners this 3rd day of October 1984. Also in witness whereof said Mark Mandel and Roberta Mandel, his wife, have hereunto set their hands this 3rd day of October 1984. Also in witness whereof said Royal Oaks Development Corp., a Minnesota corporation, has caused these presents to be signed by its proper officers this 4th day of October 1984. Also in witness whereof said Oak Park Heights State Bank, a Minnesota corporation, has caused these presents to be signed by its proper officers this and day of October 1984.

Signed:

Royal Oaks Investments, a partnership
Wayne Olson, partner Richard Mandel, partner
Mark Mandel Roberta Mandel
 Mark Mandel Roberta Mandel

Royal Oaks Development Corp., a Minnesota Corporation.
Wayne Olson its Vice President
Chay Matthews its President

Oak Park Heights State Bank, a Minnesota Corporation.
Frank Jensen its President
Frank Jensen its Cashier

State of Minnesota
County of Isanti

The foregoing instrument was acknowledged before me this 3rd day of October 1984 by Wayne Olson, a partner and Richard Mandel, partner of Royal Oaks Investments, a partnership, on behalf of the partnership.

BRADLEY G. DAWSON
NOTARY PUBLIC-MINNESOTA
ISANTI COUNTY
My Commission Expires OCT. 4, 1990

Bradley G. Dawson
Notary Public Isanti County, Minnesota
My Commission expires Oct. 4, 1990

State of Minnesota
County of Isanti

The foregoing instrument was acknowledged before me this 4th day of October 1984 by Wayne Olson, Vice President and Chay R. Matthews, President of Royal Oaks Development Corp., a Minnesota corporation, on behalf of the corporation.

BRADLEY G. DAWSON
NOTARY PUBLIC-MINNESOTA
ISANTI COUNTY
My Commission Expires OCT. 4, 1990

Bradley G. Dawson
Notary Public Isanti County, Minnesota
My Commission expires Oct. 4, 1990

State of Minnesota
County of Isanti

The foregoing instrument was acknowledged before me this 2nd day of October 1984 by Bradley G. Dawson, President and Frank Jensen, Cashier of Oak Park Heights State Bank, a Minnesota corporation, on behalf of the corporation.

BRADLEY G. DAWSON
NOTARY PUBLIC-MINNESOTA
ISANTI COUNTY
My Commission Expires OCT. 4, 1990

Bradley G. Dawson
Notary Public Isanti County, Minnesota
My Commission expires Oct. 4, 1990

State of Minnesota
County of Isanti

The foregoing instrument was acknowledged before me this 3rd day of October 1984 by Mark Mandel and Roberta Mandel, husband and wife.

BRADLEY G. DAWSON
NOTARY PUBLIC-MINNESOTA
ISANTI COUNTY
My Commission Expires OCT. 4, 1990

Bradley G. Dawson
Notary Public Isanti County, Minnesota
My Commission expires Oct. 4, 1990

I hereby certify that I have surveyed and platted the property described on this plat as ROYAL OAKS; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; and that the outside boundary lines are correctly designated on said plat.

Richard H. Cherrier
Richard H. Cherrier, Land Surveyor
Minnesota Registration Number 9064

State of Minnesota,
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 14th day of August 1984 by Richard H. Cherrier, Land Surveyor.

ERENE T. MILLER
NOTARY PUBLIC-MINNESOTA
HENNEPIN COUNTY
My Commission Expires Aug. 29, 1989

Erene T. Miller
Notary Public, Hennepin County, Minnesota
My commission expires August 29, 1989

ST. FRANCIS, MINNESOTA

This plat was approved and accepted by the City Council of the City of St. Francis, Minnesota at a regular meeting thereof held this 1st day of October 1984.

CITY COUNCIL OF THE CITY OF ST. FRANCIS, MINNESOTA

Steven Brant, Mayor Edward Falkowski Clerk

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 5th day of October 1984.

Robert W. Anderson
County Surveyor, Anoka County, Minnesota

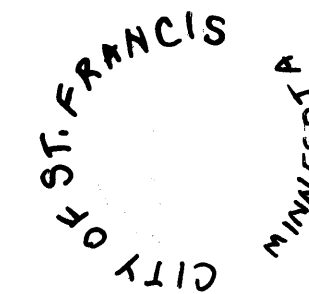
"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Oct 5 1984
Walt Doherty
Auditor, Anoka County
By J. Memmich
Deputy

I HEREBY CERTIFY THAT THE TAXES PAID FOR THIS PLAT FOR THE YEAR 1984 AND THE YEAR 1985 ARE AS FOLLOWS:
Donald C. Bailey, M. Deyle
Treasurer of the City

OFFICE OF COUNTY RECORDS
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within THESE instrument was filed in this office for record on the OCT 5 1984 A.D. 19
12:25 o'clock P.M. and was duly recorded in book 34 of PLATS page 21

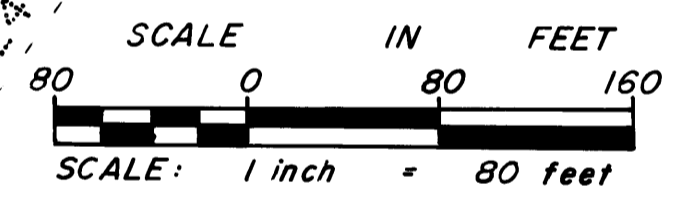
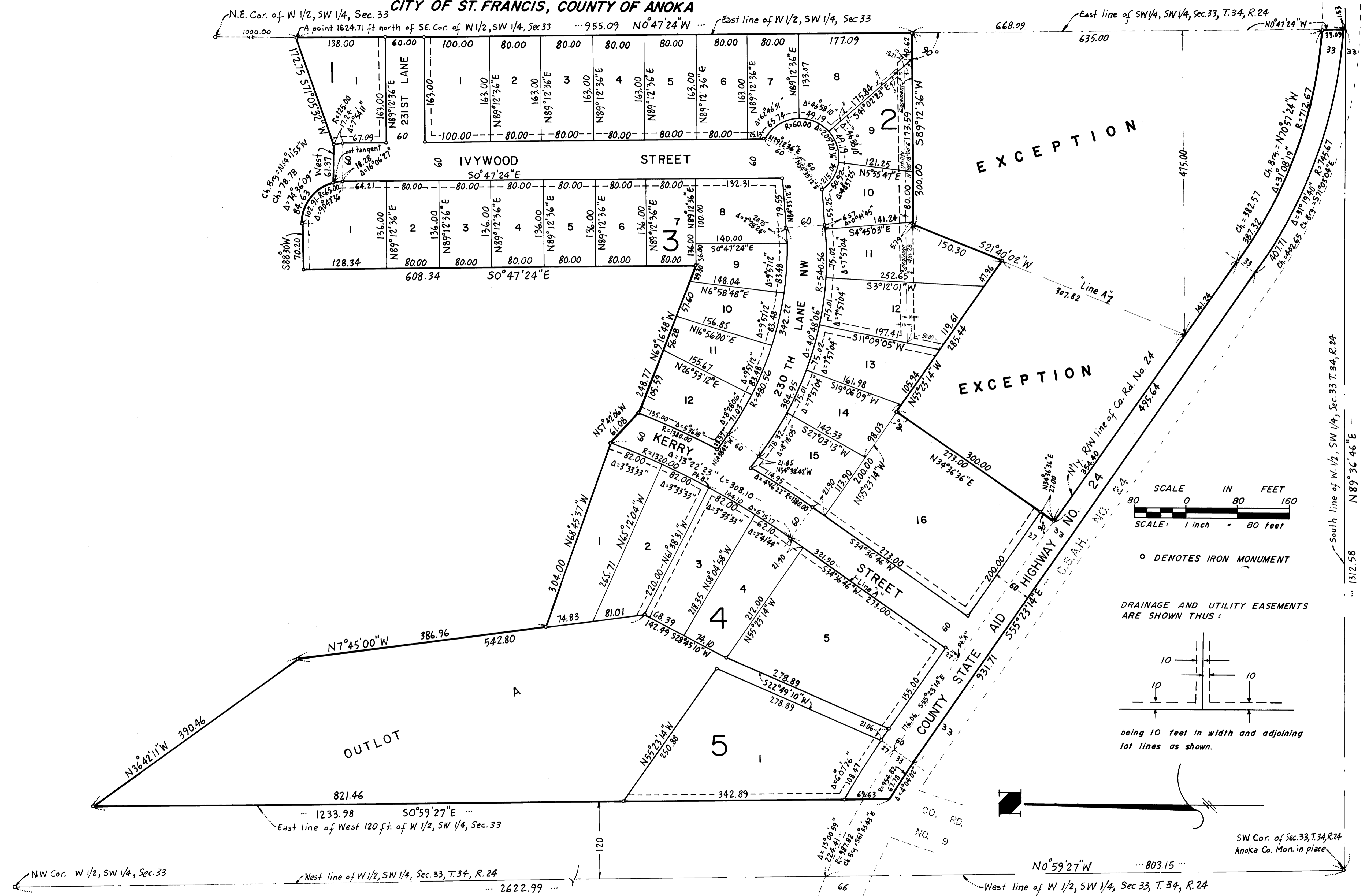
Ed J. Omdahl
County Recorder
J. H. Halverson
Deputy



OFFICIAL PLAT

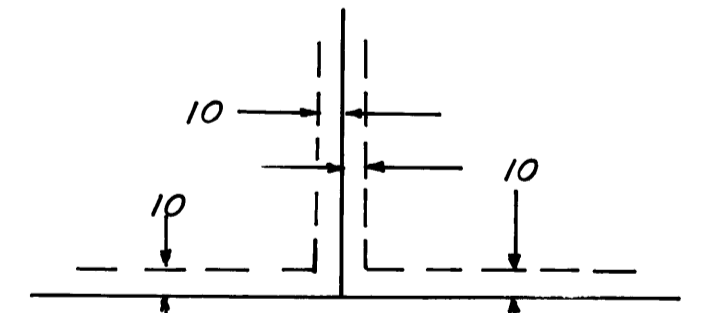
ROYAL OAKS

CITY OF ST. FRANCIS, COUNTY OF ANOKA



○ DENOTES IRON MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



SW Cor. of Sec. 33, T. 34, R. 24 Anoka Co. Mon. in place

N0°59'27"W ... 803.15 ... West line of W 1/2, SW 1/4, Sec. 33, T. 34, R. 24

For purposes of this plat the east line of this plat bears N0°27'24"W.