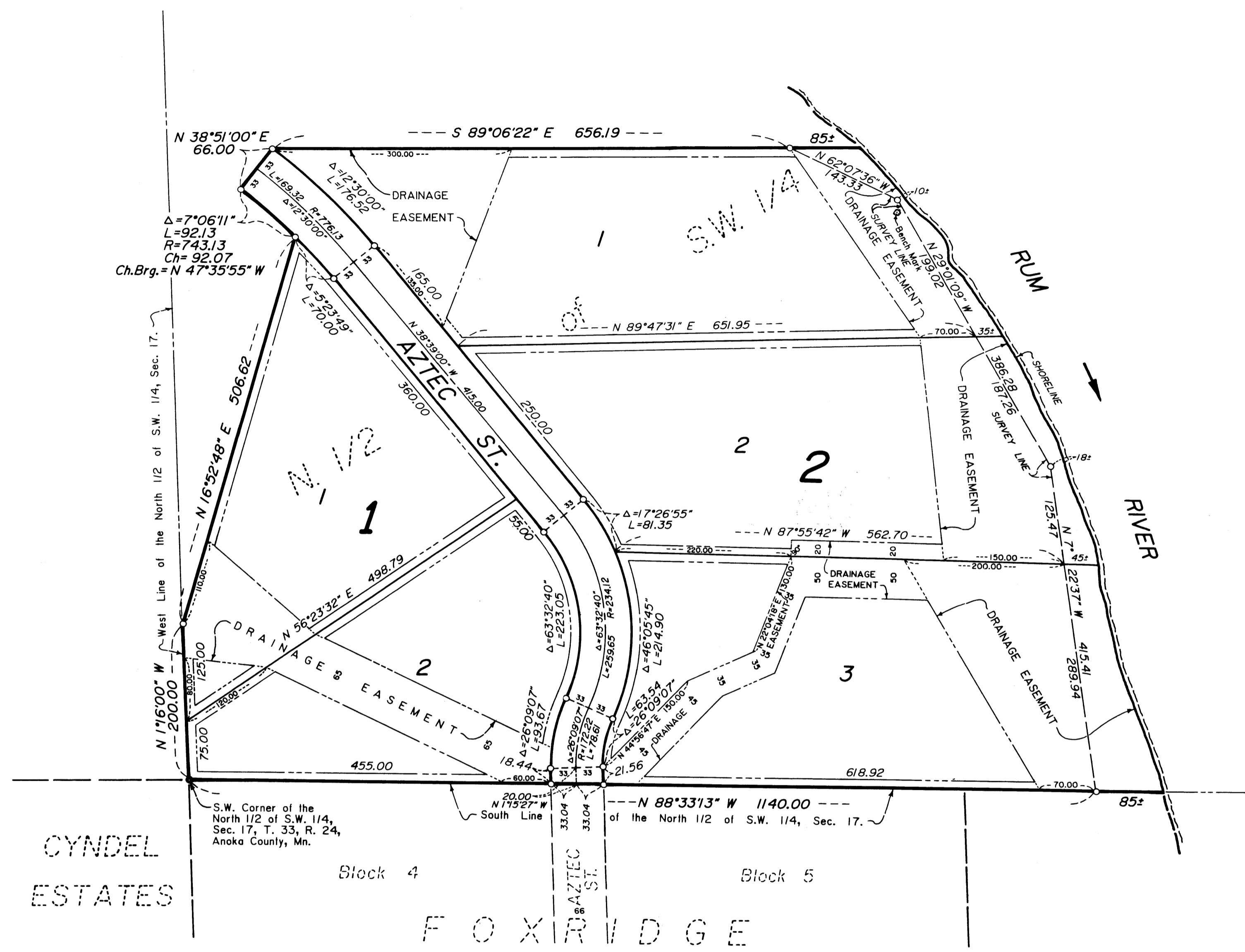


RUM RIVER OAKS

Oak Grove Township,
Anoka County, Mn.



CYNDEL
ESTATES

Block 4

Block 5

FOX RIDGE

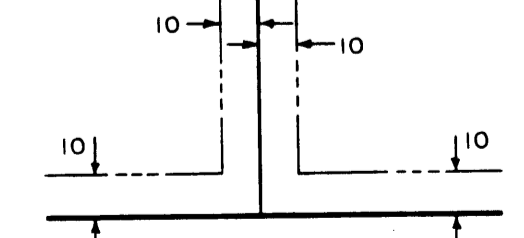
Scale: 1 inch = 100 feet.

For the purposes of this plat, the South Line of North 1/2 of S.W. 1/4, Sec. 17, is assumed to bear N 88°33'13" W.

○ Denotes iron pipe set with a plastic plug stamped RLS 13057.

● Denotes iron pipe found.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining front lot lines, also being 10 feet in width and adjoining side and rear lot lines, unless noted otherwise on plat.

Bench Mark Elev. = 879.53 N.G.V.D.

Spike set in West face of 8 inch Ash tree, 2 1/2 feet West of, and 14 1/2 feet South of, the angle point of the Survey Line, Lot 1, Block 2.

Water Elevation = 871.3 N.G.V.D.

As of October 13, 1989.

100 Year Flood Elevation = 885.5 N.G.V.D.

Per Flood Insurance Study, Federal Insurance Administration, July 1979.

⊙ Denotes Bench Mark

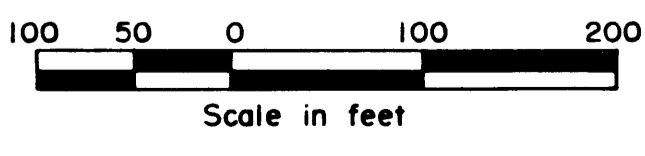
904706

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 Aug 21 A.D., 1990

at 2:05 o'clock P.M., and was duly recorded in book 42 of Plat page 37

Paul J. Randall
County Recorder

By: Debra Kay Ege
Deputy



KNOW ALL MEN BY THESE PRESENTS: That Howard W. Triggs and Janice L. Triggs, husband and wife, fee owners, of the following described property situated in said State of Minnesota, County of Anoka, to-wit:

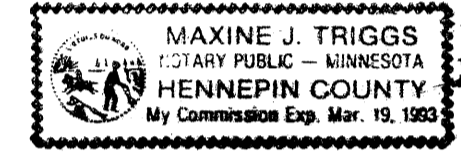
That part of the North Half of the Southwest Quarter of Section 17, Township 33, Range 24, Anoka County, Minnesota described as follows: Beginning at the Southwest corner of said North Half of the Southwest Quarter; thence North 1 degree 16 minutes 00 seconds West, along the West line of said North Half of the Southwest Quarter, a distance of 200.00 feet; thence North 16 degrees 52 minutes 48 seconds East a distance of 506.62 feet; thence Northwesterly a distance of 92.13 feet along a non-tangential curve concave to the Southwest, central angle of 7 degrees 06 minutes 11 seconds, radius of 743.13 feet, and chord which bears North 47 degrees 35 minutes 55 seconds West; thence North 38 degrees 51 minutes 00 seconds East, not tangent to the last described curve, a distance of 66.00 feet; thence South 89 degrees 06 minutes 22 seconds East a distance of 741 feet, more or less, to the Shoreline of the Rum River; thence Southeasterly along said Shoreline of the Rum River to an intersection with the South line of said North Half of the Southwest Quarter; thence North 88 degrees 33 minutes 13 seconds West, along said South line of the North Half of the Southwest Quarter, a distance of 1225 feet, more or less, to the point of beginning.

Have caused the same to be surveyed and platted as RUM RIVER OAKS, and do hereby donate and dedicate to the public for the public use forever the thoroughfare and the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Howard W. Triggs and Janice L. Triggs has hereunto set their hands and seals this 11 day of January, 1990.

Howard W. Triggs, Howard W. Triggs Janice L. Triggs, Janice L. Triggs

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 11 day of January, 1990, by Howard W. Triggs and Janice L. Triggs, husband and wife.



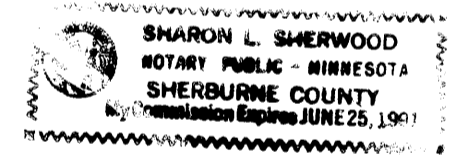
Maxine J. Triggs Notary Public, Hennepin County, Minnesota
My commission expires: 1993 March 19

I hereby certify that I have surveyed and platted the property described in this plat as RUM RIVER OAKS 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 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 11th day of January, 1990, by Lynn P. Caswell, Land Surveyor.



Sharon L. Sherwood Notary Public, Sherburne County, Minnesota
My commission expires: June 25, 1991

Annexed plat of RUM RIVER OAKS was approved by the Township Board of the Township of Oak Grove, Minnesota at a regular meeting thereof held this 20th day of Feb., 1990. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the Township 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: Robert D. Ewert, Chairman Attest: Gene Peterson

This annexed plat of RUM RIVER OAKS was approved and accepted by the Board Of County Commissioners of the County of Anoka, State of Minnesota, at a regular meeting thereof held this 15th day of May, 1990.

By: Dan Ewert, Chairman Attest: John Jay McLeinden, County Administrator

This plat has been checked and approved this 18th day of April, 1990.

Marj D. Adler, Anoka County Surveyor

Recommended for approval this 20th day of April, 1990.

Paul R. Kund, Anoka County Highway Engineer

This plat was approved as to form and execution this 21st day of August, 1990.

Robert W. White, CHIEF DEPUTY, Anoka County Attorney

"NO DELINQUENT TAXES AND TRANSFER ENTL'RD"
August 21st 1990
Charles A. DeBruin
Anoka County Treasurer
By: Kimberly Schultz
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1990 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Barber
Anoka County Treasurer
Henry Deputy

JOHN OLIVER & ASSOCIATES, INC.
922 Main Street
Elk River, Minnesota 55330
(612) 441-2072
Land Surveying
Subdivision Design
Site Planning