

RUM RIVER SHORES NORTH

Bk # 78 of ABST Pg # 17 CITY OF ANOKA
COUNTY OF ANOKA
SEC. 30, TWP 32, RGE 24

KNOW ALL PERSONS BY THESE PRESENTS: That The Ryland Group, Inc., a Maryland corporation, owner of the following described property:

The Northeast Quarter of the Southwest Quarter of Section 30, Township 32, Range 24, Anoka County, Minnesota.

AND

That part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 32, Range 24, Anoka County, Minnesota, lying North of the Northerly right-of-way line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NUMBER 31, except that part described as follows: Commencing at the southeast corner of said Southwest Quarter, thence North 00 degrees 00 minutes 03 seconds West assumed bearing, along the east line of said Southwest Quarter, a distance of 668.74 feet to the intersection with the northerly right-of-way line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NUMBER 31; thence South 88 degrees 37 minutes 29 seconds West, along said northerly right-of-way line a distance of 805.93 feet; thence westerly along said northerly right-of-way line on a tangential curve, concave to the south, having a radius of 1984.86 feet, a central angle of 13.91 feet to the actual point of beginning of the land to be described; thence North 01 degree 22 minutes 31 seconds West, not tangent with last said curve, a distance of 395.84 feet; thence northwesterly along a tangential curve concave to the southwest, having a radius of 300.00 feet, a central angle of 42 degrees 54 minutes 13 seconds, a distance of 224.54 feet; thence South 88 degrees 37 minutes 29 seconds West, not tangent with last said curve, a distance of 565.37 feet, to the northeast corner of RUM RIVER SHORES, according to the recorded plat thereof, Anoka County, Minnesota; thence South 01 degree 22 minutes 31 seconds East a distance of 712.80 feet, along the east line of said RUM RIVER SHORES to the northerly right-of-way line of said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NUMBER 31; thence northeasterly on said northerly right-of-way line along a non tangential curve concave to the south having a radius of 1984.86 feet, a central angle of 19 degrees 00 minutes 21 seconds, and a chord which bears North 78 degrees 43 minutes 13 seconds East, a distance of 658.40 feet to point of beginning.

AND

That part of the Southwest Quarter of the Southwest Quarter and that part of the Northwest Quarter of the Southwest Quarter of Section 30, Township 32, Range 24, Anoka County, Minnesota, described as commencing at the southeast corner of said Southwest Quarter, thence North 00 degrees 00 minutes 03 seconds West, assumed bearing, along the east line of said Southwest Quarter, a distance of 668.74 feet to the intersection with the northerly right-of-way line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NUMBER 31; thence South 88 degrees 37 minutes 29 seconds West, along said northerly right-of-way line a distance of 805.93 feet; thence westerly along said northerly right-of-way line on a tangential curve, concave to the south, having a radius of 1984.86 feet, a central angle of 13.91 feet to the actual point of beginning of the land to be described; thence North 01 degree 22 minutes 31 seconds West, not tangent with last said curve, a distance of 395.84 feet; thence northwesterly along a tangential curve concave to the southwest, having a radius of 300.00 feet, a central angle of 42 degrees 54 minutes 13 seconds, a distance of 224.54 feet; thence South 88 degrees 37 minutes 29 seconds West, not tangent with last said curve, a distance of 565.37 feet, along a line to hereinafter be referred to as Line "A", to the northeast corner of RUM RIVER SHORES according to the recorded plat thereof, said Anoka County, said corner being the point of beginning of the parcel to be described; thence North 78 degrees 43 minutes 13 seconds West, along a northerly line of said RUM RIVER SHORES, a distance of 120.00 feet to an angle point in said north line; thence South 85 degrees 20 minutes 00 seconds West, continuing along said northerly line of said RUM RIVER SHORES, a distance of 27.54 feet to the northeast corner of Lot 1, Block 2 said RUM RIVER SHORES; thence northeasterly a distance of 121.05 feet along a non-tangential curve, concave to the southeast, having a radius of 155.00 feet, a central angle of 44 degrees 44 minutes 47 seconds and a chord which bears North 66 degrees 15 minutes 01 seconds East for 118.00 feet; thence North 88 degrees 37 minutes 29 seconds East, tangent to the last described curve, a distance of 101.96 feet, thence northeasterly a distance of 91.67 feet, along a tangential curve, concave to the northwest, having a radius of 270.00 feet and a central angle of 19 degrees 27 minutes 13 seconds to the east line of said Northwest Quarter of the Southwest Quarter of Section 30; thence South 00 degrees 00 minutes 11 seconds West, along said east line, a distance of 85.34 feet to said Line "A"; thence westerly along said Line "A" to the point of beginning and there terminating.

Has caused the same to be surveyed and platted as RUM RIVER SHORES NORTH and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said The Ryland Group, Inc., a Maryland corporation, has caused these presents to be signed by its proper officer this 5th day of May, 20 15.

SIGNED: THE RYLAND GROUP, INC.

By: Michael W. DeVoe, Operational Vice President

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me this 5th day of May, 20 15 by Michael W. DeVoe, Operational Vice President of The Ryland Group, Inc., a Maryland corporation, on behalf of the corporation.

David B. Pemberton
Notary Public,
My Commission Expires: January 31, 2019

SURVEYORS CERTIFICATE

I David B. Pemberton 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 May, 20 15

David B. Pemberton
David B. Pemberton, Licensed Land Surveyor
Minnesota License No. 40344

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me this 5th day of May, 20 15 by David B. Pemberton.

Stephanie Marie Moline Groth
Notary Public,
My Commission Expires: January 31, 2016

ANOKA PLANNING COMMISSION
Be it known that at a meeting held on this 5th day of August, 20 14, the Planning Commission of the City of Anoka, Minnesota, did hereby review and approve this plat of RUM RIVER SHORES NORTH.

By: Chairman By: Secretary

CITY COUNCIL, CITY OF ANOKA, MINNESOTA
This plat of RUM RIVER SHORES NORTH was approved and accepted by the City Council of the City of Anoka, Minnesota at a regular meeting thereof held this 16th day of MARCH, 20 15, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: Mayor By: 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 20th day of May, 20 15

Larry D. Hauer
Larry D. Hauer, Anoka County Surveyor

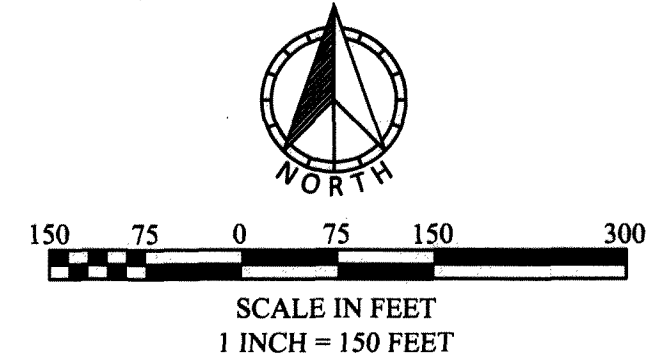
COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 15 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 30th day of May, 20 15.

Jonell M. Sawyer
Property Tax Administrator
By: Psm, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA
I hereby certify that this plat of RUM RIVER SHORES NORTH was filed in the office of the County Recorder/Registrar of Titles for public record on this 30 day of May, 20 15, at 2:46 o'clock P.M. and was duly recorded in Book 78 Page 17, as Document Number 2108342.001 ABST

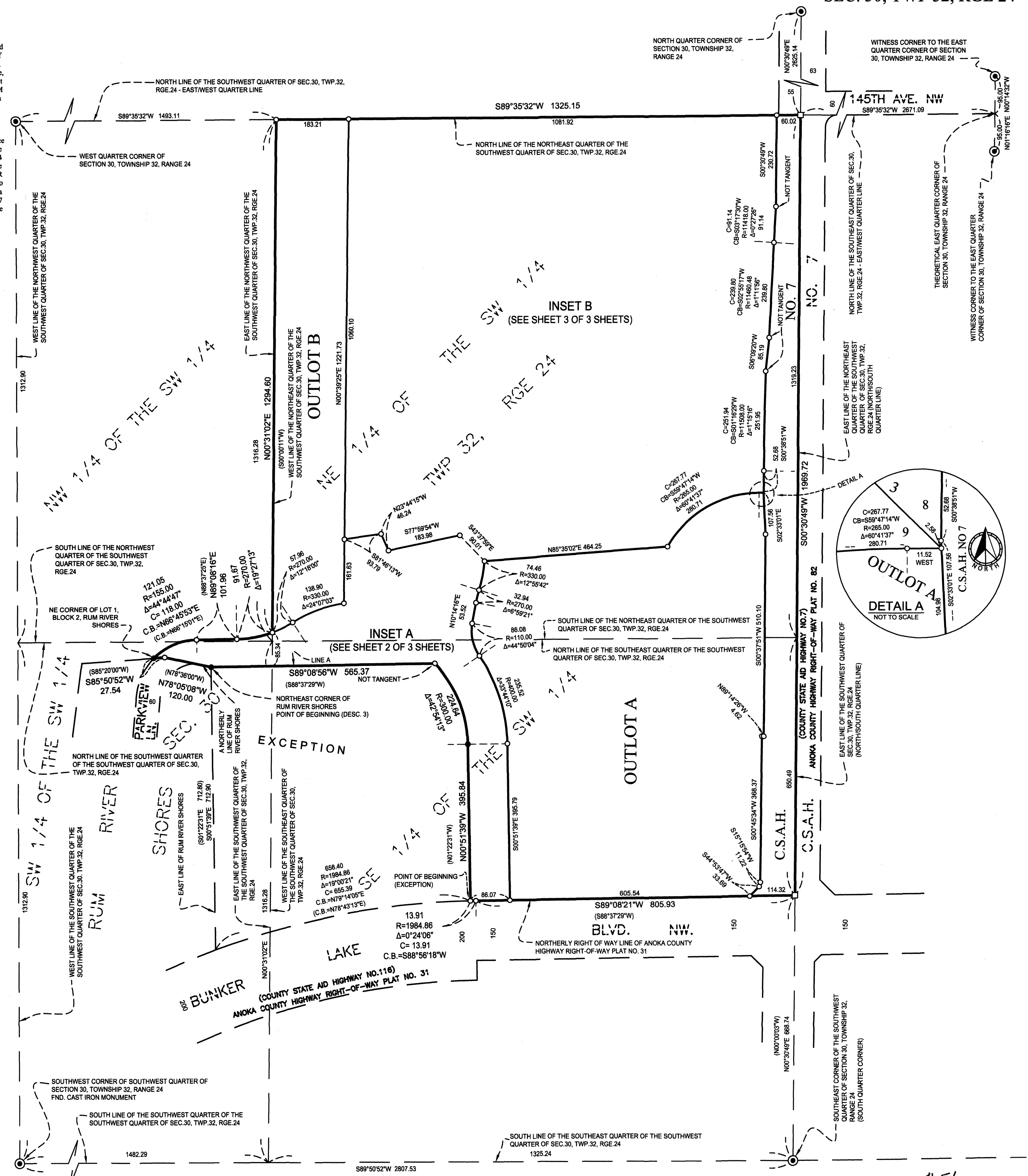
Jonell M. Sawyer
County Recorder/Registrar of Titles
By: Psm, Deputy

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.



- Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 40344
- Denotes a Found Iron Monument
- ⊙ Denotes Anoka County Cast-Iron-Monument
- Denotes set nail and disc marked by License No. 40344
- (xxxx) Denotes Deed Dimension

The basis for the bearing is the north line of the Southwest Quarter of Section 30, Township 32, Range 24, which assumes to bear South 89 degrees 35 minutes 32 seconds West



RUM RIVER SHORES NORTH

Bk # 18 of Abst # 17 CITY OF ANOKA
COUNTY OF ANOKA
SEC. 30, TWP 32, RGE 24

INSET A



50 25 0 25 50 100

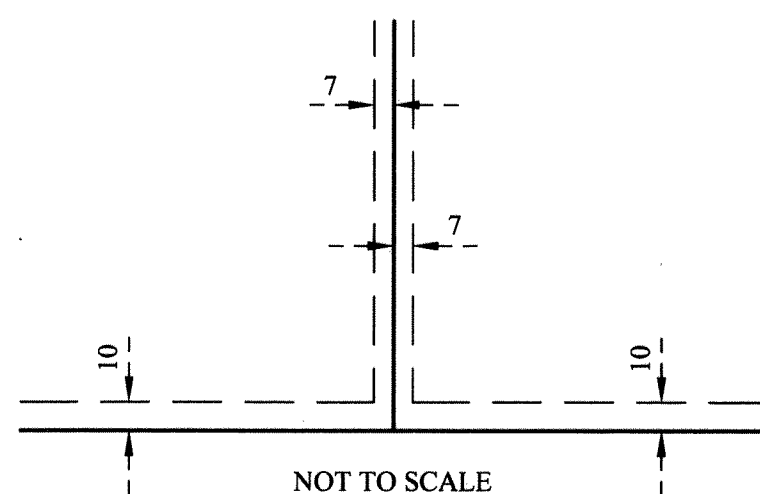
SCALE IN FEET

1 INCH = 50 FEET

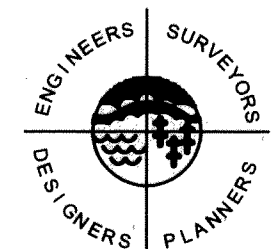
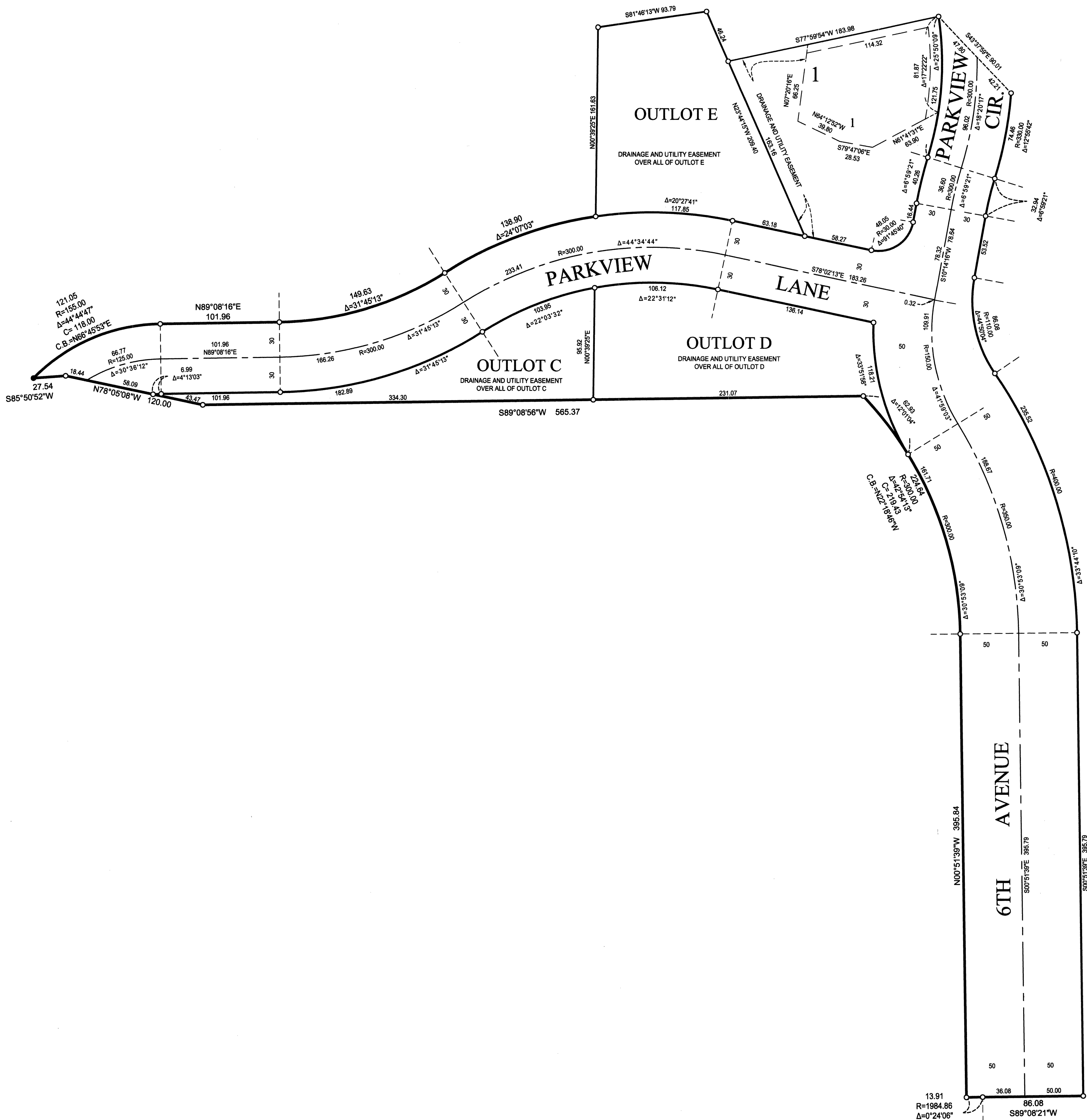
The basis for the bearing is the north line of the Southwest Quarter of Section 30, Township 32, Range 24, which assumes to bear South 89 degrees 35 minutes 32 seconds West. (See Sheet 1 of 3 Sheets)

- Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 40344
- Denotes a Found Iron Monument

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



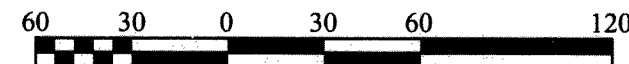
Being 7 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



SATHRE-BERGQUIST, INC.

RUM RIVER SHORES NORTH

INSET B



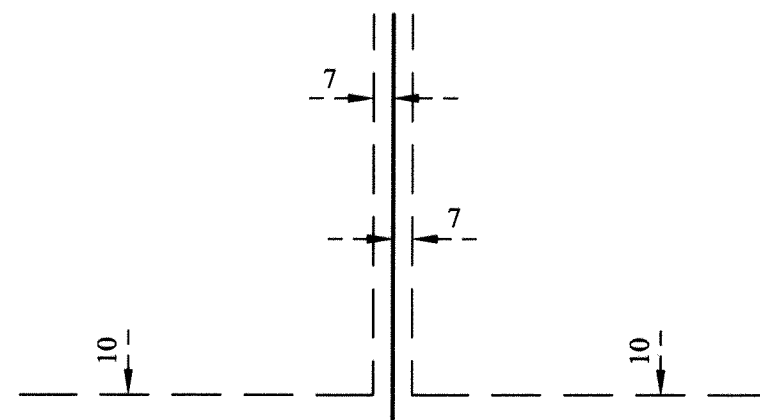
SCALE IN FEET

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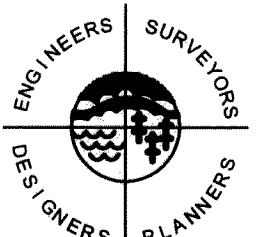
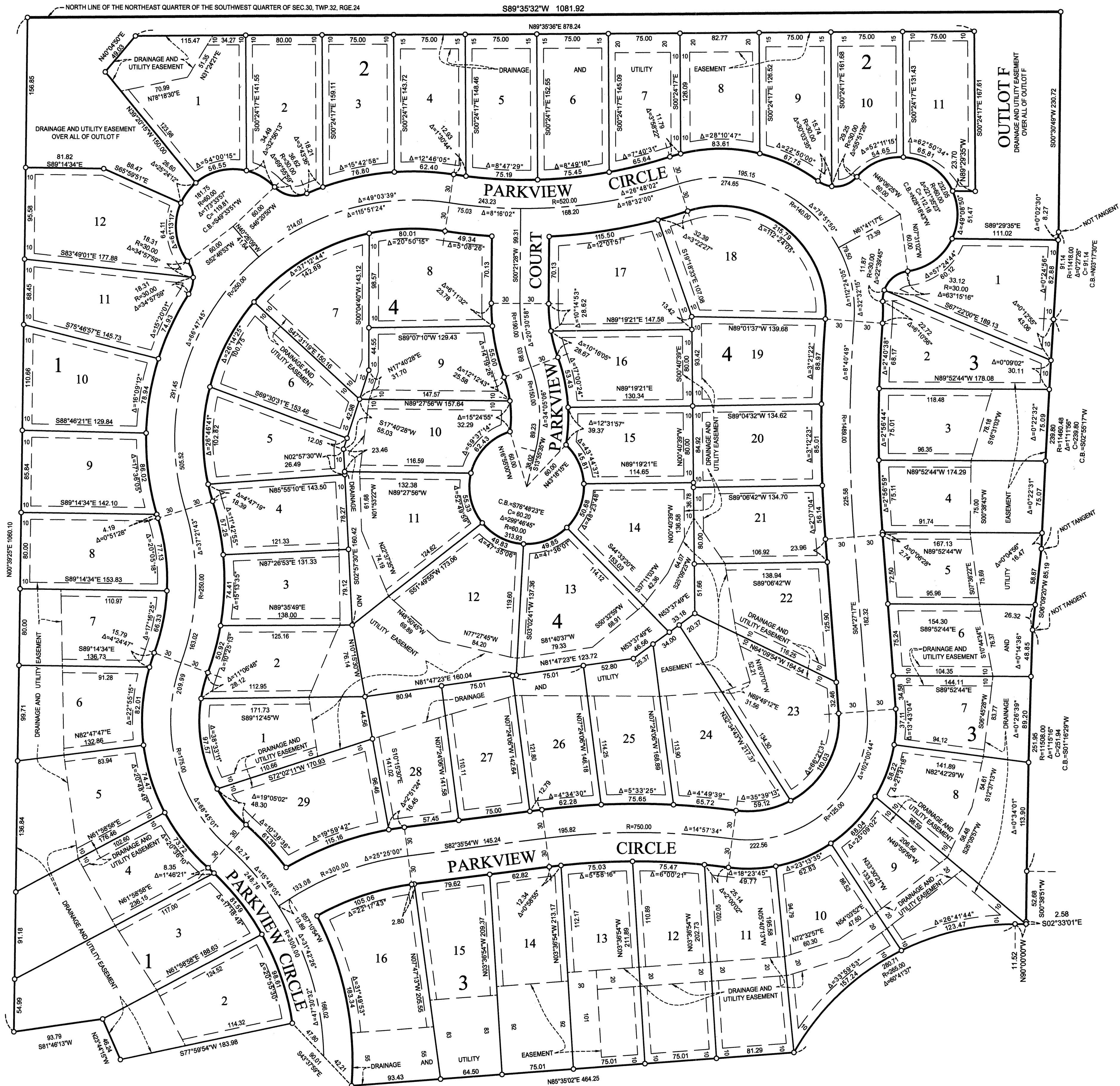
- Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 40344
- Denotes a Found Iron Monument

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE

Being 7 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



SATHRE-BERGQUIST, INC.