

SAND CREEK WOODS

KNOW ALL MEN BY THESE PRESENTS: That Townhome Developer's, Inc., a Minnesota corporation, fee owner and First Wisconsin National Bank of Milwaukee, a corporation organized under the laws of the United States of America, Mortgagee, of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the Northeast Quarter of the Southeast Quarter of Section 11, Township 31, Range 24, Anoka County, Minnesota, described as beginning at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of West along the North line of said Northeast Quarter of the Southeast Quarter a distance of 950 feet; thence South a distance of 370 feet; thence South 45 degrees, 00 minutes East a distance of 56.57 feet; thence East a distance of 410 feet; thence North a distance of 60 feet; thence East a distance of 300 feet; thence South 20 degrees, 00 minutes East a distance of 195 feet more or less to the center line of Sand Creek; thence Northeasterly along said center line to the East line of said Northeast Quarter of the Southeast Quarter; thence Northerly along said East line to the point of beginning.

Have caused the same to be surveyed and platted as SAND CREEK WOODS and do hereby donate and dedicate to the public for public use forever 121st Avenue N.W., Olive Street N.W.; and an easement for utility purposes over Lot 7, Block 1; Lot 7, Block 2; Lot 5, Block 3; Lot 7, Block 4; Lot 7, Block 5; Lot 7, Block 6; Lot 5, Block 7; Lot 5, Block 8; Lot 7, Block 9; Lot 7, Block 10; Lot 1, Block 11.

Dedication of Common Areas:

Townhome Developer's, Inc., in recording this plat of SAND CREEK WOODS has designated certain areas of land as "Common Area" intended for use by the homeowners in SAND CREEK WOODS for recreational and other related activities, such "Common Area" described as Lot 7, Block 1; Lot 7, Block 2; Lot 5, Block 3; Lot 7, Block 4; Lot 7, Block 5; Lot 7, Block 6; Lot 5, Block 7; Lot 5, Block 8; Lot 7, Block 9; Lot 7, Block 10; Lot 1, Block 11.

The designated areas are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in SAND CREEK WOODS as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to SAND CREEK WOODS dated April 11, 1972. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat.

No SEAL

In witness whereof said Townhome Developer's, Inc., has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 11th day of April A.D. 1972, and said First Wisconsin National Bank has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 3rd day of Nov. A.D. 1972.

IN PRESENCE OF:

Nancy C. Auspa and Betty Joslin
Nancy C. Auspa and Betty Joslin

SIGNED

TOWNHOME DEVELOPER'S, INC.
By: Rodney L. Gooler President
By: Joseph E. Romain Secretary-Treasurer

FIRST WISCONSIN NATIONAL BANK OF MILWAUKEE

Ruth H. Oids and Wally M. Van De Laarschot by Joseph M. Bruehlman Its Mortgage Banking Officer
Ruth H. Oids and Wally M. Van De Laarschot by Thomas P. Sawicki Its Mortgage Banking Officer

STATE OF MINNESOTA
COUNTY OF HENNEPIN

No SEAL

On this 11 day of April A.D. 1972, before me, a Notary Public, personally appeared Rodney L. Gooler and Joseph E. Romain who each being duly sworn did say that they are respectively the President and Secretary-Treasurer of Townhome Developer's, Inc., a Minnesota corporation, the corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said corporation and said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said President and Sec-Treas. acknowledged said instrument to be the free act and deed of said corporation.

Delani E. Bosha
Notary Public, Hennepin County
My Commission Expires: April 8, 1974

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

On this 3rd day of NOVEMBER A.D. 1972, before me, a Notary Public, personally appeared Wayne H. Brogelman and Thomas P. Joswick who each being duly sworn did say that they are respectively the Mortgage Banking Officer and Mortgage Banking Officer of the First Wisconsin National Bank of Milwaukee, a corporation organized under the laws of the United States of America, the corporation named in the foregoing instrument, was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Wayne H. Brogelman and Thomas P. Joswick acknowledged said instrument to be the free act and deed of said corporation.

Ruth H. Oids
Notary Public, Milwaukee County, Minnesota
My Commission Expires: April 1, 1973

I hereby certify that I have surveyed and platted the property described on this plat as SAND CREEK WOODS; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat and there are no wet lands to be designated on said plat.

Gary L. Gabriel
Land Surveyor, Minn. Reg. No. 9066

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 3rd day of October A.D. 1972.

LOUISE ANDERSON
Notary Public, Hennepin County, Minn.
My Commission Expires Nov. 13, 1975.

Louise Anderson
Notary Public, Hennepin County, Minnesota
My Commission Expires: 11-13-75

We hereby certify that the City Council of Coon Rapids, Anoka County, Minnesota duly accepted and approved the plat of SAND CREEK WOODS, at a regular meeting thereof held this 21st day of Nov. A.D. 1972.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA

By: Donald W. Erlanson Its Mayor By: Norman J. Jensen Its Clerk

The plat of SAND CREEK WOODS was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 20th day of April A.D. 1972.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA

By: Donald W. Erlanson Its Chairman By: William J. McLean Its Clerk

Checked and Approved this 3rd day of April A.D. 1972.

Robert M. Anderson
Anoka County Surveyor

"NO DELINQUENT TAXES
AND TRANSFER ENTERED"

April 11, 1973
Charles R. Lefebvre
Auditor, Anoka County
By Nancy C. Auspa
Deputy

387009

OFFICE OF REGISTER OF DEEDS
STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office for record on the 11th day of APRIL, 1972, at 12:45 o'clock P.M., and was duly recorded in book 12 of PLATS, page 3.

Dea. J. Omsdahl
Register of Deeds
By Jean Vevea, Deputy

McCOMBS-KNUTSON ASSOCIATES, INC.
ENGINEERS AND SURVEYORS

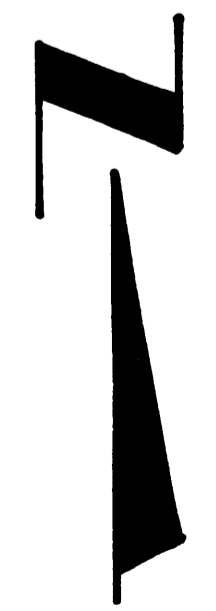
APR 11 1973 13754-

SAND CREEK WOODS

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Scale: 1 inch = 40 feet
 ° Denotes iron monument
 Bearings shown are assumed



McCOMBS-KNUTSON ASSOCIATES, INC.
 ENGINEERS AND SURVEYORS