

SHADOW RIDGE ESTATES

CITY OF ST. FRANCIS COUNTY OF ANOKA

OFFICIAL PLAT

KNOW ALL PERSONS BY THESE PRESENTS: That Stahnke Construction, Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

The Southwest Quarter of the Northwest Quarter of Section 35, Township 34, Range 24; the Northwest Quarter of the Southwest Quarter, said Section 35; and that part of the East Half of the Southwest Quarter, said Section 35, lying westerly and southwesterly of the following described line:

Beginning at a point on the south line of said East Half of the Southwest Quarter distant 289.14 feet easterly of the southwest corner thereof; for the purposes of this description, said south line is assumed to bear South 89 degrees 57 minutes 44 seconds East; thence North 2 degrees 40 minutes 00 seconds East a distance of 400.00 feet; thence North 00 degrees 40 minutes 00 seconds East a distance of 585.00 feet; thence northwesterly along a tangential curve, concave to the southwest, having a radius of 380.64 feet and a central angle of 58 degrees 45 minutes 06 seconds for a distance of 390.31 feet; thence North 58 degrees 05 minutes 06 seconds West, tangent to said curve, a distance of 149.37 feet to the west line of said East Half of the Southwest Quarter, there terminating.

Have caused the same to be surveyed and platted as SHADOW RIDGE ESTATES and do hereby donate and dedicate to the public for public use forever the avenue, lane, streets and drainage and utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County Road No. 103, from Lot 1, Block 4 as shown on the plat. In witness whereof said Stahnke Construction, Inc., has caused these presents to be signed by its proper officer this 28 day of March, 1997.

STAHNKE CONSTRUCTION, INC.:

John W. Stahnke
John W. Stahnke, as President

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 28 day of March, 1997, by John W. Stahnke as President of Stahnke Construction, Inc., a Minnesota corporation, on behalf of the corporation.

Marchelle J. Olson
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-2000



I hereby certify that I have surveyed and platted the land described in the dedication on this plat as SHADOW RIDGE ESTATES; that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota Registration No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 14th day of March, 1997, by Jeffrey N. Caine, Land Surveyor.

Call McKent
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-00

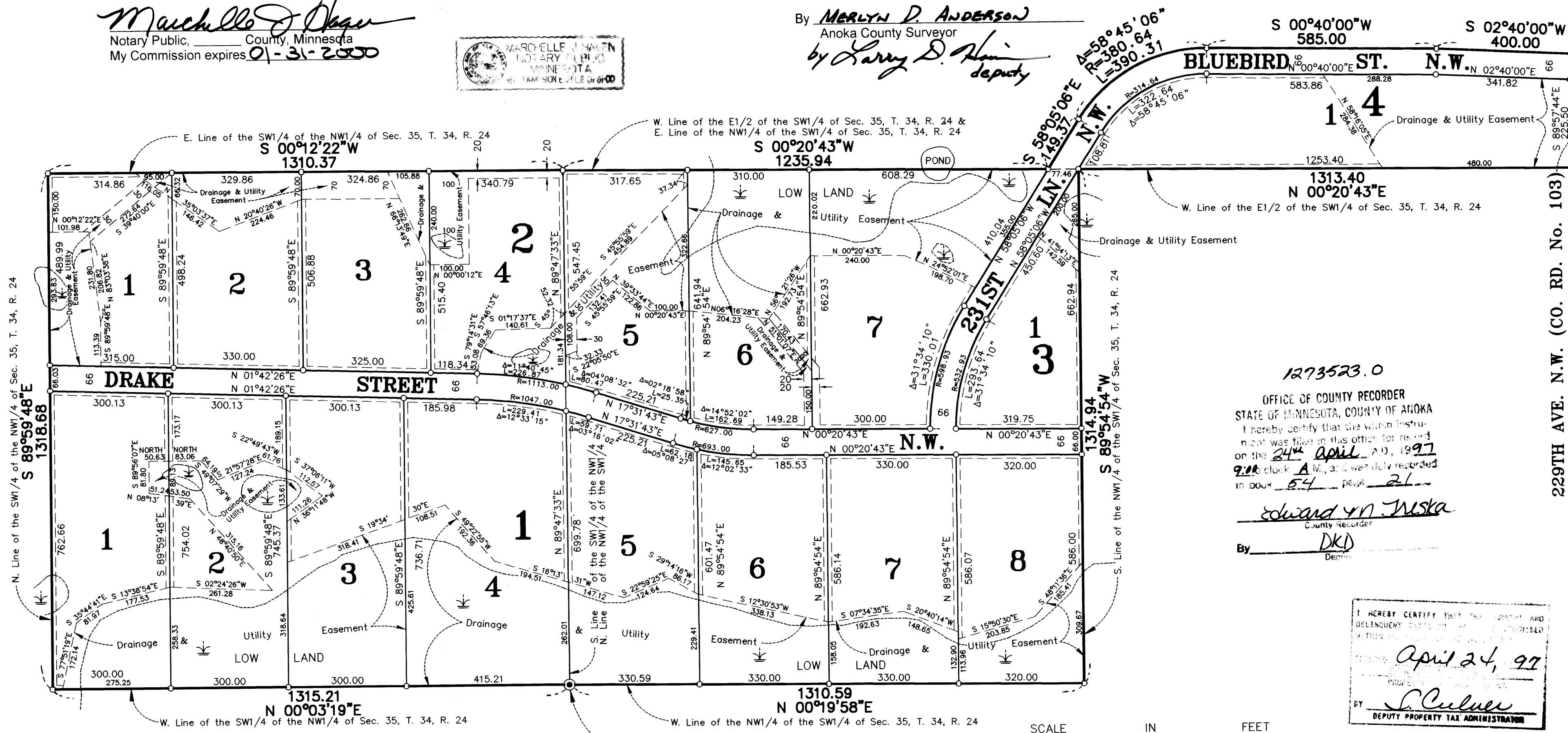
CITY OF ST. FRANCIS

We hereby certify that the City Council of the City of St. Francis, Minnesota, duly accepted and approved the plat of SHADOW RIDGE ESTATES at a regular meeting held this 3rd day of February, 1997. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

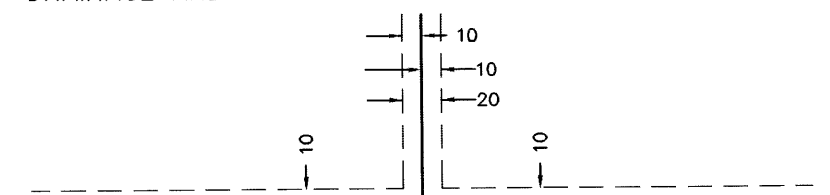
By *Raymond Stank* Mayor By *Barbara J. Held* Clerk

Checked and approved this 23rd day of April, 1997.

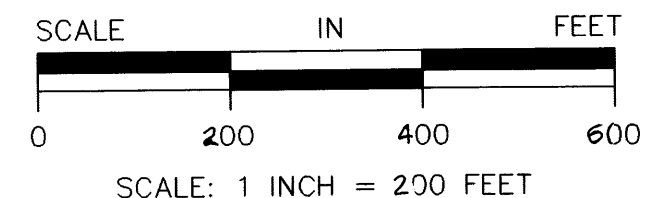
By *Merlyn D. Anderson*
Anoka County Surveyor
by *Larry D. Hain* deputy



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

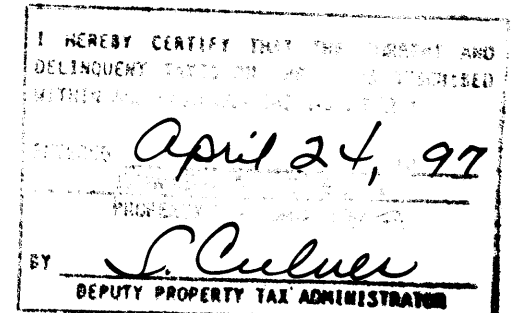


BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES AND STREET LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



SCALE: 1 INCH = 200 FEET
-△- DENOTES "RIGHT OF ACCESS" DEDICATED TO THE COUNTY OF ANOKA.
○ DENOTES 1/2 INCH IRON PIPE SET.
● DENOTES ANOKA COUNTY MONUMENT.
NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE E1/2 OF THE SW1/4 OF SEC. 35, T. 34, R. 24 IS ASSUMED TO BEAR S 89°57'44"E.

1273523.0
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 24th April A.D., 1997
9:18 clock A.M., at a meeting recorded in book 54 page 21
Edward J. Juska
County Recorder
By *DKD*



CAINE & ASSOCIATES
LAND SURVEYORS, INC.



SW. Cor. of the E1/2 of the SW1/4 of Sec. 35, T. 34, R. 24
S. Line of the E1/2 of the SW1/4 of Sec. 35, T. 34, R. 24
N. 89°57'44"E
289.14

26430 / \$ 55.00