

WILDRIVER ESTATES

CITY OF OAK GROVE COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Troy D. Purcell and Ulana M. Purcell, husband and wife, and Lynn M. Bearl, a single person, owners and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the east 330.00 feet of the Southwest Quarter of the Southwest Quarter of Section 17, Township 33, Range 24, Anoka County, Minnesota, lying westerly of the westerly shoreline of the Rum River and that part of the Southeast Quarter of the Southwest Quarter of said Section 17 lying westerly of the westerly shoreline of the Rum River.

Have caused the same to be surveyed and platted as WILDRIVER ESTATES and do hereby donate and dedicate to the public for public use forever the lane as shown on this plat and also dedicate the drainage and utility easements as shown on this plat. In witness whereof said Troy D. Purcell and Ulana M. Purcell, husband and wife, have hereunto set their hands this 28th day of December, 1998. In witness whereof said Lynn M. Bearl, a single person, has hereunto set her hand this 28th day of December, 1998.

Troy D. Purcell
Troy D. Purcell

Ulana M. Purcell
Ulana M. Purcell

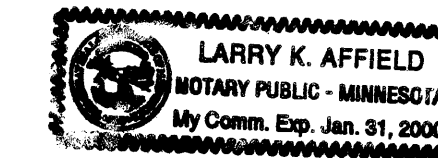
Lynn M. Bearl
Lynn M. Bearl

I hereby certify that I have surveyed and platted the property on this plat as WILDRIVER ESTATES; that this 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 all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands as defined in MS 505.02, subd. 1, or public highways to be designated other than as shown.

Charles R. Christopherson
Charles R. Christopherson, Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 11th day of NOVEMBER, 1998 by Charles R. Christopherson, Land Surveyor.



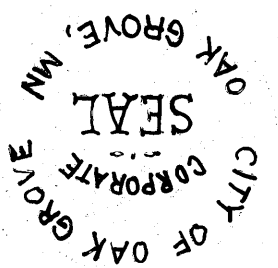
Larry K. Affield
Notary Public Hennepin County, Minnesota
My Commission Expires January 31, 2000

OAK GROVE, MINNESOTA

This plat of WILDRIVER ESTATES was approved and accepted by the City Council of Oak Grove, Minnesota, at a regular meeting thereof held this 28th day of September, 1998. 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.

CITY COUNCIL OF THE CITY OF OAK GROVE, MINNESOTA

Tom LaSca Mayor Janice M. Olsen Clerk



ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 15th day of July, 1998.
Larry D. Hovim Anoka County Surveyor

STATE OF MINNESOTA
COUNTY OF Wright

The foregoing instrument was acknowledged before me this 28th day of December, 1998 by Troy D. Purcell and Ulana M. Purcell, husband and wife.



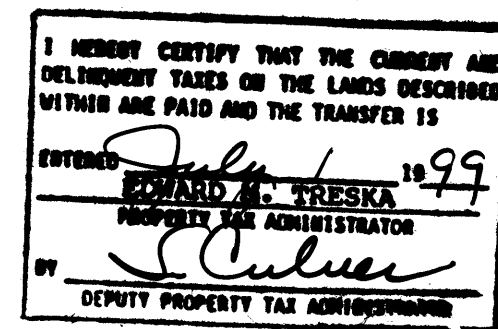
Helen R. Berg
Notary Public Wright County, Minnesota
My Commission Expires 11/31/2000

STATE OF MINNESOTA
COUNTY OF Wright

The foregoing instrument was acknowledged before me this 28th day of December, 1998 by Lynn M. Bearl, a single person.



Helen R. Berg
Notary Public Wright County, Minnesota
My Commission Expires 11/31/2000



1439898
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 July 1 A.D., 1999 at 15 o'clock PM, and was duly recorded in book 57 page 23
Edward M. Treska
County Recorder
By EIC
Deputy

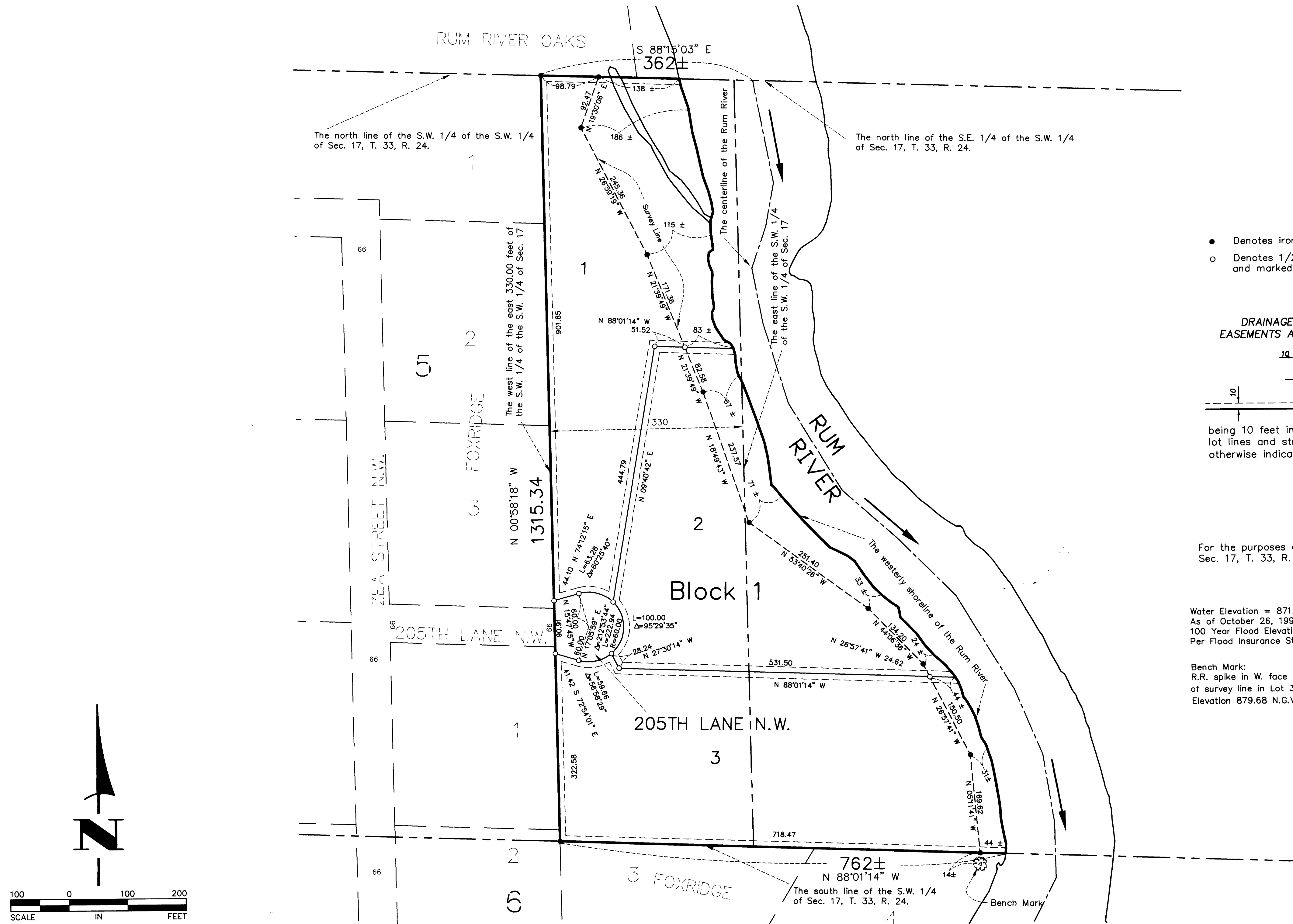
Receipt no. 1999066488 \$185.00



WILDRIVER ESTATES

CITY OF OAK GROVE

COUNTY OF ANOKA



The north line of the S.W. 1/4 of the S.W. 1/4 of Sec. 17, T. 33, R. 24.

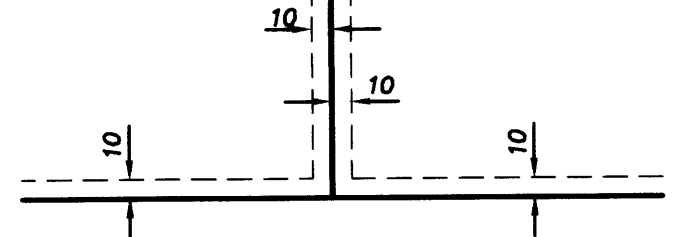
The north line of the S.E. 1/4 of the S.W. 1/4 of Sec. 17, T. 33, R. 24.

The west line of the east 330.00 feet of the S.W. 1/4 of the S.W. 1/4 of Sec. 17

The east line of the S.W. 1/4 of the S.W. 1/4 of Sec. 17

- Denotes iron monument found
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota Registration No. 18420.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 10 feet in width and adjoining lot lines and street lines unless otherwise indicated on the plat.

For the purposes of this plat the south line of the S.W. 1/4 of Sec. 17, T. 33, R. 24 is assumed to bear N 88°01'14" W.

Water Elevation = 871.6 N.G.V.D. 1929
 As of October 26, 1998.
 100 Year Flood Elevation 885.5 N.G.V.D. 1929
 Per Flood Insurance Study, Federal Insurance Administration, July 1979.

Bench Mark:
 R.R. spike in W. face 14 in. Poplar 14 feet S'ly of S.E. corner of survey line in Lot 3, Block 1, Wildriver Estates.
 Elevation 879.68 N.G.V.D. 1929

