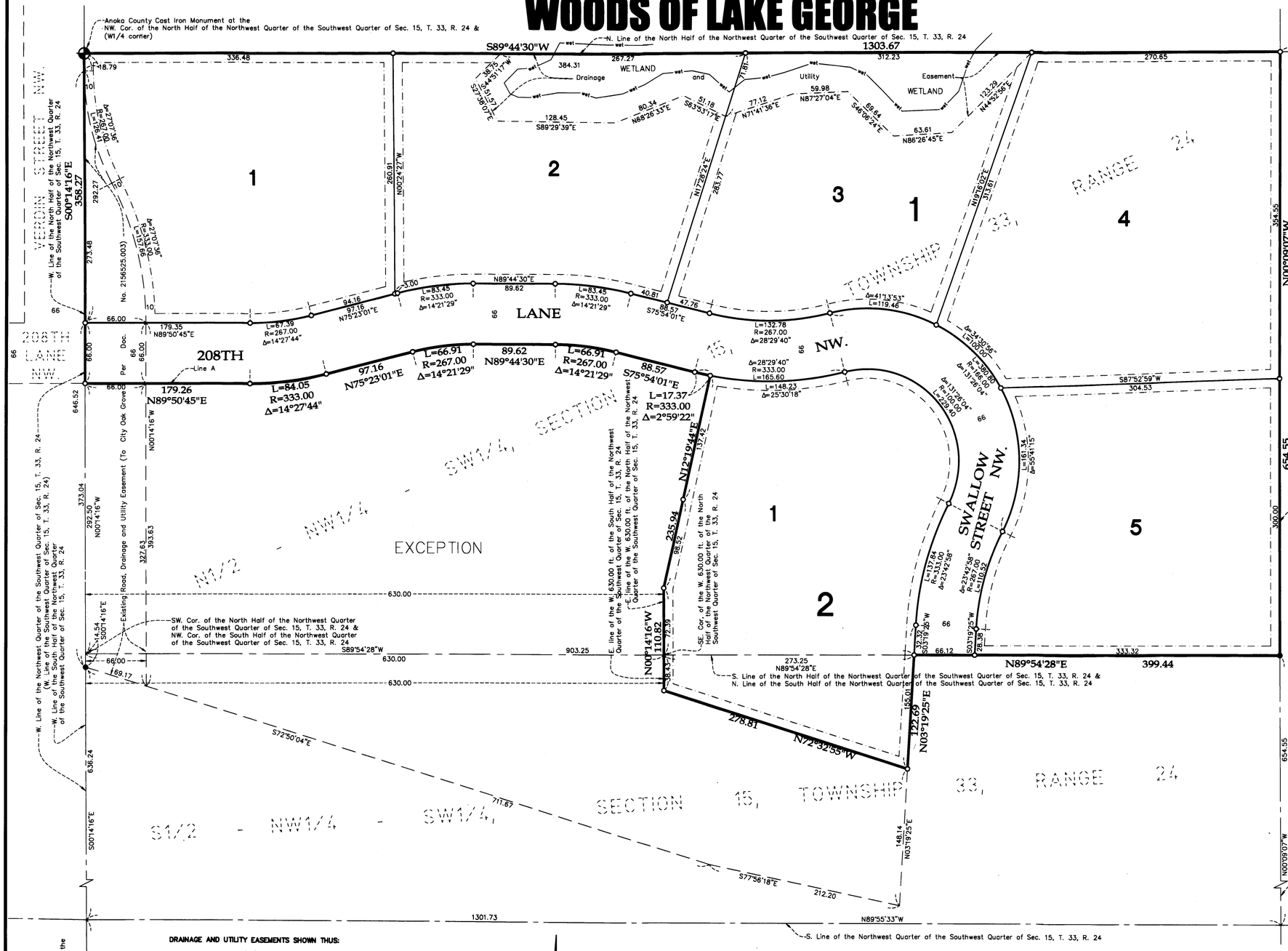
OFFICIAL PLAT

WOODS OF LAKE GEORGE

BK 80 of Plat PG 2

CITY OF OAK GROVE
COUNTY OF ANOKA
SEC. 15, T. 33, R. 24



KNOW ALL PERSONS BY THESE PRESENTS: That Kerry Liddle and Janette J. Liddle, husband and wife, owners of the following described property:

That part of the South Half of the Northwest Quarter of the Southwest Quarter of Section 15, Township 33, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said South Half of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 14 minutes 16 seconds East, assumed bearing, along the west line thereof, a distance of 14.54 feet; thence South 72 degrees 50 minutes 04 seconds East 711.67 feet; thence South 77 degrees 56 minutes 18 seconds East 212.20 feet; thence North 03 degrees 19 minutes 25 seconds East 148.14 feet to the point of beginning of the tract of land to be described; thence North 72 degrees 32 minutes 55 seconds West, 278.81 feet to the intersection with the east line of the West 630.00 feet of said South Half of the Northwest Quarter of the Southwest Quarter; thence North 00 degrees 14 minutes 16 seconds West along said east line, 38.43 feet to the north line of said South Half of the Northwest Quarter of the Southwest Quarter; thence North 89 degrees 54 minutes 28 seconds East along said north line, 273.25 feet to the intersection with a line that bears North 03 degrees 19 minutes 25 seconds East from the point of beginning; thence South 03 degrees 19 minutes 25 seconds West, 122.69 feet to the point of beginning.

AND

The North Half of the Northwest Quarter of the Southwest Quarter of Section 15, Township 33, Range 24, Anoka County, Minnesota, EXCEPT that part thereof described as follows:

Beginning at the southwest corner of said North Half of the Northwest Quarter of the Southwest Quarter; thence North 00 degrees 14 minutes 16 seconds West, assumed bearing, along the west line thereof, a distance of 292.50 feet to the point of beginning of a line to be hereinafter known as "Line A"; thence North 89 degrees 50 minutes 45 seconds East, 179.26 feet, and said "Line A" there terminating; thence easterly, 84.05 feet along a tangential curve, concave to the north, having a radius of 333.00 feet and a central angle of 14 degrees 27 minutes 44 seconds; thence North 75 degrees 23 minutes 01 seconds East, tangent to said curve, 97.16 feet; thence easterly, 66.91 feet along a tangential curve, concave to the south, having a radius of 267.00 feet and a central angle of 14 degrees 21 minutes 29 seconds; thence North 89 degrees 44 minutes 30 seconds East, tangent to said curve, 89.62 feet; thence easterly, 66.91 feet along a tangential curve, concave to the south, having a radius of 267.00 feet and a central angle of 14 degrees 21 minutes 29 seconds; thence South 75 degrees 54 minutes 01 seconds East, tangent to said curve, 88.57 feet; thence southeasterly, 17.37 feet along a tangential curve, concave to the northeast, having a radius of 333.00 feet and a central angle of 02 degrees 59 minutes 22 seconds; thence South 12 degrees 19 minutes 44 seconds West, not tangent to said curve, 235.94 feet to a point on the east line of the West 630.00 feet of said North Half of the Northwest Quarter of the Southwest Quarter, distant 72.39 feet north of the southeast corner of said West 630.00 feet; thence South 00 degrees 14 minutes 16 seconds East along said east line, 72.39 feet to the south line of said North Half of the Northwest Quarter of the Southwest Quarter; thence South 89 degrees 54 minutes 28 seconds West along said south line, 630.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as WOODS OF LAKE GEORGE and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness thereof said Kerry Liddle and Janette J. Liddle, husband and wife, have hereunto set their hands this 26 day of April 2017.

Kerry Liddle

Janette J. Liddle

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 26th day of April 2017 by Kerry Liddle and Janette J. Liddle, husband and wife.

ALLEY VERTASSEI
NOTARY PUBLIC
MINNESOTA

Notary Public, Anoka County, Minnesota
My Commission expires 1-31-2020

I Lyle C. Reynolds 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 25th day of April, 2017.

Lyle C. Reynolds, Licensed Land Surveyor
Minnesota License Number 13072

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 25 day of April, 2017 by Lyle C. Reynolds.

Danielle Ozuk

Notary Public, Anoka County, Minnesota
My Commission expires 1/31/2021

City Council, City of Oak Grove, Minnesota

This plat of WOODS OF LAKE GEORGE was approved and accepted by the City Council of the City of Oak Grove, Minnesota at a regular meeting thereof held this 4 day of April, 2017, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Oak Grove, Minnesota

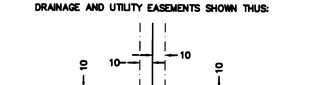
By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 2nd day of May, 2017.

Larry D. Holum by Charles F. Getzen, Deputy
Larry D. Holum
Anoka County Surveyor

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES AND RIGHT-OF-WAY LINE, UNLESS OTHERWISE SHOWN ON THE PLAT.

Denotes Anoka County monument.

● Denotes found iron monument.

○ Denotes 1/2 inch by 14 inch iron monument set and marked by L.S. No. 13072.

—wet— Denotes wet land boundary as delineated by Earth Science Associates, Inc. Oct. 06, 2016.

For the purposes of this plat, the west line of the NW1/4 of the SW1/4 of Sec. 15, T. 33, R. 24, Anoka County, Minnesota is assumed to bear South 00 degrees 14 minutes 16 seconds East.

NORTH

60 0 30 60 120

SCALE IN FEET
1 inch = 60 feet

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2017 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are not delinquent taxes and transfer entered this 2nd day of May, 2017.

Jonell M Sawyer
Property Tax Administrator
By _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of WOODS OF LAKE GEORGE was filed in the office of the County Recorder/Registrar of Titles for public record on this 2nd day of May, 2017, at 12:1 o'clock P.M. and was duly recorded in Book 80 of Plats Page 2, as Document No. 2169376.001.

Jonell M Sawyer
County Recorder/Registrar of Titles
By _____ Deputy

ACRE LAND SURVEYING
BLAINE, MN

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