

WOODS OF SAND CREEK

CITY OF BLAINE COUNTY OF ANOKA

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

That part of the Southwest Quarter of Section 7, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence north along the west line of said Southwest Quarter 383.00 feet; thence east parallel with the south line of said Southwest Quarter 433.00 feet; thence south parallel with the west line of said Southwest Quarter to the south line of said Southwest Quarter; thence west along said south line to the point of beginning;

which lies easterly of a line run parallel with and distant 50.00 feet east of the west line of said Section 7.

Has caused the same to be surveyed and platted as WOODS OF SAND CREEK and does hereby donate and dedicate to the public for public use forever the avenues and street as shown on the plat. Also dedicating the drainage and/or utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County Road No. 51 from Lots 1, 2, and 3, Block 1. In witness whereof said Cypress Development Co., Inc. has caused these presents to be signed by its proper officer this 13th day of September, 1994.

CYPRESS DEVELOPMENT CO., INC.:

Edwin A. Dropps, Jr.
Edwin A. Dropps, Jr., President

STATE OF MINNESOTA)
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 13th day of September, 1994, by Edwin A. Dropps, Jr., President of Cypress Development Co., Inc., a Minnesota corporation, on behalf of the corporation.



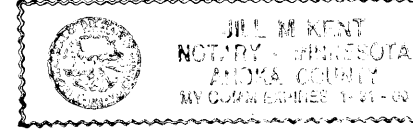
Sharon A. Powers
Notary Public, Hennepin County, Minnesota
My Commission expires April 14, 1999

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as WOODS OF SAND CREEK; 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 wet lands 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)
COUNTY OF ANOKA)

The surveyors certificate was acknowledged before me a Notary Public, this 12th day of September, 1994, by Jeffrey N. Caine, Land Surveyor.



Jill M. Keet
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-00

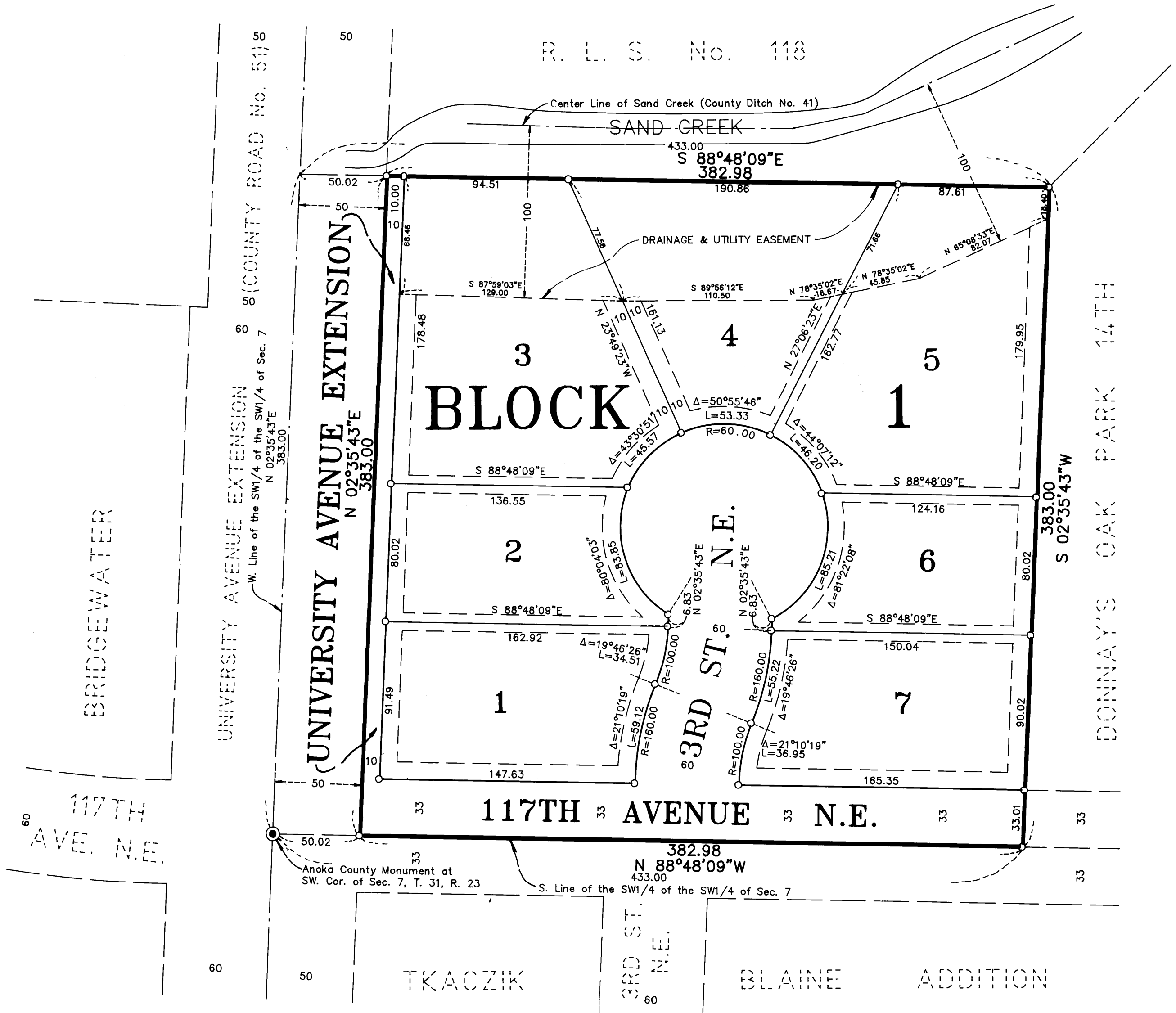
CITY OF BLAINE

We hereby certify that the City Council of the City of Blaine, Anoka County, Minnesota, duly accepted and approved the plat of WOODS OF SAND CREEK at a regular meeting held this 6th day of October, 1994. 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.

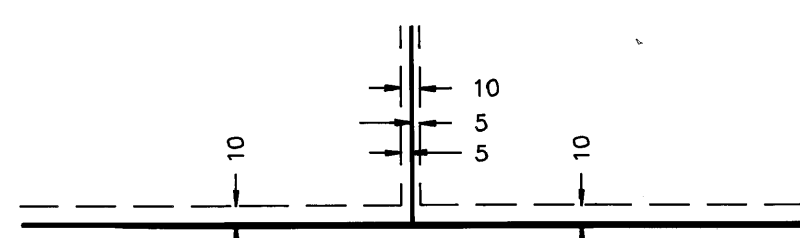
By *Steph Trindberg* Mayor By *Al Ross* City Manager

This plat has been checked and approved this 10th day of Oct., 1994

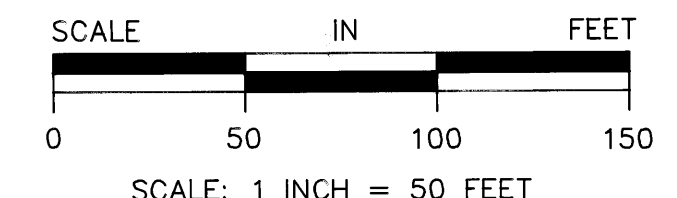
By *W. D. Auler*
Anoka County Surveyor



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET WIDE AND ADJOINING ALL STREET RIGHT-OF-WAY LINES AND REAR LOT LINES AND 5 FEET WIDE AND ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

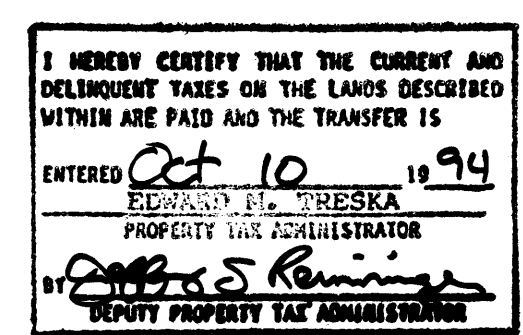


SCALE: 1 INCH = 50 FEET
O DENOTES 1/2 INCH IRON PIPE SET.
● DENOTES ANOKA COUNTY MONUMENT.
NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SEC. 7, T. 31, R. 23 IS ASSUMED TO BEAR S 88°48'09"E.



1138861

OFFICE OF CLERK: RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 10th day of October, A.D., 1994 at 2:43 o'clock P.M., and was duly recorded in book 49 plate page 14
Edward M. Traska
County Recorder
By *A. Arsenau*



CAINE & ASSOCIATES
LAND SURVEYORS, INC.