

OAKWOOD ACRES

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 10, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS, That Great Northern Land Corporation, a Minnesota company, owner of the following described property:

Those parts of Lots 1 and 2, Block 1, GEBERT'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, showing easterly and westerly boundaries of Tract A and lying southerly and westerly of a line described as follows:

Commencing at the southeast corner of said Lot 1; thence North 00 degrees 12 minutes 57 seconds West, assumed bearing, along the east line of said Lot 1, a distance of 145.80 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 43 seconds West a distance of 99.87 feet; thence North 13 degrees 07 minutes 24 seconds West a distance of 112.56 feet to said easterly boundary of Tract A and there terminating.

Tract A is described as follows:

An 80.00 foot strip of land over, under and across part of said Lots 1 and 2. The center line of said strip of land is described as follows:

Commencing at the southwest corner of said Lot 2; thence South 89 degrees 46 minutes 04 seconds East, assumed bearing, along the south line of said Lot 2, a distance of 148.33 feet to the point of beginning of said center line; thence northeasterly a distance of 27.65 feet along a non-tangential curve concave to the northwest having a central angle of 04 degrees 57 minutes 01 seconds, a radius of 320.00 feet and a chord bearing of North 13 degrees 53 minutes 28 seconds East; thence North 11 degrees 24 minutes 58 seconds East, tangent to the last described curve, a distance of 41.69 feet; thence northeasterly a distance of 294.03 feet along a tangential curve concave to the southeast having a central angle of 52 degrees 38 minutes 48 seconds and a radius of 320.00 feet to the north line of said Lot 1 and there terminating. The side lines of said strip of land are to be prolonged or shortened to terminate on the south, north and east lines of said Block 1.

Has caused the same to be surveyed and plotted as OAKWOOD ACRES and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Great Northern Land Corporation, a Minnesota company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

GREAT NORTHERN LAND CORPORATION

By _____
William Stratton, Chief Executive Officer
State of Minnesota
County of _____

This instrument was acknowledged before me on _____ by William Stratton, Chief Executive Officer of Harper Street Woods, LLC, a Minnesota limited liability company.

Notary Public, _____ County, Minnesota
My commission expires _____

I, Kyle J. Roddy 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, are shown and labeled on this plat, and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Kyle J. Roddy, Licensed Land Surveyor
Minnesota License Number 42827

State of Minnesota
County of _____

This instrument was acknowledged before me on _____ by Kyle J. Roddy.

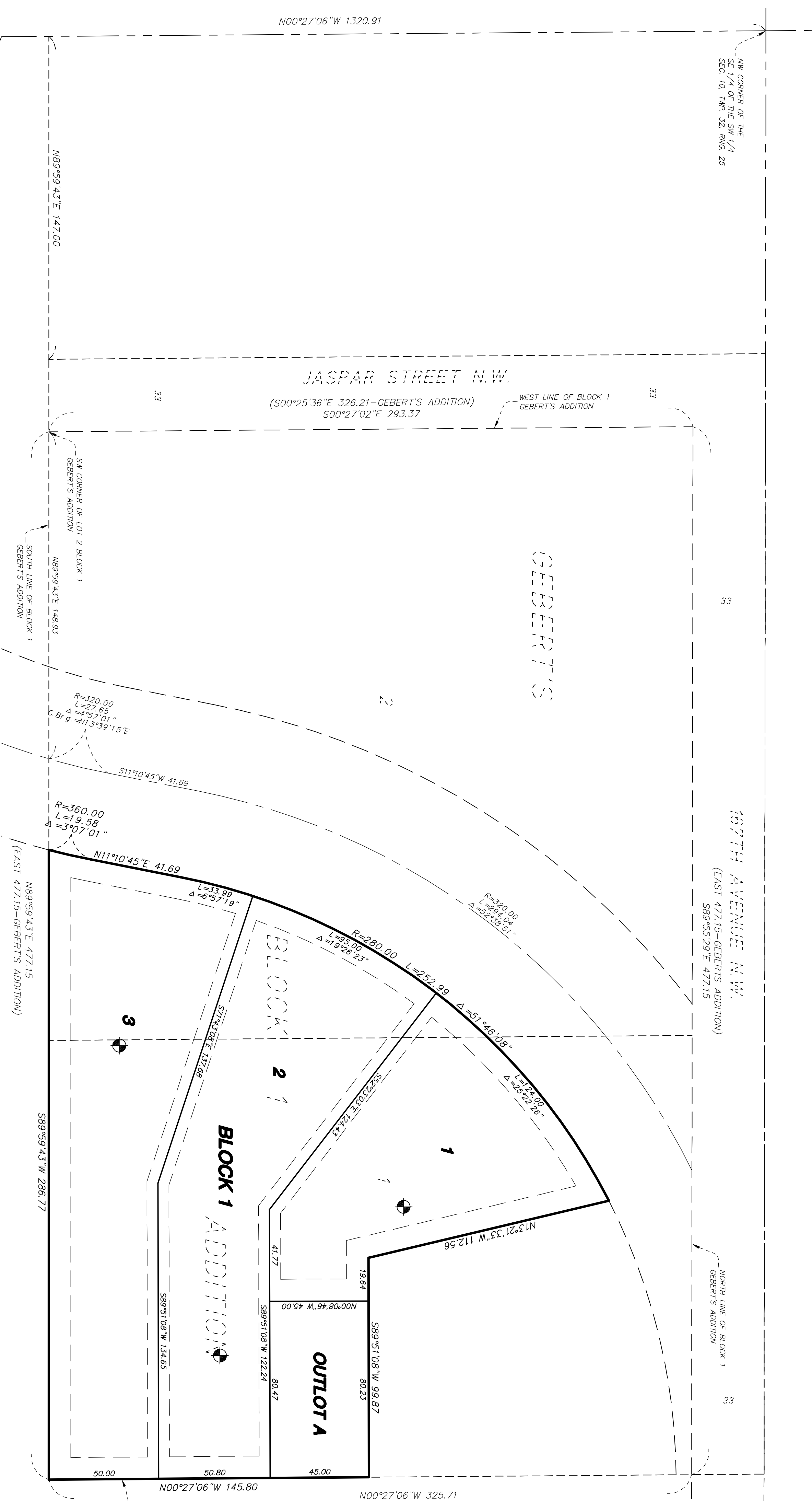
Notary Public, _____ County, Minnesota
My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA
This plat of OAKWOOD ACRES was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

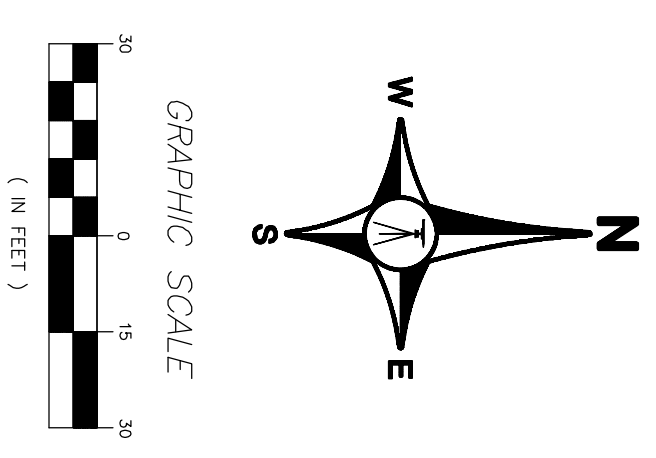
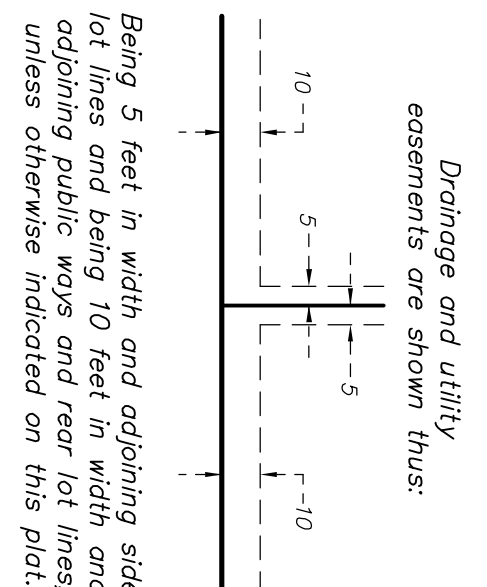
By _____ Mayor By _____ Clerk

ANOKA COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

Larry D. Holm, Anoka County Surveyor



- LEGEND**
- DENOTES FOUND IRON PIPE MARKED R.L.S. 5332 UNLESS OTHERWISE NOTED
 - DENOTES SET 1/2" IRON PIPE WITH CAP MARKED R.L.S. 42827
 - DENOTES ANOKA COUNTY LAND CORNER MONUMENT



BEARING NOTE
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ANOKA COUNTY COORDINATE SYSTEM MAD03 (1986 ADJUSTMENT)