

HEATHER OAKS

Know All Persons By These Presents that Erco, Inc., a Minnesota Corporation, and White Oak Builders, Inc., a Minnesota Corporation, fee owners of the following described property situated in the City of Little Canada, Ramsey County, Minnesota:

The Westerly 300 feet of the Easterly 1841 feet of that part of the Southeast Quarter of Section 7, Township 29, Range 22, lying North and West of Highway 36; excepting therefrom the West 150 feet of the East 1841 feet of the North 153 feet, and excepting therefrom the West 150 feet of the East 1691 feet of the North 203 feet.

And

The West 370 feet of the East 1541 feet of part of the Southeast Quarter North of Viking Drive in Section 7, Township 29, Range 22; excepting therefrom the North 203 feet.

And

That part of the West 370 feet of the East 1541 feet of the Southeast Quarter of Section 7, Township 29 North, Range 22 West, Ramsey County, Minnesota, lying north of the center line of the state frontage road known as Viking Drive, excepting therefrom the North 203 feet thereof; which lies southerly of a line run parallel with and distant 110 feet northwesterly of Line 1 described below and northerly of a line run parallel with and distant 50 feet northwesterly of Line 2 described below:

Line 1. From a point on the east and west quarter line of said Section 7, distant 824.7 feet west of the east quarter corner thereof, run northerly at an angle of 90 degrees 43 minutes 00 seconds from said east and west quarter line (measured from east to north) for 280.48 feet; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 37.5 feet to the point of beginning of Line 1 to be described; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 100 feet; thence deflect to the right on an 08 degree 00 minute 00 second curve (delta angle 50 degrees 06 minutes 55 seconds) for 626.44 feet; thence on tangent to said curve for 600 feet and there terminating;

Line 2. Commencing at the east quarter corner of said Section 7; thence west on the east and west quarter line of said Section 7 having an azimuth of 270 degrees 20 minutes 12 seconds (azimuth oriented to Minnesota State Plane Coordinate System, South Zone) for 946.20 feet; thence on a azimuth of 359 degrees 34 minutes 58 seconds, 229.17 feet to the point of beginning of Line 2 to be described; thence on an azimuth of 179 degrees 34 minutes 58 seconds, 100 feet; thence deflect to the right on a tangential curve having a delta angle of 75 degrees 25 minutes 10 seconds and a radius of 954.93 feet for 1256.99 feet and there terminating;

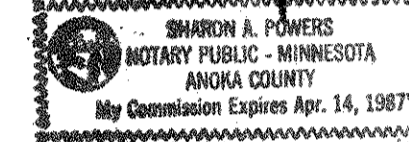
Have caused the same to be surveyed, platted and known as HEATHER OAKS and do hereby dedicate to the public for public use forever the highway, utility and drainage easements as shown on the plat.

In witness whereof said Erco, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 22nd day of February, 1984, and White Oak Builders, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 8th day of March, 1984.

Signed: Erco, Inc.
Robert A. Carlson its President
Edna D. Eukhans its Secretary

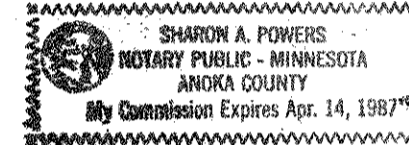
Signed: White Oak Builders, Inc.
Robert A. Carlson its President
Edwin A. Dropps Jr. its Vice Pres.

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 22nd day of February, 1984 by Robert A. Carlson Pres and by Edna D. Eukhans Sec of Erco, Inc., a Minnesota Corporation, on behalf of the corporation.



Sharon A. Powers
Notary Public, Anoka County, Minnesota
My Commission Expires April 14, 1987

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 8th day of March, 1984 by Robert A. Carlson Pres and by Edwin A. Dropps Jr. Vice Pres of White Oak Builders, Inc. a Minnesota Corporation, on behalf of the corporation.

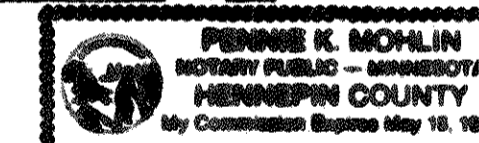


Sharon A. Powers
Notary Public, Anoka County, Minnesota
My Commission Expires April 14, 1987

I, Thomas J. O'Malley, hereby certify that I have surveyed and platted the property described in the dedication of this plat as HEATHER OAKS; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements or public highways other than as shown thereon.

Thomas J. O'Malley Land Surveyor, Minnesota Registration No. 12671

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 22nd day of FEBRUARY, 1984.



Pennie K. Mohlin
Notary Public, Hennepin County, Minnesota
My Commission Expires MAY 18, 1989

Approved and accepted by the City Council of the City of Little Canada, Minnesota, this 27 day of Feb, 1984.

Raymond Johnson Mayor
James J. Chelak Clerk

Taxes for the year 84 on the land described herein paid, no delinquent taxes and transfer entered, this 12th day of April, 1984.

Don McKenna Director By Darla McDonough Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 18th day of April, 1984, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

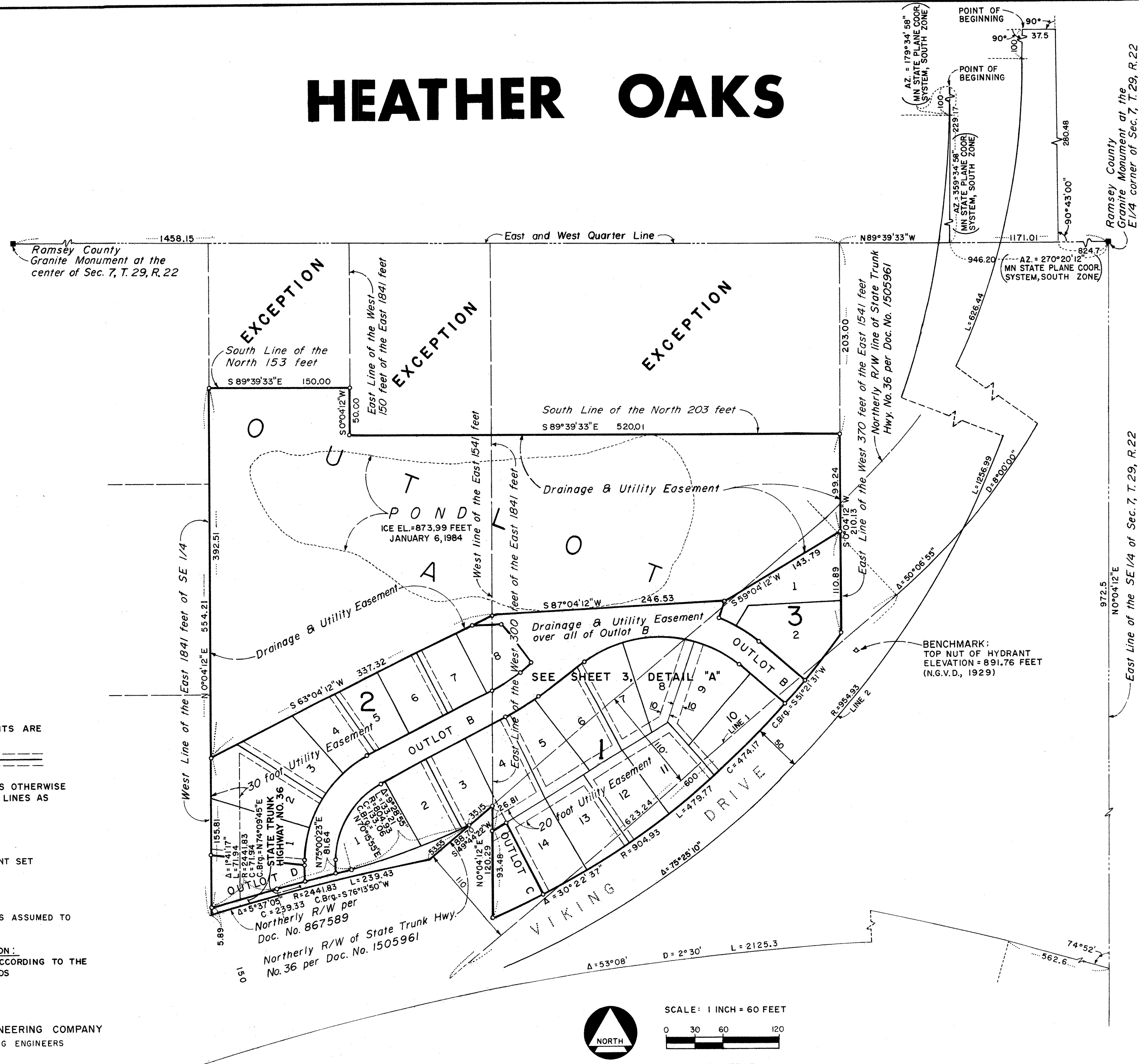
F. R. Kvidera
F. R. Kvidera
Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of HEATHER OAKS was filed in this office this 18th day of April, 1984, at 9:03 o'clock A.M. and was filed in Book 96 of Plats, Pages 39, 40 and 41, as Document No. 2217541

Eugene H. Gibbons, County Recorder By _____ Deputy



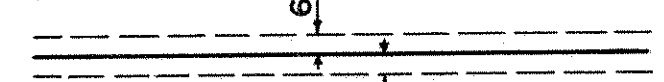
HEATHER OAKS



Ramsey County Granite Monument at the E/4 corner of Sec. 7, T. 29, R. 22

East Line of the SE 1/4 of Sec. 7, T. 29, R. 22

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:

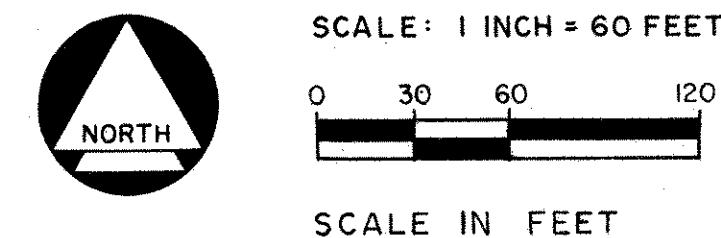


BEING 6 FEET IN WIDTH UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES AS SHOWN ON THE PLAT.

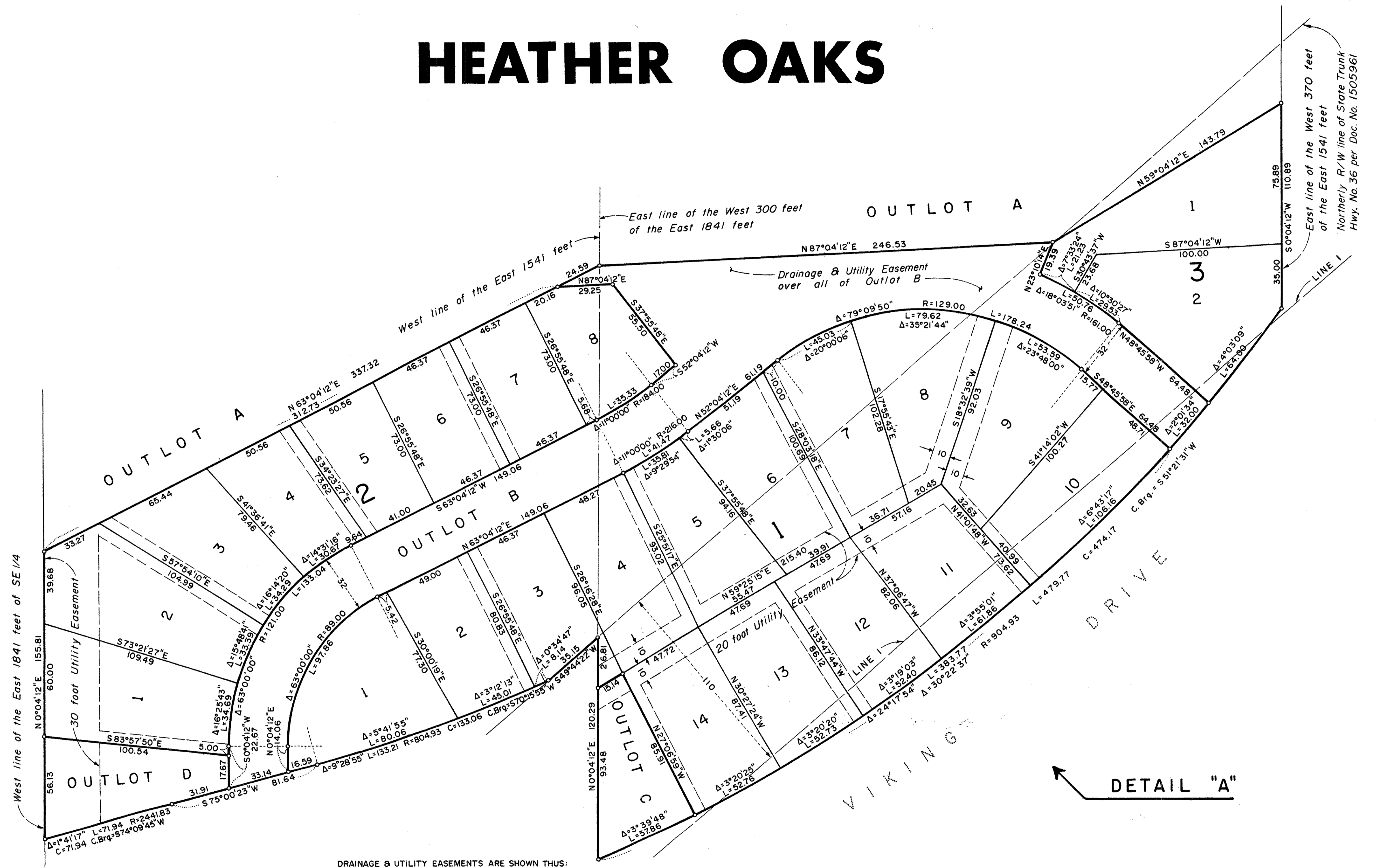
o DENOTES IRON PIPE MONUMENT SET

THE EAST LINE OF THE SE 1/4 IS ASSUMED TO HAVE A BEARING OF N 0°04'12"E

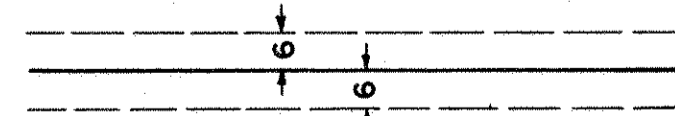
HIGHEST KNOWN WATER ELEVATION: IS 879.5 FEET (N.G.V.D., 1929) ACCORDING TO THE CITY OF LITTLE CANADA RECORDS



HEATHER OAKS



DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES AS SHOWN ON THE PLAT.

○ DENOTES IRON PIPE MONUMENT SET

THE EAST LINE OF SE 1/4 IS ASSUMED TO HAVE A BEARING OF N0°04'12"E



CLARK ENGINEERING COMPANY
CONSULTING ENGINEERS



SCALE: 1 INCH = 30 FEET



SCALE IN FEET