

# OAKS OF SAVANNAH

R.T. DOC. NO. \_\_\_\_\_  
C.R. DOC. NO. \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: That Centex Homes, a Nevada general partnership, owner and proprietor of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

## REGISTERED PROPERTY

The West 5.6 feet of Lot 3, ELWELL'S ADDITION TO CHAMPLIN, EXCEPT that part thereof embraced within Lot 13, Block 1, CHAMPLIN ELM CREEK ESTATES; and Lots 4 & 5, ELWELL'S ADDITION TO CHAMPLIN.

AND

Lots 6, 7, 8, ELWELL'S ADDITION TO CHAMPLIN, except that part of said lots embraced within the following described parcel of land: Commencing at the Southwest corner of the Park as dedicated in the plat of FRENCH LAKE TERRACE; thence South 88 degrees 40 minutes 19 seconds East on an assumed bearing along the South line of said Park a distance of 242.87 feet to the actual point of beginning of the parcel to be described; thence Southeasterly 92.79 feet along a nontangential curve, concave to the Southwest, having a radius of 200.00 feet and a central angle of 26 degrees 34 minutes 58 seconds and a chord which bears South 39 degrees 17 minutes 01 seconds East; thence South 25 degrees 59 minutes 32 seconds East, tangent to said curve, a distance of 44.41 feet; thence Southeasterly 50.32 feet along a tangential curve, concave to the Northeast, having a radius of 200.00 feet and a central angle of 14 degrees 24 minutes 55 seconds; thence South 40 degrees 24 minutes 27 seconds East, tangent to said curve, a distance of 70.62 feet; thence Southeasterly and Easterly a distance of 89.19 feet along a tangential curve, concave to the North, having a radius of 67.00 feet and a central angle of 76 degrees 16 minutes 29 seconds; thence North 63 degrees 19 minutes 04 seconds East, tangent to said curve, a distance of 160.50 feet; thence Northeasterly, Northerly and Northwesterly a distance of 103.59 feet along a tangential curve, concave to the West, having a radius of 45 feet and a central angle of 131 degrees 54 minutes 03 seconds; thence North 68 degrees 34 minutes 59 seconds West, tangent to said curve, a distance of 137.75 feet; thence Northwesterly a distance of 21.80 feet along a tangential curve, concave to the Northeast, having a radius of 35.00 feet and a central angle of 35 degrees 41 minutes 38 seconds to a point on the South line of the Northeast Quarter of the Southeast Quarter of Section 24, Township 120, Range 22, Hennepin County, Minnesota. Said South line also being the Easterly extension of said South line of Park; thence Westerly along said line to the point of beginning. Together with that part of vacated Elm Creek Road dedicated in the plat of ELWELL'S ADDITION TO CHAMPLIN as "Street Lot O" lying North of the centerline thereof and between the extensions across it of the East line of Lot 4 and the West line of Lot 8 said plat.

AND

That part of the Northeast Quarter of the Southeast Quarter of Section 24, Township 120, Range 22 described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 24; thence on an assumed bearing of North 88 degrees 40 minutes 19 seconds West along the North line of said Southeast Quarter of the Southeast Quarter a distance of 712.14 feet to the point of beginning of the parcel to be described; thence North 65 degrees 40 minutes 19 seconds West a distance of 50.82 feet; thence North 34 degrees 40 minutes 19 seconds West a distance of 50.82 feet; thence North 26 degrees 19 minutes 41 seconds East a distance of 62.04 feet; thence North 75 degrees 49 minutes 41 seconds East a distance of 161.04 feet; thence South 78 degrees 40 minutes 19 seconds East a distance of 34.98 feet; thence South 27 degrees 40 minutes 19 seconds East a distance of 34.32 feet; thence South 01 degrees 04 minutes 17 seconds East a distance of 124.25 feet; thence North 88 degrees 40 minutes 19 seconds West, 161.04 feet to the point of beginning.

## ABSTRACT PROPERTY

Lots 9 and 10, ELWELL'S ADDITION TO CHAMPLIN, according to the recorded plat thereof, Hennepin County, Minnesota, together with the north half of vacated Elm Creek Road as dedicated in said Addition, EXCEPT that part lying within the following described parcel of land: Commencing at the Southwest corner of the Park as dedicated in the plat of FRENCH LAKE TERRACE, according to the plat on file and of record in the office of the County Recorder, Hennepin County, Minnesota; thence South 88 degrees 40 minutes 19 seconds East on an assumed bearing along the South line of said Park a distance of 242.87 feet to the actual point of beginning of the parcel to be described; thence Southeasterly 92.79 feet along a nontangential curve, concave to the Southwest, having a radius of 200.00 feet and a central angle of 26 degrees 34 minutes 58 seconds and a chord which bears South 39 degrees 17 minutes 01 seconds East; thence South 25 degrees 59 minutes 32 seconds East, tangent to said curve, a distance of 44.41 feet; thence Southeasterly 50.32 feet along a tangential curve, concave to the Northeast, having a radius of 200.00 feet and a central angle of 14 degrees 24 minutes 55 seconds; thence South 40 degrees 24 minutes 27 seconds East, tangent to said curve, a distance of 70.62 feet; thence Southeasterly and Easterly a distance of 89.19 feet along a tangential curve, concave to the North, having a radius of 67.00 feet and a central angle of 76 degrees 16 minutes 29 seconds; thence North 63 degrees 19 minutes 04 seconds East, tangent to said curve, a distance of 160.50 feet; thence Northeasterly, Northerly and Northwesterly a distance of 103.59 feet along a tangential curve, concave to the West, having a radius of 45 feet and a central angle of 131 degrees 54 minutes 03 seconds; thence North 68 degrees 34 minutes 59 seconds West, tangent to said curve, a distance of 137.75 feet; thence Northwesterly a distance of 21.80 feet along a tangential curve, concave to the Northeast, having a radius of 35.00 feet and a central angle of 35 degrees 41 minutes 38 seconds to a point on the South line of the Northeast Quarter of the Southeast Quarter of Section 24, Township 120, Range 22, Hennepin County, Minnesota. Said South line also being the Easterly extension of said South line of Park; thence Westerly along said line to the point of beginning.

AND

Lots 11 and 12, ELWELL'S ADDITION TO CHAMPLIN, according to the recorded plat thereof, Hennepin County, Minnesota, together with the north half of vacated Elm Creek Road as dedicated in said Addition, EXCEPT that part lying Northerly of the following described line: Commencing at the Southwest corner of the Park as dedicated in the plat of FRENCH LAKE TERRACE, according to the plat on file and of record in the office of the County Recorder, Hennepin County, Minnesota; thence North 00 degrees 11 minutes 59 seconds East on an assumed bearing along the West line of said Park a distance of 173.94 feet to the actual point of beginning of the line to be described; thence Westerly 30.89 feet along a nontangential curve, concave to the South, having a radius of 130.00 feet and a central angle of 13 degrees 36 minutes 48 seconds and a chord which bears South 83 degrees 31 minutes 21 seconds West; thence South 76 degrees 42 minutes 57 seconds West, tangent to said curve, a distance of 17.46 feet; thence Southwesterly, Southerly and Southeasterly a distance of 187.19 feet along a tangential curve, concave to the Southeast, having a radius of 85.00 feet and a central angle of 126 degrees 10 minutes 37 seconds; thence South 49 degrees 27 minutes 40 seconds East, tangent to said curve, a distance of 27.84 feet; thence Southeasterly a distance of 101.44 feet along a tangential curve, concave to the Northeast, having a radius of 195.00 feet and a central angle of 29 degrees 48 minutes 24 seconds; thence South 79 degrees 16 minutes 04 seconds East, tangent to said curve, a distance of 26.99 feet; thence Easterly and Northeasterly a distance of 87.09 feet along a tangential curve concave to the Northwest having a radius of 70.00 feet and a central angle of 71 degrees 17 minutes 01 seconds; thence North 29 degrees 26 minutes 56 seconds East, tangent to said curve, a distance of 11.37 feet to a point on the South line of said Park distant 134.99 feet East of said Southwest corner of Park, as measured along said South line and there terminating.

AND

Lot 13, ELWELL'S ADDITION TO CHAMPLIN, according to the recorded plat thereof, Hennepin County, Minnesota, together with the South half of the vacated street (also known as Elm Creek Road), as dedicated in the plat of ELWELL'S ADDITION TO CHAMPLIN lying Westerly of the Northerly extension of the East line of Lot 13 of said plat.

Has caused the same to be surveyed and platted as OAKS OF SAVANNAH and does hereby donate and dedicate to the public for public use forever the roads, drives, circle and easements for drainage and utility purposes only.

In witness whereof said Centex Homes, a Nevada general partnership, has caused these presents to be signed by its managing general partner this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

SIGNED:  
CENTEX HOMES  
By: Centex Real Estate Corporation  
Its Managing General Partner

Scott J. Richter, as Division President

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by Scott J. Richter, as Division President of Centex Real Estate Corporation, a Nevada corporation, the managing general partner of Centex Homes, a Nevada general partnership, on behalf of said partnership.

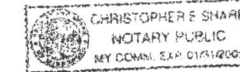
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 2005


I hereby certify that I have surveyed and platted the property described on this plat as OAKS OF SAVANNAH, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be placed as required by the local governmental unit; and that the outside boundary lines are correctly designated on the plat.

  
Terrence E. Rothenbacher, Land Surveyor  
Minnesota License No. 20595

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 11<sup>th</sup> day of NOVEMBER, 2003, by Terrence E. Rothenbacher, Minnesota License No. 20595.



  
Notary Public, Anoka County, Minnesota  
My Commission Expires 01/31/05

CHAMPLIN, MINNESOTA

This plat of OAKS OF SAVANNAH was approved and accepted by the City Council of the City of Champlin, Minnesota, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 2003. 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 Minnesota Statutes Section 505.03, Subdivision 2.

By: \_\_\_\_\_, Mayor

By: \_\_\_\_\_, Clerk

TAXPAYER SERVICES DEPARTMENT, HENNEPIN COUNTY, MINNESOTA

I hereby certify that taxes payable in \_\_\_\_\_ and prior years have been paid for land described on this plat. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Patrick H. O'Connor, Hennepin County Auditor

By: \_\_\_\_\_, Deputy

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA

Pursuant to Minnesota Statutes Section 38.38.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

William P. Brown, Hennepin County Surveyor

By: \_\_\_\_\_

REGISTRAR OF TITLES, HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of OAKS OF SAVANNAH was filed for record in this office this \_\_\_\_\_ day of \_\_\_\_\_, 2003, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Michael H. Cunniff, Registrar of Titles

By: \_\_\_\_\_, Deputy

COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of OAKS OF SAVANNAH was filed for record in this office this \_\_\_\_\_ day of \_\_\_\_\_, 2003, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

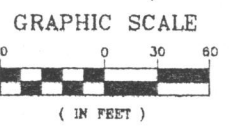
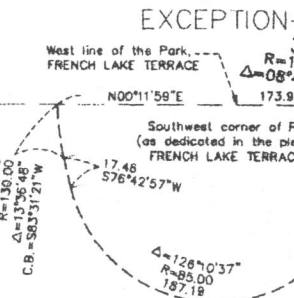
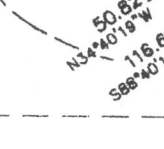
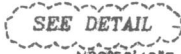
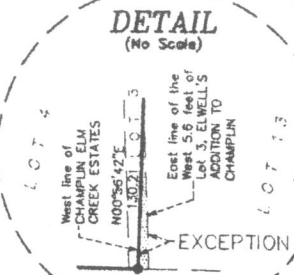
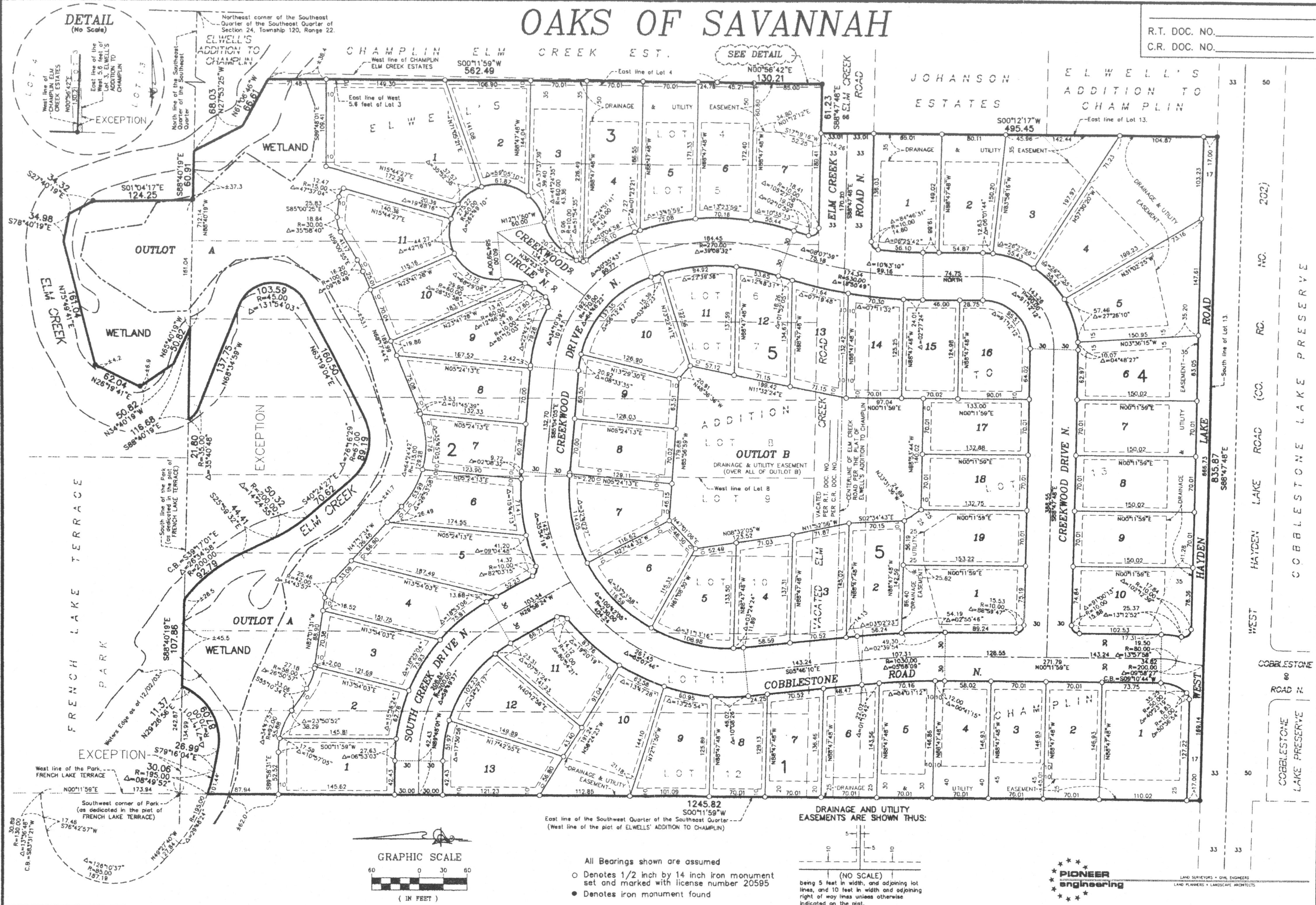
Michael H. Cunniff, County Recorder

By: \_\_\_\_\_, Deputy



# OAKS OF SAVANNAH

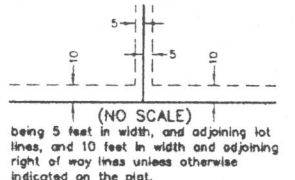
R.T. DOC. NO. \_\_\_\_\_  
C.R. DOC. NO. \_\_\_\_\_



1245.82  
S00°11'59"W  
562.49  
East line of the Southwest Quarter of the Southeast Quarter (West line of the plot of ELWELL'S ADDITION TO CHAMPLIN)

- All Bearings shown are assumed
- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595
  - Denotes iron monument found

**DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:**



LAND SURVEYORS & CIVIL ENGINEERS  
LAND PLANNERS & LANDSCAPE ARCHITECTS