

12/31/79
545185

DECLARATION OF EASEMENTS

THIS DECLARATION made and declared this 31st day of December, 1979,
by Gerald J. Smith and Associates, Inc., a Minnesota corporation, and
The Gorgen Co., a Minnesota corporation, hereinafter referred to as
Declarants,

WITNESSETH:

WHEREAS, Declarants are the owners of the entirety of the premises
described on Exhibit "A" attached hereto and being in Anoka County,
Minnesota, and,

WHEREAS, it is desirable to declare and establish the various
following easements for the benefit of individual owners, the owners
within the premises referred to in Exhibit "A" above.

NOW, THEREFORE, the following easements are hereby declared to exist
in perpetuum, and shall run with the burdened and benefited land.

A. PRIVATE DRIVEWAY EASEMENTS.

Private Driveway Easements for ingress and egress, including vehicular
access and turning of vehicles (but not per parking or storage of vehicles) over
each of the specified easement descriptions set forth in Exhibit "C" attached
hereto. Each easement shall be located upon the parcels described as servient

parcel and shall be in favor of the parcels described as the dominant parcels. The easements shall run with the land and shall be appurtenant to the dominant parcels. Additionally, each lot shall, as to a lot immediately adjoining and as to which it shares a driveway, enjoy backing and turning privilege over so much of a vehicular pad as is located more than 20 feet from garage door of the dwelling upon such immediately adjoining lot.

B. UNDERGROUND UTILITY EASEMENTS.

An easement for general utility (i.e. sewer and water service) purposes to Coon Rapids, to the Association, or any other appropriate public authority or utility for maintenance of underground sewer and water lines, along with full access thereto and to any and all above ground connections thereon located, running from public street to building lines and specifically as set forth and described upon Exhibit "D" attached hereto and made a part hereof;

GENERAL PROVISIONS

Each of the foregoing easements shall be interpreted and construed in such fashion as will most nearly accord with the general purposes and plan of development set forth in the Master Declaration. If any of the utility easements herein described shall in fact fall short of meeting actual building lines as intended and as originally constructed, or shall in fact encroach upon building lines as originally constructed, the building lines shall in fact control over the dimensions herein expressed. The utility easements herein specified are superior to the private easements in that entitled authority shall have full right to excavate as necessary for repair and maintenance.

IN WITNESS WHEREOF, said Gerald J. Smith and Associates, Inc. has caused these presents to be signed by its proper officers and its corporate seal to be hereunder affixed this 31st day of December, 1979.

GERALD J. SMITH AND ASSOCIATES, INC.

(SEAL)

By

[Signature]
Its President

IN WITNESS WHEREOF, said The Gorgen Co. has caused these presents to be signed by its proper officers and its corporate seal to be hereunder affixed this

31st day of December, 1979.

THE GORGEN CO.

(SEAL)

By

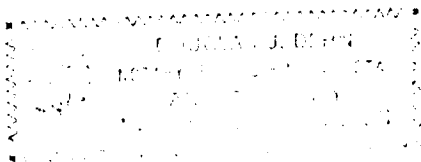
Its President

STATE OF MINNESOTA)

) ss.

COUNTY OF ANOKA)

On this 31st day of December, 1979, before me, a Notary Public within and for said County and State, personally appeared Gerald J. Smith, who being by me duly sworn did say that he is President of Gerald J. Smith and Associates, Inc., the corporation named in the foregoing instrument; that the corporate seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Gerald J. Smith acknowledged said instrument to be the free act and deed of said corporation.



Douglas J. Dehn

STATE OF MINNESOTA)

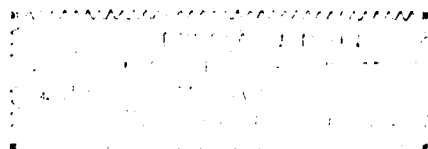
) ss.

COUNTY OF ANOKA)

On this 31st day of December, 1979, before me, a Notary Public within and for said County and State, personally appeared Joseph A. Craig, who being by me duly sworn did say that he is President of The Gorgen Co., the corporation named in the foregoing instrument; that the corporate seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Joseph A. Craig acknowledged said instrument to be the free act and deed of said corporation.

Douglas J. Dehn

This instrument was drafted by:
Douglas J. Dehn, 211 East Main
St., Anoka, MN 55303.



PROPERTY DESCRIPTION

Outlots A and B

Lots 1 through 36, inclusive, Block 1;

Lots 1 through 24, inclusive, Block 2;

Lots 1 through 8, inclusive, Block 3;

Lots 1 through 12, inclusive, Block 4;

all in FOREST OAKS ADDITION, according to the plat thereof on file and of record in the Office of the County Recorder in and for Anoka County, Minnesota.

EXHIBIT A

(Each being a 20 foot strip, 10 feet on each side of the indicated center line, including such extensions as may be required to reach angular or curved lot lines, all lot references are to lots in FOREST OAKS ADDITION.)

Column I	Column II	Column III
<u>SERVIENT PARCEL(S)</u>	<u>CENTER LINE OF EASEMENT STRIP</u>	<u>DOMINANT (SERVED) PARCEL(S)</u>
Lots 1 and 2, Block I	Beginning at the northwest corner of said Lot 1; thence east 33 feet along the north line of said Lot 1 and there terminating.	Lots 1 and 2, Block I
Lots 3, 4, 5 and 6, Block I	Beginning at the southeast corner of said Lot 4; thence north 115 feet along the east line of said Lots 4 and 3 and there terminating.	Lots 3, 4, 5 and 6, Block I
Lots 7, 8, 9 and 10, Block I	Beginning at the most southerly corner of said Lot 8; thence northeasterly along the southeasterly lines of said Lots 8 and 7 a distance of 115 feet and there terminating.	Lots 7, 8, 9 and 10, Block I
Lots 11, 12, 13 and 14, Block I	Beginning at the most northerly corner of said Lot 13; thence southeasterly 115 feet along the northeasterly lines of said Lots 13 and 14 and there terminating.	Lots 11, 12, 13 and 14, Block I
Lots 15, 16, 17 and 18, Block I	Beginning at the northeast corner of said Lot 17; thence southerly 115 feet along the easterly lines of said Lots 17 and 18 and there terminating.	Lots 15, 16, 17 and 18, Block I
Lots 19 and 20, Block I	Beginning at the most northerly corner of said Lot 19; thence southeasterly 37 feet along the northeasterly line of said Lot 19 and there terminating.	Lots 19 and 20, Block I
Lots 21 and 22, Block I	Beginning at the northwest corner of said Lot 21; thence east 26 feet along the north line of said Lot 21 and there terminating.	Lots 21 and 22, Block I
Lots 23, 24, 25 and 26, Block I	Beginning at the southwest corner of said Lot 25; thence north 122 feet along the west lines of said Lots 25 and 26 and there terminating.	Lots 23, 24, 25 and 26, Block I

Lots 27, 28, 29 and 30,
Block 1

Beginning at the southeast corner of
said Lot 28; thence north 115 feet
along the east lines of said Lots 28 and
27 and there terminating.

Lots 27, 28, 29 and 30,
Block 1

Lots 31, 32, 33 and 34,
Block 1

Beginning at the most easterly corner
of said Lot 32; thence northwesterly
110 feet along the northeasterly lines
of said Lots 32 and 31 and there
terminating.

Lots 31, 32, 33 and 34,
Block 1

Lots 35 and 36,
Block 1

Beginning at a point 28 feet north of
the south line and 18 feet west of the
east line of said Lot 35; thence south-
erly parallel with the east lines of said
Lots 35 and 36 to the south line of said
Lot 36 and there terminating.

Lots 35 and 36,
Block 1

Lots 1 and 2,
Block 2

Beginning at the most northerly corner
of said Lot 2; thence southeasterly 28
feet along the northeasterly line of
said Lot 2 and there terminating.

Lots 1 and 2,
Block 2

Lots 3, 4, 5 and 6,
Block 2

Beginning at the most easterly corner
of said Lot 4; thence southerly 110
feet along the easterly lines of said
Lots 4 and 3 and there terminating.

Lots 3, 4, 5 and 6,
Block 2

Lots 7, 8, 9 and 10,
Block 2

Beginning at the most westerly corner
of said Lot 9; thence southerly 110
feet along the westerly lines of said
Lots 9 and 10 and there terminating.

Lots 7, 8, 9 and 10,
Block 2

Lots 11, 12, 13 and 14,
Block 2

Beginning at the northwest corner of
said Lot 13; thence south 110 feet
along the west lines of said Lots 13
and 14 and there terminating.

Lots 11, 12, 13 and 14,
Block 2

Lots 15, 16, 17 and 18,
Block 2

Beginning at the northeast corner of
said Lot 16; thence southerly 116 feet
along the easterly lines of said Lots 16
and 15 and there terminating.

Lots 15, 16, 17 and 18,
Block 2

Lots 19, 20, 21 and 22,
Block 2

Beginning at the most westerly corner
of said Lot 21; thence southeasterly
115 feet along the southwesterly lines
of said Lots 21 and 22 and there
terminating.

Lots 19, 20, 21 and 22,
Block 2

Lots 23 and 24,
Block 2

Commencing at the most northerly
corner of said Lot 24; thence south-
westerly 23 feet along the northwes-
terly line of said Lot 24 to the actual
point of beginning of the center line to
be described; thence southeasterly 115
feet parallel with the northeasterly
lines of said Lots 24 and 23 and there
terminating.

Lots 23 and 24,
Block 2

Lots 1 and 2,
Block 3

Commencing at the northeast corner of said Lot 1; thence southerly 50 feet along the east line of said Lot 1 to the actual point of beginning; thence deflect 90 degrees to the right to the westerly line of said Lot 1; thence northwesterly perpendicular to said westerly line of Lot 1 a distance of 27 feet and there terminating.

Lots 1 and 2,
Block 3

Lots 3, 4, 5 and 6,
Block 3

Beginning at the southeast corner of said Lot 4; thence west 175 feet along the south line of said Lot 4 and there terminating.

Lots 3, 4, 5 and
6, Block 3

Lots 7 and 8,
Block 3

Beginning at a point on the south line of said Lot 7 distant 10 feet west from the southeast corner of said Lot 7; thence northwesterly 30 feet parallel with the northeasterly line of said Lot 7 and there terminating.

Lots 7 and 8,
Block 3

Lots 1 and 2,
Block 4

Beginning at the most southerly corner of said Lot 2; thence northeasterly 33 feet along the southeasterly line of said Lot 2 and there terminating.

Lots 1 and 2,
Block 4

Lots 3, 4, 5 and 6,
Block 4

Beginning at the most easterly corner of said Lot 4; thence northwesterly 108 feet along the northeasterly lines of said Lots 4 and 3 and there terminating.

Lots 3, 4, 5 and
6, Block 4

Lots 7, 8, 9 and 10,
Block 4

Beginning at the most westerly corner of said Lot 9; thence northeasterly 110 feet along the northwesterly lines of said Lots 9 and 10 and there terminating.

Lots 7, 8, 9 and
10, Block 4

Lots 11 and 12,
Block 4

Beginning at the southeast corner of said Lot 12; thence west a distance of 32 feet; thence deflect 90 degrees to the right to the northeasterly line of said Lot 12; thence northeasterly perpendicular to said northeasterly line of Lot 12 a distance of 28 feet and there terminating.

Lots 11 and 12,
Block 4

(Each being a 20 foot strip, 10 feet on each side of the indicated center line, including such extensions as may be required to reach angular or curved lot lines, all lot references are to lots in FOREST OAKS ADDITION.)

Column I	Column II	Column III
<u>SERVIENT PARCEL(S)</u>	<u>CENTER LINE OF EASEMENT STRIP</u>	<u>DOMINANT (SERVED) PARCEL(S)</u>
Lots 3, 4, 5 and 6, Block 1	Beginning at the Southeast corner of said Lot 4, thence North 135 feet along the east line of said Lots 4 and 3 and there terminating.	Lots 3, 4, 5 and 6, Block 1
Lots 7, 8, 9 and 10, Block 1	Beginning at the most southerly corner of said Lot 8; thence northeasterly along the southeasterly lines of said Lots 8 and 7 a distance of 135 feet and there terminating.	Lots 7, 8, 9 and 10, Block 1
Lots 11, 12, 13 and 14, Block 1	Beginning at the most northerly corner of said Lot 13; thence southeasterly 135 feet along the northeasterly lines of said Lots 13 and 14 and there terminating.	Lots 11, 12, 13 and 14, Block 1
Lots 15, 16, 17 and 18, Block 1	Beginning at the northeast corner of said Lot 17; thence southerly 125 feet along the easterly lines of said Lots 17 and 18 and there terminating.	Lots 15, 16, 17 and 18, Block 1
Lots 23, 24, 25 and 26, Block 1	Beginning at the southwest corner of said Lot 25; thence north 135 feet along the west lines of said Lots 25 and 26 and there terminating.	Lots 23, 24, 25 and 26, Block 1
Lots 27, 28, 29 and 30, Block 1	Beginning at the southeast corner of said Lot 28; thence north 130 feet along the east lines of said Lots 28 and 27 and there terminating.	Lots 27, 28, 29 and 30, Block 1
Lots 31, 32, 33 and 34, Block 1	Beginning at the most easterly corner of said Lot 32; thence northwesterly 125 feet along the northeasterly lines of said Lots 32 and 31 and there terminating.	Lots 31, 32, 33 and Lot 34, Block 1
Lots 35 and 36, Block 1	Beginning at a point 40 feet north of the south line and 18 feet west of the east line and the east line extended northerly of said Lot 35, thence southerly and parallel with the east line and the east line extended northerly of said Lot 36 to the south line of said Lot 36 and there terminating.	Lots 35 and 36, Block 1

Lots 3, 4, 5 and 6, Block 2	Beginning at the most easterly corner of said Lot 4; thence southerly 130 feet along the easterly lines of said Lots 4 and 3 and there terminating.	Lots 3, 4, 5 and 6, Block 2
Lots 7, 8, 9 and 10, Block 2	Beginning at the most westerly corner of said Lot 9; thence southerly 130 feet along the westerly lines of said Lots 9 and 10, and there terminating.	Lots 7, 8, 9 and 10, Block 2
Lots 11, 12, 13 and 14, Block 2	Beginning at the Northwest corner of said Lot 13, thence south 130 feet along the west lines of said Lots 13 and 14, and there terminating.	Lots 11, 12, 13 and 14, Block 2
Lots 15, 16, 17 and 18, Block 2	Beginning at the Northeast corner of said Lot 16; thence Southerly 136 feet along the easterly lines of said Lots 16 and 15 and there terminating.	Lots 15, 16, 17 and 18, Block 2
Lots 19, 20, 21 and 22, Block 2	Beginning at the most westerly corner of said Lot 21; thence southeasterly 135 feet along the southwesterly lines of said Lots 21 and 22, and there terminating.	Lots 19, 20, 21 and 22, Block 2
Lots 23 and 24, Block 2	Commencing at the most northerly corner of said Lot 24; thence southwesterly 23 feet along the northwesterly line of said Lot 24 to the actual point of beginning of the center line to be described; thence southeasterly 135 feet parallel with the northeasterly lines of said Lots 24 and 23 and there terminating.	Lots 23 and 24, Block 2
Lots 1 and 2, Block 3	Commencing at the northeast corner of said Lot 1; thence southerly 50 feet along the east line of said Lot 1 to the actual point of beginning; thence deflect 90 degrees to the right a distance of 150 feet and there terminating.	Lots 1 and 2. Block 3
Lots 3, 4, 5 and 6, Block 3	Beginning at the southeast corner of said Lot 4; thence West 175 feet along the south lines of said Lots 4 and 3 and there terminating.	Lots 3, 4, 5 and 6, Block 3
Lots 3, 4, 5 and 6, Block 4	Beginning at the most easterly corner of said Lot 4; thence northwesterly 128 feet along the northeasterly lines of said Lots 4 and 3 and there terminating.	(Lots 3, 4, 5 and 6, Block 4
Lots 7, 8, 9 and 10, Block 4	Beginning at the most westerly corner of said Lot 9; thence northeasterly 130 feet along the northwesterly lines of said Lots 9 and 10 and there terminating.	Lots 7, 8, 9 and 10, Block 4

Lots 11 and 12,
Block 4

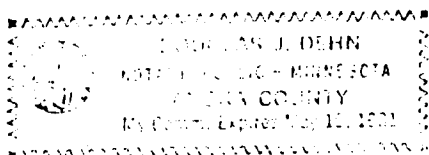
Beginning at the Southeast corner of said
Lot 12; thence west a distance of 32 feet;
thence deflect 90 degrees to the right a
distance of 90 feet and there terminating.

Lots 11 and 12,
Block 4

STATE OF MINNESOTA

COUNTY OF *Anoka* SS.

The foregoing instrument was acknowledged before me this 31st day of December, 1979, by Gerald J. Smith, President of Gerald J. Smith and Associates, Inc., a Minnesota corporation, on behalf of the corporation.

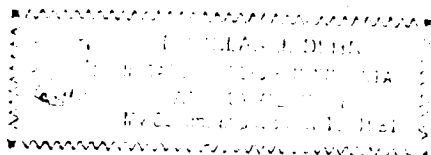


Douglas J. Dehn

STATE OF MINNESOTA

COUNTY OF *Anoka* SS.

The foregoing instrument was acknowledged before me this 31st day of December, 1979, by Joseph A. Craig, President of The Gorgen Co., a Minnesota corporation, on behalf of the corporation.



Douglas J. Dehn