

ANOKA TRANSIT VILLAGE SOUTH

CITY OF ANOKA
COUNTY OF ANOKA
SECTION 6, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS that the City of Anoka, a Minnesota Municipal Corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of Lot 5, Block 2, CUTTERVILLE ADDITION TO ANOKA, Anoka County, Minnesota described as follows:
Beginning at the Northeast Corner of said Lot 5; thence west on the north line of said Lot 5 a distance of 105 feet; thence Southeast a distance of 105 feet to a point on the south line of said Lot 5, said point being 22.5 feet west of the Southeast Corner of said Lot 5; thence east on said south line a distance of 22.5 feet to said Southeast Corner; thence north 66 feet to the point of beginning.

AND
That part of Lots 6 and 7, Block 2, CUTTERVILLE ADDITION TO ANOKA, Anoka County, Minnesota lying southeasterly of the Great Northern Railroad Spur taken for the opening of Pierce Street as per Book 174, Page 456.

AND
Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, Block 2, CUTTERVILLE ADDITION TO ANOKA, Anoka County, Minnesota.

AND
Lot numbered Sixteen (16), Block numbered Two (2), CUTTERVILLE ADDITION TO ANOKA, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County.

AND
That part of Government Lot 2, Section 6, Township 31, Range 24, Anoka County, Minnesota lying southwesterly of the northeasterly right-of-way line of Pierce Street as per Book 174 Page 456 and lying easterly of the east right-of-way line of 4th Avenue and lying within 25.00 feet on each side of the following described centerline:

Commencing at the West Quarter Corner of said Section 6; thence on an assumed bearing of South 88 degrees 25 minutes 38 seconds East, along the south line of said Government Lot 2, a distance of 914.37 feet; thence North 00 degrees 38 minutes 23 seconds East a distance of 379.80 feet to the point of beginning of the centerline to be described; thence northeasterly along a non-tangential curve concave to the southeast, said curve having a radius of 548.92 feet, a central angle of 10 degrees 45 minutes 56 seconds and a chord bearing of North 34 degrees 40 minutes 16 seconds East, for a distance of 103.14 feet and said centerline there terminating.

The sidelines of said parcel shall be prolonged or shortened to terminate on said northeasterly right-of-way line of Pierce Street and on said east right-of-way line of 4th Avenue. Said parcel being a part of Lot 8, PILLSBURY-WASHBURN SUBDIVISION, Anoka County, Minnesota and also a part of Block 2, CUTTERVILLE ADDITION, City of Anoka, Anoka County, Minnesota.

AND
That part of Government Lot 2 and that part of the Southeast Quarter of the Northwest Quarter of Section 6, Township 31, Range 24, Anoka County, Minnesota lying northeasterly of the northeasterly right-of-way line of Pierce Street as per Book 174 Page 456 and lying westerly of the east right-of-way line of 5th Avenue formerly known as North Division Street and lying within 25.00 feet on each side of the following described centerline:

Commencing at the West Quarter Corner of said Section 6; thence on an assumed bearing of South 88 degrees 25 minutes 38 seconds East, along the south line of said Government Lot 2, a distance of 914.37 feet; thence North 00 degrees 38 minutes 23 seconds East a distance of 379.80 feet to the point of beginning of the centerline to be described; thence northeasterly along a non-tangential curve concave to the southeast, said curve having a radius of 548.92 feet, a central angle of 10 degrees 45 minutes 56 seconds and a chord bearing of North 34 degrees 40 minutes 16 seconds East, for a distance of 103.14 feet; thence northeasterly along a compound curve concave to the southeast, said curve having a radius of 1165.72 feet and a central angle of 07 degrees 53 minutes 48 seconds, for a distance of 160.66 feet; thence northeasterly along a compound curve concave to the southeast, said curve having a radius of 500.00 feet and a central angle of 07 degrees 40 minutes 27 seconds, for a distance of 66.97 feet; thence northeasterly along a compound curve concave to the southeast, said curve having a radius of 833.68 feet and a central angle of 20 degrees 52 minutes 43 seconds, for a distance of 303.79 feet; thence northeasterly along a compound curve concave to the south, said curve having a radius of 475.00 feet and a central angle of 05 degrees 40 minutes 06 seconds, for a distance of 46.99 feet and said centerline there terminating.

The sidelines of said parcel shall be prolonged or shortened to terminate on said northeasterly right-of-way line of Pierce Street and said east right-of-way line of 5th Avenue. Said parcel being a part of Lot 8, PILLSBURY-WASHBURN SUBDIVISION, Anoka County, Minnesota and also a part of Block 2, CUTTERVILLE ADDITION, City of Anoka, Anoka County, Minnesota.

AND
Lots 5, 6, 7, 8, 9, 10, 11, and 12, of WOODBURY'S SUBDIVISION OF PART OF LOT 2, SECTION 6, TOWNSHIP 31 NORTH, RANGE 24 WEST OF THE 4TH PRINCIPAL MERIDIAN, Anoka County, Minnesota.

AND
Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, and that part of Block not platted into lots, Block 9, WOODBURY'S ADDITION TO ANOKA, Anoka County, Minnesota lying southerly of the following described line and its extensions:

Commencing at the West Quarter Corner of Section 6, Township 31, Range 24, said Anoka County, thence on an assumed bearing of South 88 degrees 25 minutes 38 seconds East, along the south line of the Northwest Quarter of said Section 6, a distance of 2034.44 feet; thence North 01 degrees 48 minutes 19 seconds East a distance of 359.50 feet to the point of beginning of the line to be described; thence northwesterly on a non-tangential curve concave to the southwest, said curve having a radius of 776.80 feet, a central angle of 40 degrees 06 minutes 57 seconds and a chord that bears North 49 degrees 22 minutes 37 seconds West for a distance of 543.74 feet; thence westerly along a compound curve concave to the south, said curve having a radius of 408.75 feet and a central angle of 09 degrees 04 minutes 18 seconds for a distance of 64.72 feet; thence westerly along a compound curve concave to the south, said curve having a radius of 453.98 feet and a central angle of 14 degrees 53 minutes 26 seconds for a distance of 117.99 feet to the east right-of-way line of 5th Avenue and said described line there terminating.

AND
That part of the Southeast Quarter of the Northwest Quarter of Section 6, Township 31, Range 24, Anoka County, Minnesota lying easterly of the east right-of-way line of 5th Avenue, formerly known as North Division Street, and lying west of the west right-of-way line of 6th Avenue, formerly known as North Centre Street, and lying southerly of the southerly right-of-way line of the Burlington Northern Santa Fe Railroad and lying northeasterly and northerly of the following described line and its extensions:

Commencing at the West Quarter Corner of said Section 6; thence on an assumed bearing of South 88 degrees 25 minutes 38 seconds East, along the south line of said Government Lot 2 and the south line of said Southeast Quarter of the Northwest Quarter, a distance of 2034.44 feet; thence North 01 degrees 48 minutes 19 seconds East a distance of 359.50 feet to the point of beginning of the line to be described; thence northwesterly on a non-tangential curve concave to the southwest, said curve having a radius of 776.80 feet, a central angle of 40 degrees 06 minutes 57 seconds and a chord that bears North 49 degrees 22 minutes 37 seconds West for a distance of 543.74 feet; thence westerly along a compound curve concave to the south, said curve having a radius of 408.75 feet and a central angle of 09 degrees 04 minutes 18 seconds for a distance of 64.72 feet; thence westerly along a compound curve concave to the south, said curve having a radius of 453.98 feet and a central angle of 14 degrees 53 minutes 26 seconds for a distance of 117.99 feet to said east right-of-way line of 5th Avenue and said described line there terminating.

Said parcel being a part of Lot 8, PILLSBURY-WASHBURN SUBDIVISION, Anoka County, Minnesota and also a part of Lot 1, Block 9 and that part of said Block 9 not platted into a lot, WOODBURY'S ADDITION TO ANOKA, Anoka County, Minnesota.

AND
That part of Vacated 5th Avenue, formerly known as North Division Street, per the plat of WOODBURY'S ADDITION TO ANOKA, Anoka County, Minnesota lying southerly of the south right-of-way line of the Burlington Northern Santa Fe Railroad and lying north of the westerly extension of the south line of Block 9, said WOODBURY'S ADDITION TO ANOKA.

AND
That part of Lots 7 and 8, Block 2, CUTTERVILLE ADDITION TO ANOKA, Anoka County, Minnesota, lying southerly of a line lying 40.00 feet southerly of the following described centerline of realigned Pierce Street, lying easterly of a line lying 47.00 feet easterly of the centerline of 4th Avenue, lying southeasterly of following described "Line Z" and its extensions and lying northwesterly of a line lying 25.00 feet northwesterly of the following described line:

Commencing at the West Quarter Corner of Section 6, Township 31, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 88 degrees 25 minutes 38 seconds East, along the south line of the Northwest Quarter of said Section 6, a distance of 914.37 feet; thence North 00 degrees 38 minutes 23 seconds East a distance of 379.80 feet to the point of beginning of the line to be described; thence northeasterly along a non-tangential curve concave to the southeast, said curve having a radius of 548.92 feet, a central angle of 10 degrees 45 minutes 56 seconds and a chord bearing of North 34 degrees 40 minutes 16 seconds East, for a distance of 103.14 feet; thence northeasterly along a compound curve concave to the southeast, said curve having a radius of 1165.72 feet and a central angle of 07 degrees 53 minutes 48 seconds, for a distance of 160.66 feet; thence northeasterly along a compound curve concave to the southeast, said curve having a radius of 500.00 feet and a central angle of 07 degrees 40 minutes 27 seconds, for a distance of 66.97 feet; thence northeasterly along a compound curve concave to the southeast, said curve having a radius of 833.68 feet and a central angle of 20 degrees 52 minutes 43 seconds, for a distance of 303.79 feet; thence northeasterly along a compound curve concave to the south, said curve having a radius of 475.00 feet and a central angle of 05 degrees 40 minutes 06 seconds, for a distance of 46.99 feet and said line there terminating.

The centerline of realigned Pierce Street is described as follows: Beginning at a point on the southerly extension of the east line of Block 9, WOODBURY'S ADDITION TO ANOKA, Anoka County, Minnesota distant 30.00 feet south of the southeast corner of Lot 1, said Block 9; thence on a bearing of North 88 degrees 07 minutes 40 seconds West, parallel with the south line of said Block 9, a distance of 383.55 feet; thence northwesterly along a tangential curve concave to the northeast, said curve having a radius of 454.00 feet, a central angle of 50 degrees 58 minutes 07 seconds, for a distance of 403.87 feet; thence westerly along a reverse curve concave to the southwest, said curve having a radius of 454.00 feet, a central angle of 52 degrees 12 minutes 04 seconds, for a distance of 413.63 feet; thence North 89 degrees 21 minutes 37 seconds West, tangent to said reverse curve, a distance of 134.51 feet and said centerline of realigned Pierce Street there terminating.

"Line Z" is described as follows: Commencing at the intersection of said line lying 47.00 feet easterly of the centerline of 4th Avenue and the aforescribed centerline of realigned Pierce Street; thence South 00 degrees 38 minutes 23 seconds West, along said line lying 47.00 feet easterly of the centerline of 4th Avenue, a distance of 66.50 feet to the point of beginning of "Line Z"; thence North 45 degrees 42 minutes 37 seconds East for a distance of 37.43 feet to the intersection with a line 40.00 feet southerly of said centerline of realigned Pierce Street and said "Line Z" there terminating.

AND
That part of Lots 7, 8, 9, 10, and 11, Block 2, CUTTERVILLE ADDITION TO ANOKA, Anoka County, Minnesota, lying northwesterly of a line lying 25.00 feet northwesterly of the following described line:

Commencing at the West Quarter Corner of Section 6, Township 31, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 88 degrees 25 minutes 38 seconds East, along the south line of the Northwest Quarter of said Section 6, a distance of 914.37 feet; thence North 00 degrees 38 minutes 23 seconds East a distance of 379.80 feet to the point of beginning of the line to be described; thence northeasterly along a non-tangential curve concave to the southeast, said curve having a radius of 548.92 feet, a central angle of 10 degrees 45 minutes 56 seconds and a chord bearing of North 34 degrees 40 minutes 16 seconds East, for a distance of 103.14 feet; thence northeasterly along a compound curve concave to the southeast, said curve having a radius of 1165.72 feet and a central angle of 07 degrees 53 minutes 48 seconds, for a distance of 160.66 feet; thence northeasterly along a compound curve concave to the southeast, said curve having a radius of 500.00 feet and a central angle of 07 degrees 40 minutes 27 seconds, for a distance of 66.97 feet; thence northeasterly along a compound curve concave to the southeast, said curve having a radius of 833.68 feet and a central angle of 20 degrees 52 minutes 43 seconds, for a distance of 303.79 feet; thence northeasterly along a compound curve concave to the south, said curve having a radius of 475.00 feet and a central angle of 05 degrees 40 minutes 06 seconds, for a distance of 46.99 feet and said line there terminating.

EXCEPT that part of said Lots 7 and 8 lying southerly of a line lying 40.00 feet southerly of the following described centerline of realigned Pierce Street, lying easterly of a line lying 47.00 feet easterly of the centerline of 4th Avenue and also lying southeasterly of following described "Line Z" and its extensions:

The centerline of realigned Pierce Street is described as follows: Beginning at a point on the southerly extension of the east line of Block 9, WOODBURY'S ADDITION TO ANOKA, Anoka County, Minnesota distant 30.00 feet south of the southeast corner of Lot 1, said Block 9; thence on a bearing of North 88 degrees 07 minutes 40 seconds West, parallel with the south line of said Block 9, a distance of 383.55 feet; thence northwesterly along a tangential curve concave to the northeast, said curve having a radius of 454.00 feet, a central angle of 50 degrees 58 minutes 07 seconds, for a distance of 403.87 feet; thence westerly along a reverse curve concave to the southwest, said curve having a radius of 454.00 feet, a central angle of 52 degrees 12 minutes 04 seconds, for a distance of 413.63 feet; thence North 89 degrees 21 minutes 37 seconds West, tangent to said reverse curve, a distance of 134.51 feet and said centerline of realigned Pierce Street there terminating.

"Line Z" is described as follows: Commencing at the intersection of said line lying 47.00 feet easterly of the centerline of 4th Avenue and the aforescribed centerline of realigned Pierce Street; thence South 00 degrees 38 minutes 23 seconds West, along said line lying 47.00 feet easterly of the centerline of 4th Avenue, a distance of 66.50 feet to the point of beginning of "Line Z"; thence North 45 degrees 42 minutes 37 seconds East for a distance of 37.43 feet to the intersection with a line 40.00 feet southerly of said centerline of realigned Pierce Street and said "Line Z" there terminating.

and that Larry Graham and Shirley Graham, husband and wife, fee owners of the following described property situated in the County of Anoka, State of Minnesota to wit:

All that part of Lots 6, 7, 8, and 9, Block 2, CUTTERVILLE ADDITION TO ANOKA, Anoka County, Minnesota, lying southeasterly of the Great Northern Railway Company Spur right-of-way. EXCEPT that part of Lots 6, 7, and 8 taken for the opening of Pierce Street per Book 174, Page 456.

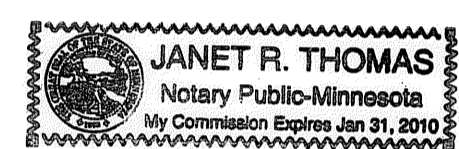
Have caused the same to be surveyed and platted as ANOKA TRANSIT VILLAGE SOUTH and do hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat. In witness whereof said City of Anoka, a Minnesota Municipal Corporation, has caused these presents to be signed by its Mayor and City Clerk, this 18th day of December, 2008.

CITY OF ANOKA
Bjorn Skogquist
Bjorn Skogquist, as Mayor

Amy Oehlers
Amy Oehlers, as City Clerk

STATE OF MINNESOTA, COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 18th day of December, 2008 by Bjorn Skogquist, as Mayor, and Amy Oehlers, as City Clerk of the City of Anoka, a Minnesota Municipal Corporation, on behalf of the Municipal Corporation.

Janet Thomas
Notary Public, Minnesota
My Commission Expires January 31, 2010.



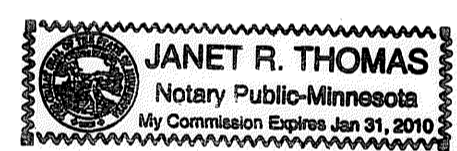
Also in witness whereof said Larry Graham and Shirley Graham, husband and wife, have hereunto set our hands this 23rd day of December, 2008.

Larry Graham
Larry Graham

Shirley Graham
Shirley Graham

STATE OF MINNESOTA, COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 23rd day of December, 2008 by Larry Graham and Shirley Graham, husband and wife.

Janet Thomas
Notary Public, Minnesota
My Commission Expires January 31, 2010.



I, Charles R. Christopherson, a duly Licensed Land Surveyor under the laws of the State of Minnesota, do hereby certify that I surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat as ANOKA TRANSIT VILLAGE SOUTH; 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 the plat have been, or will be correctly set within one year as indicated on this plat; that all water boundaries and wet lands, as defined in Minnesota Statutes 505.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Charles R. Christopherson
Charles R. Christopherson, Land Surveyor
Minnesota Registration No. 18420

STATE OF MINNESOTA, COUNTY OF ANOKA
The foregoing Surveyor's Certificate was acknowledged before me this 17th day of DECEMBER, 2008 by Charles R. Christopherson, Land Surveyor.

Larry K. Affield
Larry K. Affield
Notary Public, Minnesota
My Commission Expires January 31, 2010.

This plat of ANOKA TRANSIT VILLAGE SOUTH was approved by the Planning Commission of the City of Anoka, Minnesota this 5th day of September, 2008.

Charles F. Kutz
Chairman

End Thumy
Secretary

496972.004
JAMES J. DEWITT
DEPUTY REGISTER OF DEEDS
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on 12-30-08 at 3:46 o'clock P.M.
Maureen J. Devine, Registrar of Titles
by CKE
Deputy Registrar of Titles

CITY OF ANOKA
We hereby certify that the City Council of Anoka, Anoka County, Minnesota, duly accepted and approved the plat of ANOKA TRANSIT VILLAGE SOUTH at a regular meeting thereof held this 17th day of September, 2008. 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.

Bjorn Skogquist
Bjorn Skogquist, as Mayor

Amy Oehlers
Amy Oehlers, as City Clerk

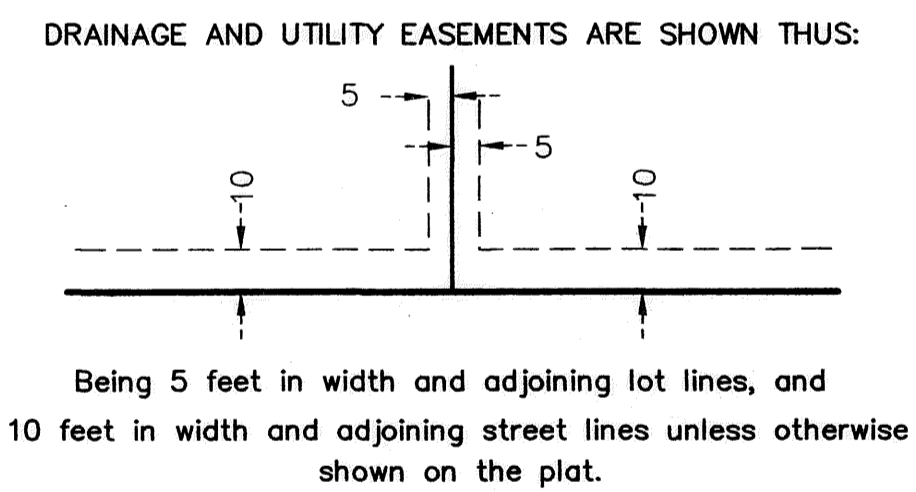
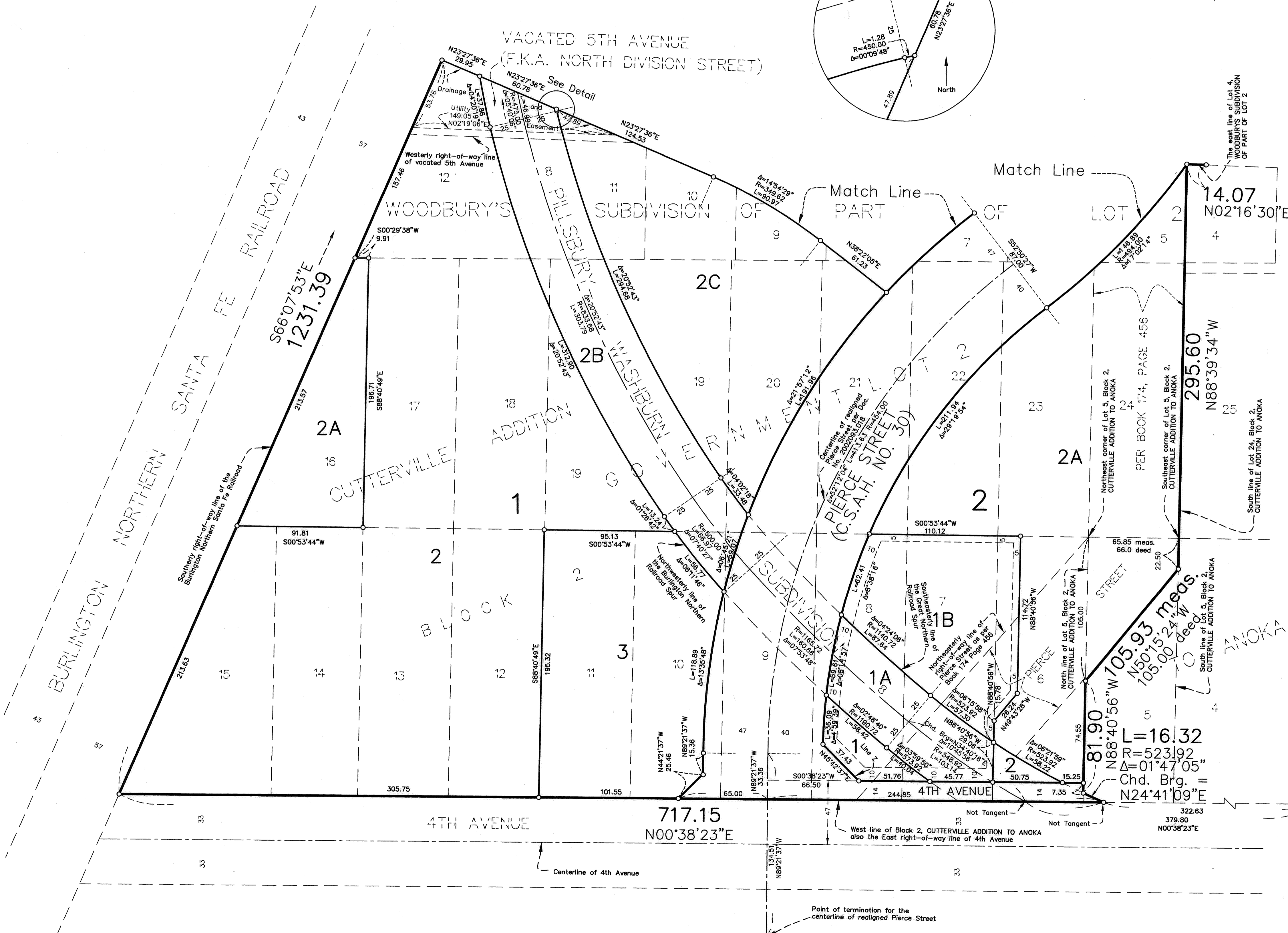
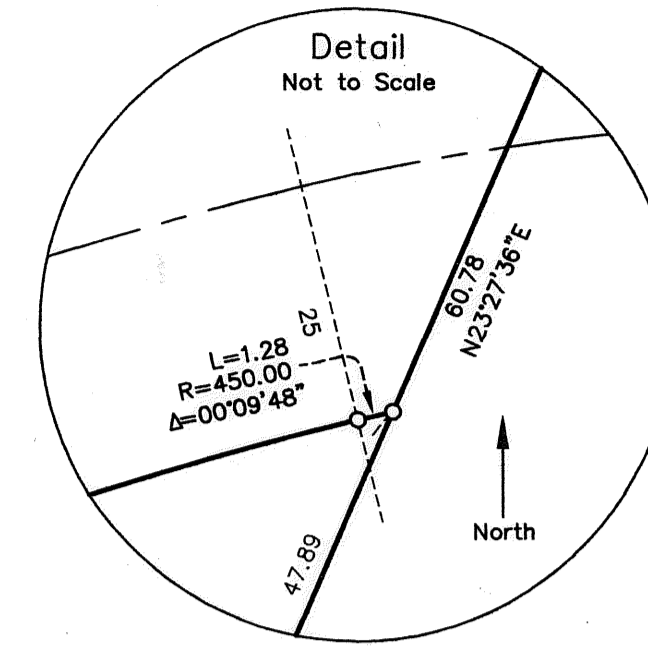
This plat of ANOKA TRANSIT VILLAGE SOUTH was checked and approved by me this 23rd day of December, 2008.

Larry D. Holium
Larry D. Holium, Anoka County Surveyor
by Charles F. Kutz, Deputy

856.00
856.00

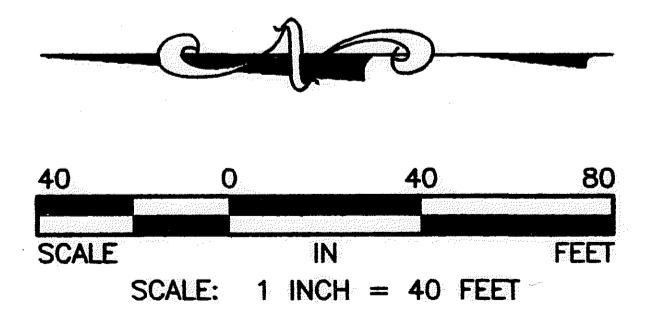


ANOKA TRANSIT VILLAGE SOUTH



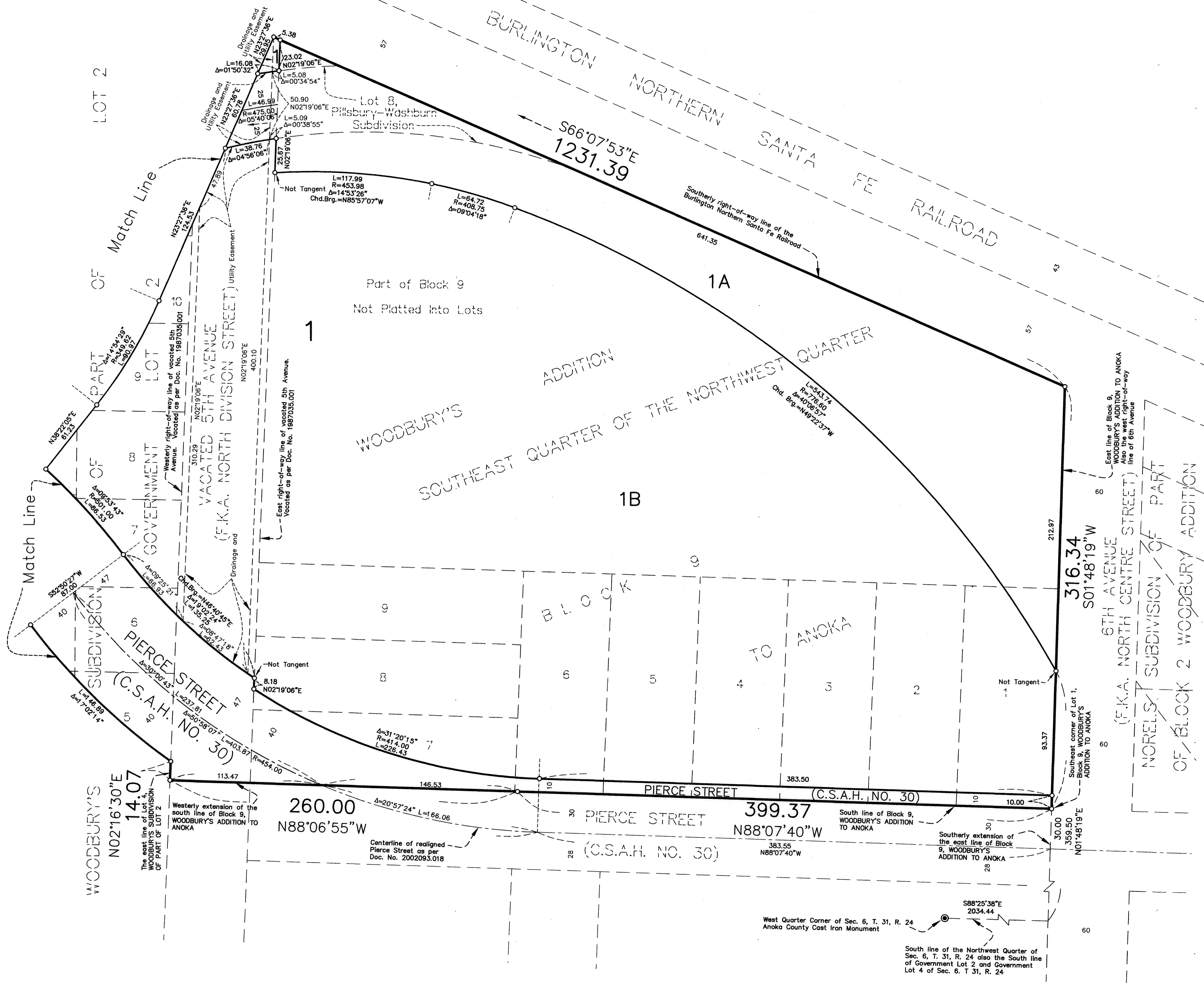
For the purposes of this plat the west line of Block 2, Cutterville Addition to Anoka is assumed to bear North 00°38'23\"

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes Anoka County Cast Iron Monument found

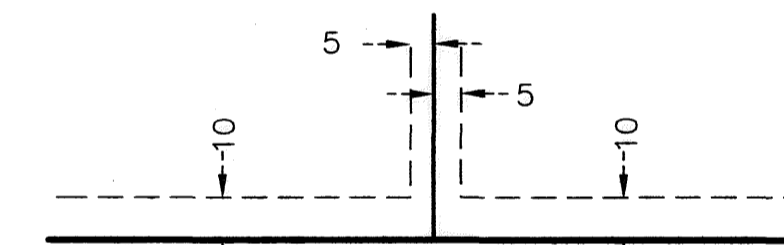


South line of the Northwest Quarter of Sec. 6, T. 31, R. 24 also the South line of Government Lot 2 and Government Lot 4 of Sec. 6, T. 31, R. 24
West Quarter Corner of Sec. 6, T. 31, R. 24 Anoka County Cast Iron Monument

ANOKA TRANSIT VILLAGE SOUTH



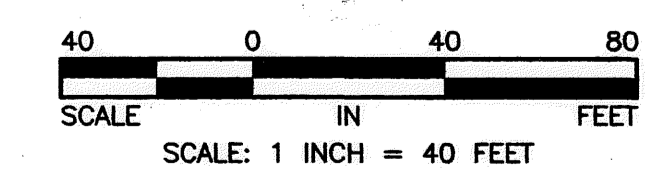
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise shown on the plat.

For the purposes of this plat the west line of Block 2, Cutterville Addition to Anoka is assumed to bear North $00^{\circ}38'23''$ East.

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes Anoka County Cast Iron Monument found



West Quarter Corner of Sec. 6, T. 31, R. 24
Anoka County Cast Iron Monument

South line of the Northwest Quarter of Sec. 6, T. 31, R. 24 also the South line of Government Lot 4 of Sec. 6, T. 31, R. 24