

BURL OAKS ESTATES 2ND ADDITION

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

CITY OF COON RAPIDS

COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Nedegaard Construction Company, Inc., a Minnesota corporation, owner and proprietor, and Builders Development & Finance, Inc., a Minnesota corporation, mortgagee, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

The Northeast Quarter of the Northeast Quarter of the Southeast Quarter and the East Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 12, Township 31, Range 24, Anoka County, Minnesota

EXCEPT that part thereof described as follows:

Commencing at the East Quarter corner of Section 12, Township 31, Range 24; thence South 89 degrees, 31 minutes, 49 seconds West, assumed bearing, along the East-West Quarter line of Section 12, 868.56 feet to the actual point of beginning; thence South 89 degrees, 31 minutes, 49 seconds West, continuing along said Quarter line 135.36 feet, to the West line of the East Half of the Northwest Quarter of the Northeast Quarter of said Section 12; thence South 01 degrees, 04 minutes, 50 seconds West, 450.00 feet; thence Northeasterly on a nontangential curve concave to the Northwest, delta of 16 degrees, 32 minutes, 37 seconds, radius of 476.63 feet, chord bearing North 82 degrees, 48 minutes 31 seconds East, a distance of 137.62 feet; thence North 01 degrees, 01 minutes, 36 seconds East, 433.93 feet to the point of beginning and there terminating.

ALSO EXCEPT that part described as follows:

Commencing at the East Quarter corner of said Section 12; thence South 89 degrees, 31 minutes, 49 seconds West, assumed bearing, along the East-West Quarter line of said Section 12, a distance of 868.56 feet; thence South 01 degrees, 01 minutes, 36 seconds West, a distance of 433.93 feet to the point of beginning of the land to be described; thence continuing South 01 degrees, 01 minutes, 36 seconds West a distance of 53.86 feet; thence Northwesterly on a nontangential curve, concave to the Southwest, central angle 28 degrees, 15 minutes, 04 seconds, radius 287.15 feet, chord bearing North 74 degrees, 48 minutes, 38 seconds West, a distance of 141.42 feet to the West line of said East Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter; thence Northeasterly on a nontangential curve, concave to the Northwest, central angle 16 degrees, 32 minutes, 37 seconds, radius 476.63 feet, chord bearing North 82 degrees, 48 minutes, 32 seconds East, a distance of 137.62 feet to the point of beginning.

Have caused the same to be surveyed and platted as BURL OAKS ESTATES 2ND ADDITION and do hereby donate and deciate to the public for public use forever the Avenues, Streets, Lane and easements for utility and drainage purposes as shown on the plat. Also dedicating to Anoka County access to and from Lots 15, 16, 17, 18, 19, 20 and 21, Block 1 to University Ave. N.W. (County Road No. 51). In witness whereof said Nedegaard Construction Company, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 10th day of August, 1992. In witness whereof said Builders Development & Finance, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 14 day of August, 1992.

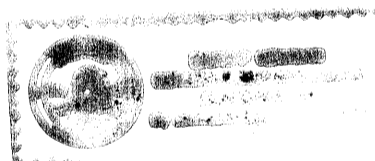
Signed: NEDEGAARD CONSTRUCTION COMPANY, INC.

BUILDERS DEVELOPMENT & FINANCE, INC.

Bruce A. Nedegaard
Bruce A. Nedegaard, president

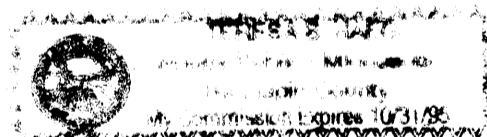
Fritz W. Van Nest its vice president

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 10th day of August, 1992, by Bruce A. Nedegaard, president of Nedegaard Construction Company, Inc., a Minnesota corporation, on behalf of said corporation.



David P. Newman
Notary Public, Anoka County, Minnesota
My Commission Expires 1-16-93

State of Minnesota
county of Anoka The foregoing instrument was acknowledged before me this 14 day of August, 1992, by Fritz W. Van Nest its vice president of Builders Development & Finance, Inc., a Minnesota corporation, on behalf of said corporation.

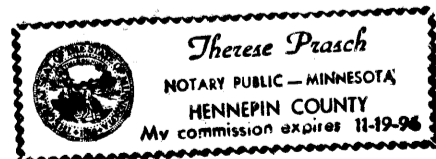


Theresa Prasch
Notary Public, HENNEPIN County, Minnesota
My Commission Expires 10-31-95

I hereby certify that I have surveyed and platted the property described on this plat as BURL OAKS ESTATES 2ND ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands or public highways other than as shown thereon.

Raymond A. Prasch
Raymond A. Prasch, Licensed Land Surveyor
Minnesota License No. 6743

State of Minnesota
County of Hennepin The foregoing surveyor's certificate was acknowledged before me this 7th day of AUGUST, 1992, by Raymond A. Prasch, Licensed Land Surveyor.



Theresa Prasch
Theresa Prasch, Notary Public, Hennepin County, Minn.
My Commission Expires November 19, 1996

The plat of BURL OAKS ESTATES 2ND ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 10th day of August, 1992.

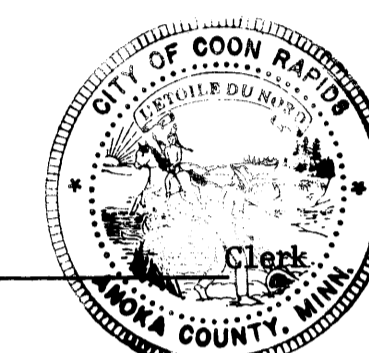
By Donna M. Naewe Chairman

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of BURL OAKS ESTATES 2ND ADDITION, at a regular meeting thereof held this 25th day of July, 1992. 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.

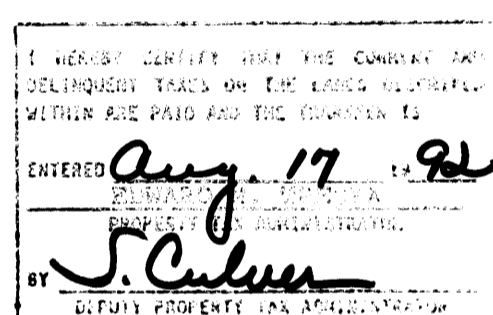
CITY COUNCIL OF COON RAPIDS, MINNESOTA

By William A. Thompson Mayor

By Betty Baker, CM Clerk



Checked and approved this 17th day of August, 1992.



MERLYN D. ANDERSON by Larry D. Stein deputy
Anoka County Surveyor

993780
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the within instrument was filed for record on the AUG 17 1992
at 11:20 o'clock A.M. and is contained in book 45 of Plats 11
Red O. Omdahl
County Recorder
By Dreta Kay Ege Deputy

