

CAVNER COMMONS

KNOW ALL MEN BY THESE PRESENTS: That H. C. Development, LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lot 1, Block 1, CLUB WEST THIRTEENTH ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as CAVNER COMMONS and does hereby donate and dedicate to the public for public use forever the easements for drainage and utility purposes only. In witness whereof said H. C. Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 28 day of August, 2006.

H. C. DEVELOPMENT, LLC
Hollis Cavner
Hollis Cavner as General Manager

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
Sept. 1, 2006
J. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 28th day of August, 2006, by Hollis Cavner as General Manager of H. C. Development, LLC, a Minnesota limited liability company, on behalf of said company.

Nina Waggoner
NINA WAGGONER
Notary Public - Minnesota
My Commission Expires Jan 31, 2010

Nina Waggoner
Notary Public, ANOKA County, Minnesota
My Commission Expires 1-31-2010

I hereby certify that I have surveyed and platted the property described on this plat as CAVNER COMMONS; 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; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands, in accordance with section 505.02 Subdivision 1, or public highways to be designated other than as shown.

Terrence E. Rothenbacher
Terrence E. Rothenbacher, Land Surveyor
Minnesota License Number 20595

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 26 day of August, 2006, by Terrence E. Rothenbacher, Land Surveyor, Minnesota License No. 20595.

Connie Rae Moldenhauer
CONNIE RAE MOLDEHAUER
NOTARY PUBLIC
MY COMM. EXP. 01/31/2010

Connie Rae Moldenhauer
Notary Public, Anoka County, Minnesota
My Commission Expires 01/31/2010

BLAINE, MINNESOTA

This plat of CAVNER COMMONS was approved and accepted by the City Council of the City of Blaine, Minnesota, at a regular meeting thereof held this 17th day of August, 2006. 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, Section 2.

By: *Tom Egan* Mayor By: *Steve M. Cross* Clerk

Checked and approved this 30TH day of August, 2006.

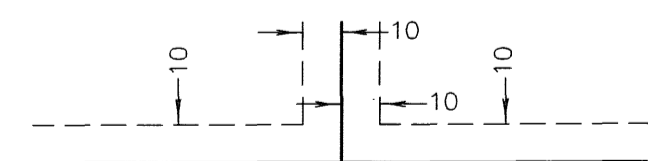
By: *Lanny O. Hoium*
Lanny O. Hoium
Anoka County Surveyor

by *Charles F. Reizen*, Deputy

488861.003 TORRENS

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on Sept. 04, 2006 at 11:33 a'clock A.M.
Mousson, J. Devine, Registrar of Titles
By: G. KE
Deputy Registrar of Titles

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



being 10 feet in width, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines unless otherwise shown on this plat.

- △ Denotes Restricted Right of Access Dedicated to the County of Anoka as shown on the plat of CLUB WEST.
- Denotes iron monument found
- Denotes 1/2 inch by 14 inch iron monument set and marked with license number 20595.

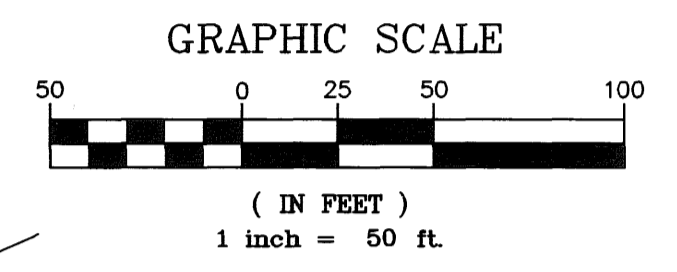
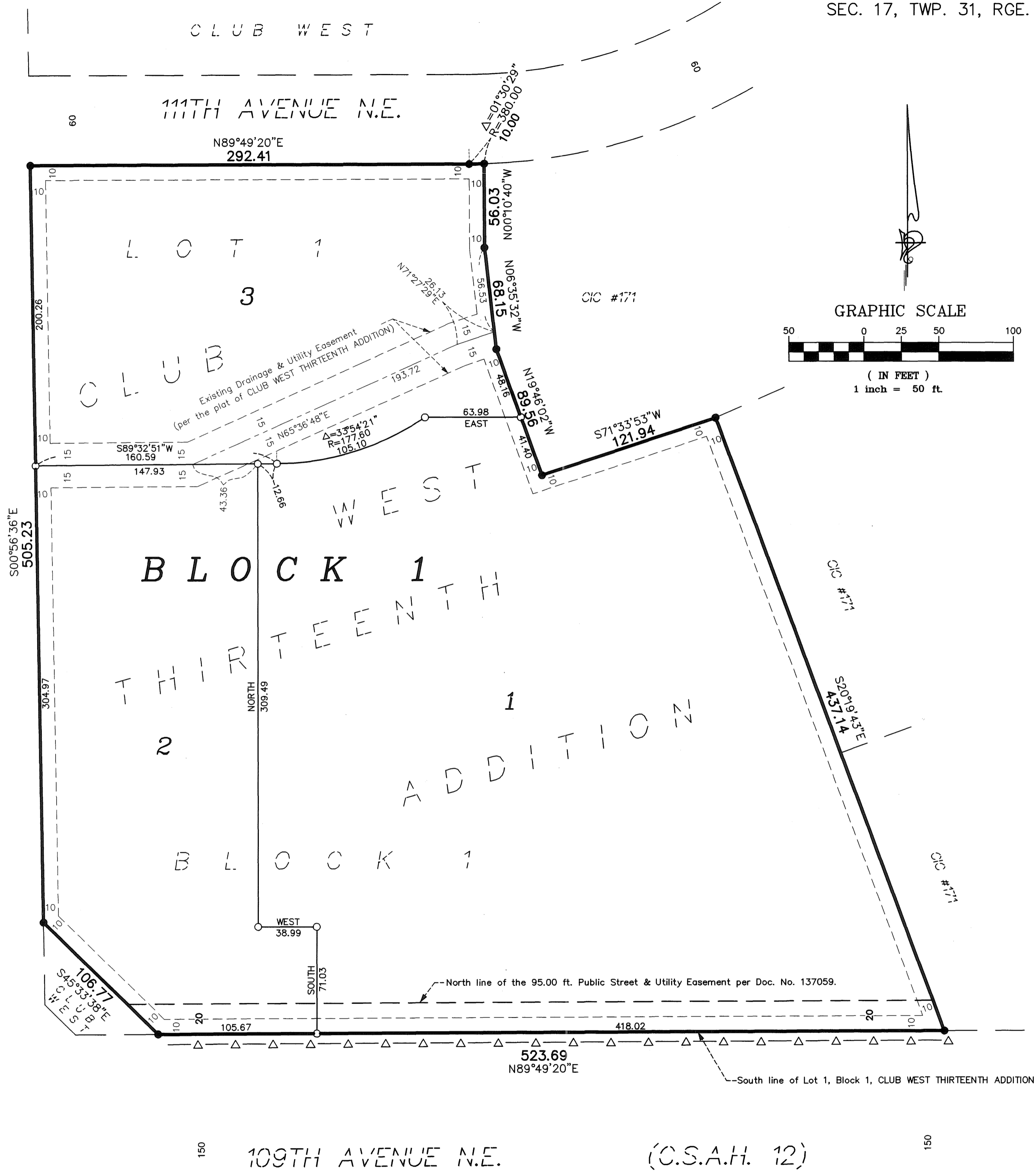
For the purposes of this plat, the south line of Lot 1, Block 1, CLUB WEST THIRTEENTH ADDITION is assumed to have a bearing of North 89°49'20" East.

All monuments required by Minnesota Statute, whether shown on this plat or not, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch by 14 inch iron pipe marked by RLS 20595.

CIC #141
111TH AVENUE N.E.

ROSELAND INDUSTRIAL PARK

WEST PARKWAY
CLUB WEST



596.00