

OFFICIAL PLAT

CHURCH OF THE EPIPHANY ADDITION

Bk 61 Abst Pg 42 CITY OF COON RAPIDS, COUNTY OF ANOKA SEC. 15, T 31, R 24

KNOW ALL PERSONS BY THESE PRESENTS: That The Church of the Epiphany of Coon Rapids, a Minnesota religious corporation, fee owner, and Knights of Columbus, a Connecticut fraternal benefit society, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota to wit:

The South Half of the Southeast Quarter of Section 15, Township 31, Range 24, Anoka County, Minnesota, EXCEPT the following described tracts:

The North 600 feet of the East 580 feet of the Southeast Quarter of the Southeast Quarter of said Section 15, Township 31, Range 24, Anoka County, Minnesota.

That part of the Southwest Quarter of the Southeast Quarter of said Section 15 described as follows: Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence east along the south line of said Southwest Quarter of the Southeast Quarter a distance of 730 feet; thence deflecting to the left 90 degrees 34 minutes 37 seconds a distance of 15.42 feet; thence westerly in a straight line a distance of 730.0 feet, more or less, to the point of commencement.

All that part platted as Church of the Epiphany Cemetery and Church of the Epiphany Cemetery Plat 2.

That part of the north 905 feet of the South Half of the Southeast Quarter, Section 15, Township 31, Range 24, Anoka County, Minnesota, lying westerly of the center line of County Ditch No. 52, southerly and easterly of the plat of CHURCH OF THE EPIPHANY CEMETERY, and easterly of a line described as follows: Beginning at a point on the south line of the plat of CHURCH OF THE EPIPHANY CEMETERY distant 373.0 feet west from the southeast corner of said plat; thence south at a right angle to said south line a distance of 145.0 feet; thence west, deflecting to the right 90 degrees, a distance of 43.0 feet; thence southwesterly, deflecting to the left 45 degrees, a distance of 165.0 feet; thence southeasterly, deflecting to the left 90 degrees, a distance of 428.97 feet, more or less, to the intersection with the south line of the north 905 feet of said South Half of the Southeast Quarter and there terminating.

That part of the South Half of the Southeast Quarter of Section 15, Township 31, Range 24, Anoka County, Minnesota described as follows:

Commencing at the southeast corner of Outlot A, CHURCH OF THE EPIPHANY CEMETERY, according to the recorded plat thereof, Anoka County, Minnesota; thence South 89 degrees 25 minutes 58 seconds West, assumed bearing, along the South line of said Outlot A a distance of 373.00 feet; thence South 00 degrees 34 minutes 02 seconds East a distance of 145.00 feet; thence South 89 degrees 25 minutes 58 seconds West a distance of 43.00 feet; thence South 44 degrees 25 minutes 58 seconds West a distance of 129.79 feet to the point of beginning of the land to be described; thence continuing South 44 degrees 25 minutes 58 seconds West a distance of 35.21 feet; thence South 45 degrees 34 minutes 02 seconds East a distance of 356.38 feet; thence South 00 degrees 33 minutes 59 seconds East a distance of 93.20 feet; thence South 89 degrees 26 minutes 01 seconds West a distance of 296.17 feet; thence North 00 degrees 33 minutes 59 seconds West a distance of 236.38 feet; thence North 20 degrees 54 minutes 00 seconds West a distance of 43.86 feet; thence North 00 degrees 33 minutes 59 seconds West a distance of 112.41 feet; thence North 89 degrees 26 minutes 01 seconds East a distance of 64.48 feet to a line bearing North 45 degrees 33 minutes 59 seconds West from said point of beginning; thence South 45 degrees 33 minutes 59 seconds East a distance of 28.05 feet to said point of beginning.

and that Epiphany Senior Citizens Housing Corporation, a Minnesota non-profit corporation, fee owner, and Wells Fargo Bank Minnesota, National Association, a national banking association, successor in interest to Norwest Bank Minnesota, National Association by merger and name change, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the north 905 feet of the South Half of the Southeast Quarter, Section 15, Township 31, Range 24, Anoka County, Minnesota, lying westerly of the center line of County Ditch No. 52, southerly and easterly of the plat of CHURCH OF THE EPIPHANY CEMETERY, and easterly of a line described as follows: Beginning at a point on the south line of the plat of CHURCH OF THE EPIPHANY CEMETERY distant 373.0 feet west from the southeast corner of said plat; thence south at a right angle to said south line a distance of 145.0 feet; thence west, deflecting to the right 90 degrees, a distance of 43.0 feet; thence southwesterly, deflecting to the left 45 degrees, a distance of 165.0 feet; thence southeasterly, deflecting to the left 90 degrees, a distance of 428.97 feet, more or less, to the intersection with the south line of the north 905 feet of said South Half of the Southeast Quarter, and there terminating, EXCEPT the following described tract:

That part of the North 905 feet of the South Half of the Southeast Quarter, Section 15, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of the plat of CHURCH OF THE EPIPHANY CEMETERY distant 373.00 feet West from the Southeast corner of said plat; thence South at a right angle to said South line a distance of 145.00 feet; thence West, deflecting to the right 90 degrees, a distance of 43.00 feet; thence Southwesterly, deflecting to the left 45 degrees, a distance of 129.79 feet to the point of beginning of the land to be described; thence Southeasterly, deflecting to the left 89 degrees 59 minutes 57 seconds a distance of 189.63 feet; thence Southerly, deflecting to the right 45 degrees, a distance of 49.79 feet; thence Northwesterly, deflecting to the right 134 degrees 59 minutes 57 seconds a distance of 224.84 feet; thence Northeasterly, deflecting to the right 90 degrees a distance of 35.21 feet to said point of beginning.

and that Epiphany Assisted Living, LLC, a Minnesota limited liability company, fee owner, and Wells Fargo Bank Minnesota, National Association, a national banking association, successor in interest to Norwest Bank Minnesota, National Association by merger and name change, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the South Half of the Southeast Quarter of Section 15, Township 31, Range 24, Anoka County, Minnesota described as follows:

Commencing at the Southeast corner of Outlot A, CHURCH OF THE EPIPHANY CEMETERY, according to the recorded plat thereof, Anoka County, Minnesota; thence South 89 degrees 25 minutes 58 seconds West, assumed bearing, along the South line of said Outlot A a distance of 373.00 feet; thence South 00 degrees 34 minutes 02 seconds East a distance of 145.00 feet; thence South 89 degrees 25 minutes 58 seconds West a distance of 43.00 feet; thence South 44 degrees 25 minutes 58 seconds West a distance of 129.79 feet to the point of beginning of the land to be described; thence South 45 degrees 33 minutes 59 seconds East a distance of 189.63 feet; thence South 00 degrees 33 minutes 59 seconds East a distance of 49.79 feet; thence South 45 degrees 34 minutes 02 seconds East a distance of 131.54 feet; thence South 00 degrees 33 minutes 59 seconds East a distance of 93.20 feet; thence South 89 degrees 26 minutes 01 seconds West a distance of 296.17 feet; thence North 00 degrees 33 minutes 59 seconds West a distance of 236.38 feet; thence North 20 degrees 54 minutes 00 seconds West a distance of 43.86 feet; thence North 00 degrees 33 minutes 59 seconds West a distance of 112.41 feet; thence North 89 degrees 26 minutes 01 seconds East a distance of 64.48 feet to a line bearing North 45 degrees 33 minutes 59 seconds West from said point of beginning; thence South 45 degrees 33 minutes 59 seconds East a distance of 28.05 feet to said point of beginning.

Have caused the same to be surveyed and platted as CHURCH OF THE EPIPHANY ADDITION and do hereby donate and dedicate to the public for public use forever the avenue and boulevard and also dedicate the easements as shown on this plat for drainage and utility purposes only,

In witness whereof said The Church of the Epiphany of Coon Rapids, Minnesota, a Minnesota religious corporation, has caused these presents to be signed by its proper officers this 23 day of December, 2000.

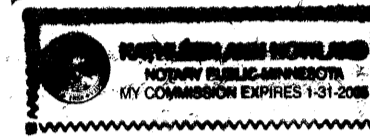
THE CHURCH OF THE EPIPHANY OF COON RAPIDS, MINNESOTA

By Er. Bernard Reiser Vice President By Jerry Arzdorf Secretary

STATE OF MINNESOTA COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 23 day of December, 2000, by Er. Bernard Reiser as Vice President and Jerry Arzdorf as Secretary of The Church of the Epiphany of Coon Rapids, Minnesota, a Minnesota religious corporation, on behalf of the corporation.

Notary public, Kathleen A. Howland County, Minnesota My commission expires: 1-31-2005



In witness whereof said Knights of Columbus, a Connecticut fraternal benefit society, has caused these presents to be signed by its proper officer this 27th day of Dec, 2000.

KNIGHTS OF COLUMBUS

By Robert J. Lane as Asst. Supreme Secretary

STATE OF CONNECTICUT COUNTY OF NEW HAVEN

The foregoing instrument was acknowledged before me this 27th day of December, 2000, by Robert J. Lane as Asst. Supreme Sec. of Knights of Columbus, a Connecticut fraternal benefit society, on behalf of the society.

Notary public, Denis Killeen County, New Haven, Connecticut My commission expires: Apr 30, 2004 (DENIS KILLEEN)

In witness whereof said Epiphany Senior Citizens Housing Corporation, a Minnesota non-profit corporation has caused these presents to be signed by its proper officers this 23 day of December 2000.

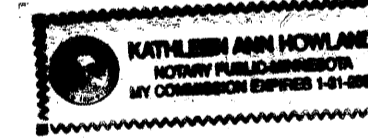
EPIPHANY SENIOR CITIZENS HOUSING CORPORATION

By David Kassing as President By Jerry Arzdorf as Director

STATE OF MINNESOTA COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 23 day of December, 2000, by David Kassing as President and Jerry Arzdorf as Director of the Epiphany Senior Citizens Housing Corporation, a Minnesota non-profit corporation, on behalf of the corporation.

Notary public, Kathleen A. Howland County, Minnesota My commission expires: 1-31-2005



In witness whereof said Wells Fargo Bank Minnesota, National Association, a national banking association, has caused these presents to be signed by its proper officer this 22nd day of December 2000.

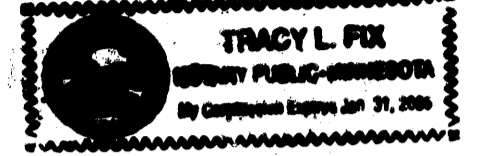
WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION

By Jayne Silman as Corporate Trust Officer

STATE OF Minnesota COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 22nd day of December, 2000, by Jayne Silman as Corp. Trust Officer of Wells Fargo Bank Minnesota, National Association, a national banking association, on behalf of the association.

Notary public, Jayne Silman County, Hennepin My commission expires: Jan 31, 2005



In witness whereof said Epiphany Assisted Living, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 23 day of December, 2000.

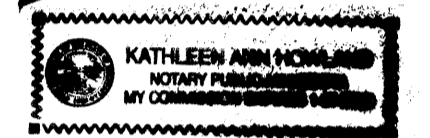
EPIPHANY ASSISTED LIVING, LLC

By Joseph Wittington as President

STATE OF MN COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 23 day of December, 2000, by Joseph Wittington as President of Epiphany Assisted Living, LLC, a Minnesota limited liability company, on behalf of the company.

Notary public, Kathleen A. Howland County, Anoka My commission expires: 1-31-2005



I hereby certify that I have surveyed and platted the property described on this plat as CHURCH OF THE EPIPHANY ADDITION; 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 designated on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in Minnesota Statutes Section 505.02, Subdivision 1 or public highways to be designated other than shown.

Mark F. Maistrovich
Mark F. Maistrovich, Land Surveyor
Minnesota License Number 25287

STATE OF MINNESOTA COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 20th day of December, 2000, by Mark F. Maistrovich, Land Surveyor, Minnesota License No. 25287.

Christine S. Hanson
Notary public, Anoka County, Minnesota My commission expires: January 31, 2005



The annexed plat of CHURCH OF THE EPIPHANY ADDITION was approved by the planning and zoning commission of the City of Coon Rapids, Anoka County, Minnesota, at a regular meeting thereof held this 3rd day of December, 2000.

Drew M. Yeare, Chairperson

COON RAPIDS, MINNESOTA

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the annexed plat of CHURCH OF THE EPIPHANY ADDITION at a regular meeting thereof held this 19 day of December, 2000.

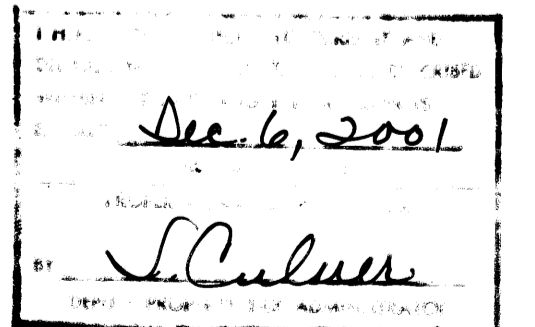
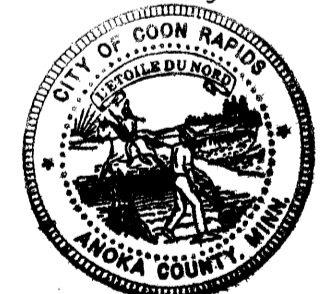
CITY COUNCIL OF THE CITY OF COON RAPIDS, MINNESOTA

By Shawn M. Canley, Mayor
Joan A. Anderson, Clerk

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 16th day of Dec., 2001.

By Larry J. Hinn as Dputy, Anoka County Surveyor



1626223
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the foregoing instrument was filed in the office of the recorder on the 6th of Dec., 2001
12 o'clock P.M., and was duly recorded in book 61-Abst page 42
Maureen J. Devine
By BMC Deputy

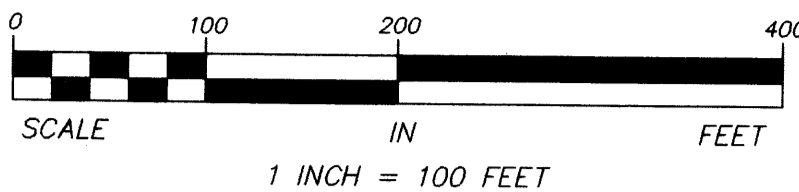
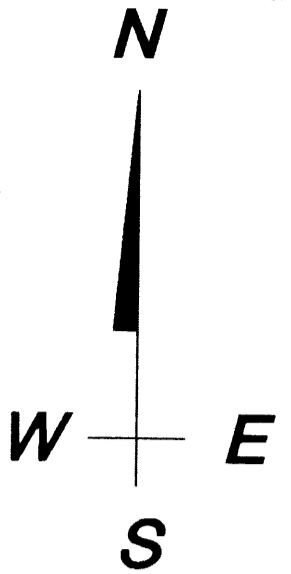
Receipt No. 2001117186 #185.00

PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

OFFICIAL PLAT

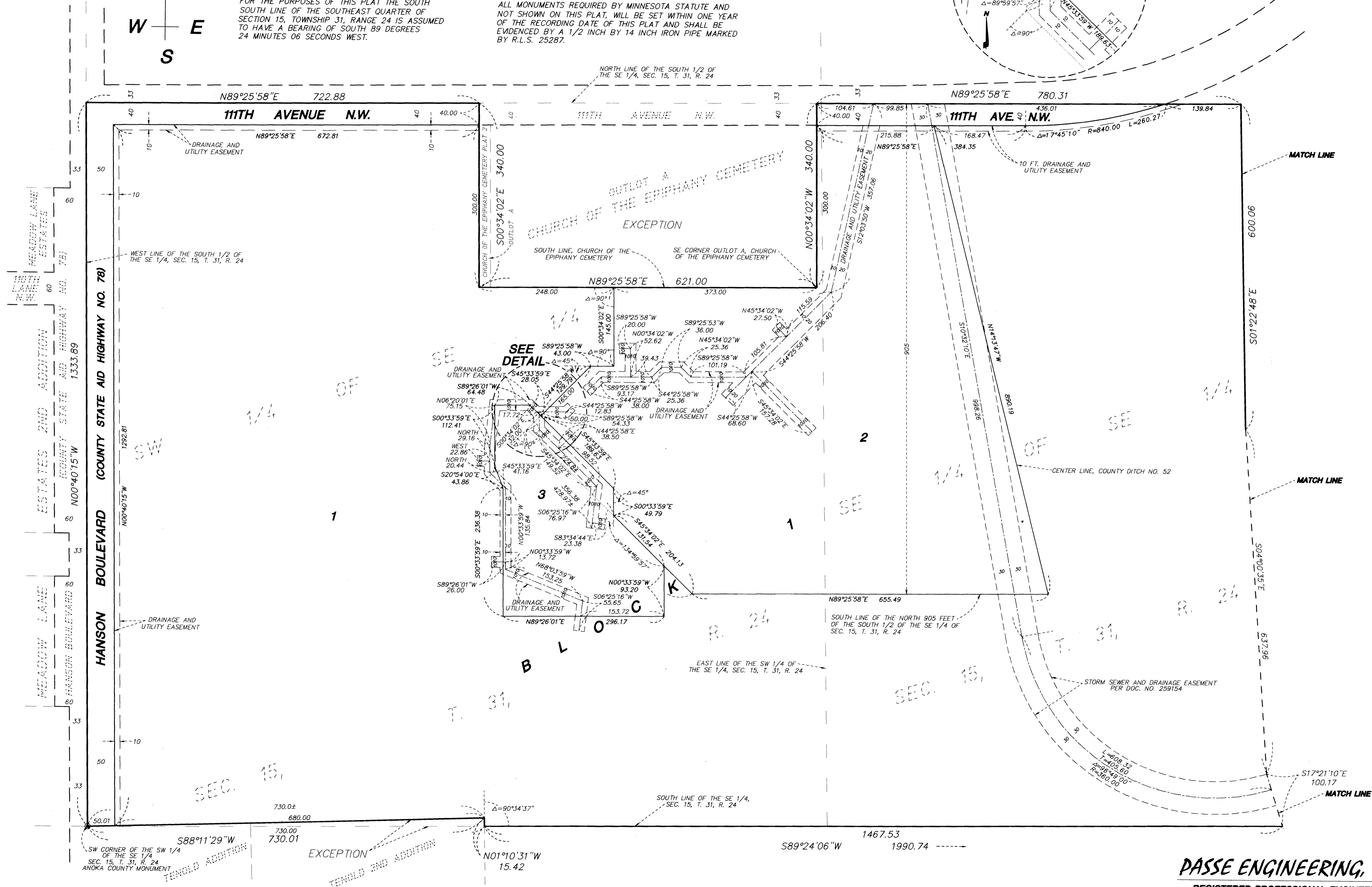
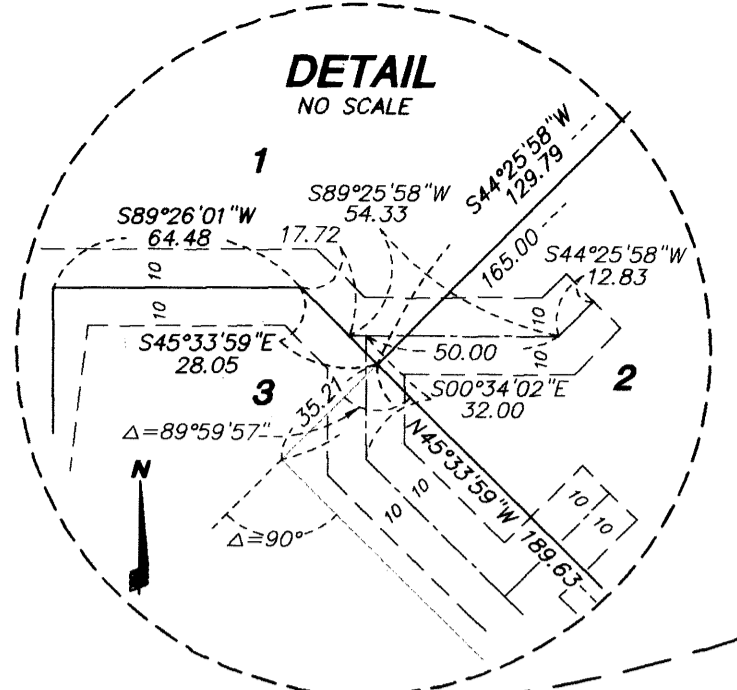
CHURCH OF THE EPIPHANY ADDITION

BK. 61 Abs. pg 42
CITY OF COON RAPIDS,
COUNTY OF ANOKA
SEC. 15, T 31, R 24



FOR THE PURPOSES OF THIS PLAT THE SOUTH SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31, RANGE 24 IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 24 MINUTES 06 SECONDS WEST.

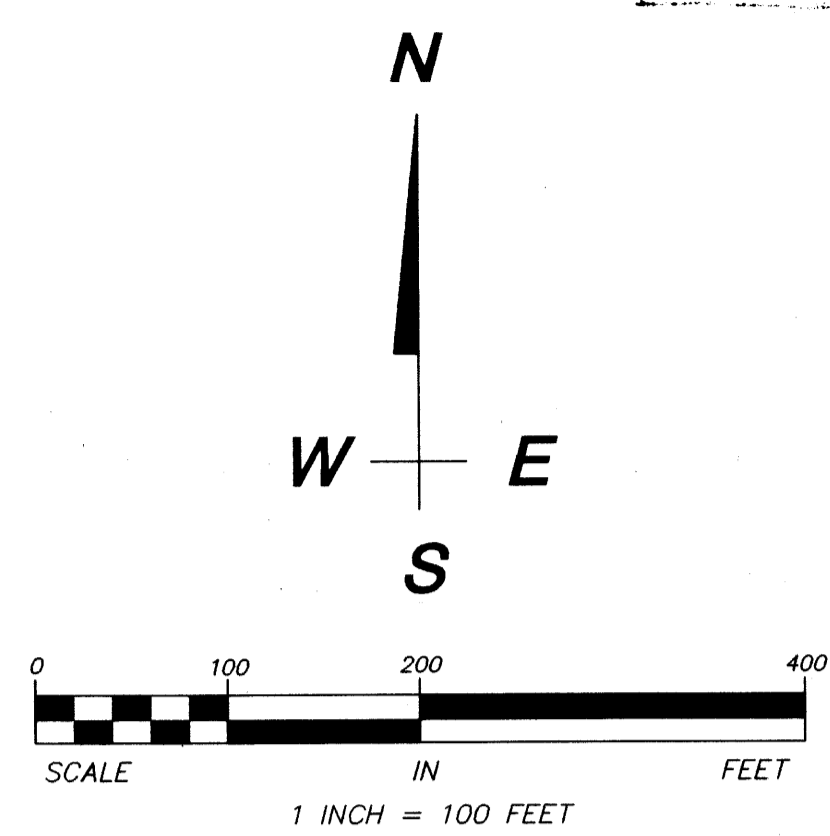
ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT, WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. 25287.



PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

OFFICIAL PLAT

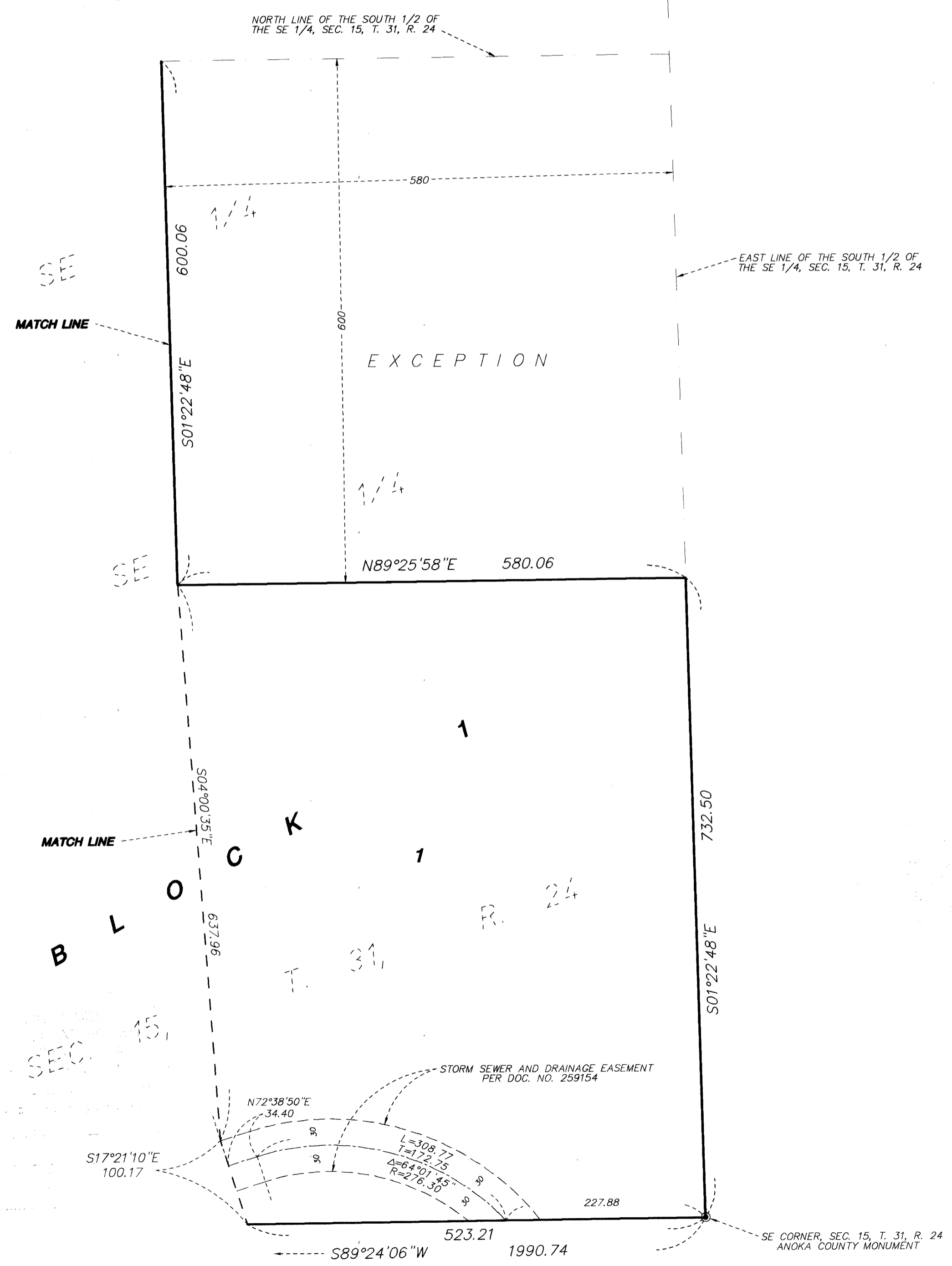
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OF



PASSE ENGINEERING, INC.
 REGISTERED PROFESSIONAL ENGINEERS
 LICENSED LAND SURVEYORS