

SHADOWBROOK FIFTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Bunker, L.L.C., a Minnesota Limited Liability Company, owners and proprietors and that LeRoy A. Johnson, Jr. and Barbara A. Johnson, husband and wife, mortgagees and First National Bank of Elk River, a Minnesota Corporation, mortgagee of the following described property situated in the County of Anoka State of Minnesota to wit:

That part of the East Half of the East Half of the East Half of the Southeast Quarter, Section 25, Township 32, Range 24, Anoka County, Minnesota, lying southerly of a line drawn from a point on the east line of said Southeast Quarter distant 1282.23 feet southerly along said east line from the northeast corner of said Southeast Quarter to a point on the westerly line of said East Half of the East Half of the East Half of the Southeast Quarter distant 1257.33 feet southerly along said westerly line from the northwest corner thereof. Being a part of Lot 9, "Auditor's Subdivision No. 141."

AND

The West Half of the East Half of the East Half of the Southeast Quarter, Section 25, Township 32, Range 24, Anoka County, Minnesota, lying south of the following described line:

Beginning at a point on the east line of said West Half of the East Half of the East Half of the Southeast Quarter distant 1257.33 feet south along said east line from the northeast corner of said West Half of the East Half of the Southeast Quarter to a point on the west line of said West Half of the East Half of the Southeast Quarter distant 1357.17 feet north along said west line from the southwest corner of said West Half of the East Half of the East Half of the Southeast Quarter and said line there terminating.

(Said tract is also known as part of Lot 8, Auditor's Subdivision No. 141).

EXCEPT

Those parts of the above two described tracts of land lying southerly of a line described as follows:

Commencing at the southwest corner of said West Half of the East Half of the East Half of the Southeast Quarter; thence North 00 degrees 30 minutes 36 seconds West, assumed bearing, along the west line of said West Half of the East Half of the Southeast Quarter a distance of 463.27 feet to the point of beginning of the line to be described; thence North 73 degrees 30 minutes 36 seconds East a distance of 35.27 feet; thence northerly 149.64 feet, along a tangential curve concave to the northwest having a radius of 370.00 feet and a central angle of 23 degrees 10 minutes 18 seconds; thence North 50 degrees 20 minutes 18 seconds East, tangent to said curve a distance of 59.01 feet; thence easterly 244.13 feet along a tangential curve concave to the south, having a radius of 180.00 feet and a central angle of 77 degrees 42 minutes 38 seconds; thence North 61 degrees 29 minutes 33 seconds East not tangent to last described curve a distance of 83.62 feet; thence North 89 degrees 10 minutes 30 seconds East a distance of 137.40 feet to a point on the east line of said East Half of the East Half of the Southeast Quarter distant 616.26 feet north from the southeast corner thereof and said line there terminating.

AND

That part of the East Half of the West Half of the East Half of the Southeast Quarter, Section 25, Township 32, Range 24, Anoka County, Minnesota, lying south of the following described line:

Beginning at a point on the east line of said East Half of the West Half of the East Half of the Southeast Quarter distant 1357.17 feet north along said east line from the southeast corner of the said East Half of the West Half of the East Half of the Southeast Quarter, said east line has an assumed bearing of North 0 degrees 10 minutes 59 seconds West; thence North 89 degrees 47 minutes 29 seconds West a distance of 61.86 feet; thence North 81 degrees 30 minutes 36 seconds West a distance of 112.20 feet; thence North 87 degrees 50 minutes 29 seconds West a distance of 99.06 feet; thence South 76 degrees 00 minutes 22 seconds West a distance of 53.79 feet to the west line of said East Half of the West Half of the East Half of the Southeast Quarter and said line there terminating. And lying northerly of the north line of 141st Lane N.W. as dedicated in the plat of SHADOWBROOK THIRD ADDITION filed in the office of the Registrar of Titles on March 31, 1998 as Document No. 309642. (Said tract is also known as part of Lot 7, AUDITOR'S SUBDIVISION NO. 141).

AND

Lot 1, Block 2, SHADOWBROOK THIRD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as SHADOWBROOK FIFTH ADDITION and do hereby donate and dedicate to the public use forever the easements for drainage and utility purposes as shown on the plat.

In witness whereof said Bunker, L.L.C., a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 9th day of April, 1999.

BUNKER, L.L.C.

[Signature]
Anthony Emmerich, Chief Manager.

In witness whereof said LeRoy A. Johnson, Jr. and Barbara A. Johnson, husband and wife, have hereunto set their hands this 9th day of April, 1999.

[Signature]
LeRoy A. Johnson, Jr.

[Signature]
Barbara A. Johnson

1429905
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the May 18 A.D., 1999 at 2 o'clock P.M., and was duly recorded in book 57 ABST page 12

[Signature]
Edward M. Treska
County Recorder
By EIC
Deputy

334442
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on MAY 18 1999 at 2 o'clock P.M.
Edward M. Treska, Registrar of Titles
By *[Signature]*
Deputy Registrar of Titles

In witness whereof said First National Bank of Elk River, a Minnesota corporation, has caused these presents to be signed by its proper officer this 15th day of April, 1999.

FIRST NATIONAL BANK OF ELK RIVER

[Signature]
R.G. Okerman, Executive Vice President

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 9th day of April, 1999, by Anthony J. Emmerich, as Chief Manager, of Bunker, LLC, a Minnesota Limited Liability Company.

[Notary Seal]
JANET R THOMAS
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2000

[Signature]
Notary Public, Anoka County, Minnesota
My commission expires 01-31-00

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 9th day of April, 1999, by LeRoy A. Johnson, Jr. and Barbara A. Johnson, husband and wife.

[Notary Seal]
JANET R THOMAS
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2000

[Signature]
Notary Public, ANOKA County, Minnesota
My commission expires 01-31-00

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 15th day of April, 1999, by R.G. Okerman, as Executive Vice President, of First National Bank of Elk River, a Minnesota corporation, on behalf of the corporation.

[Notary Seal]
JANET R THOMAS
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2000

[Signature]
Notary Public, Anoka County, Minnesota
My commission expires 1/31/2000

I hereby certify that I have surveyed and platted the land described on this plat as SHADOWBROOK FIFTH ADDITION; that this plat is a true and correct representation of said 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 on said plat or will be placed as required by the local government unit as designated on said plat; that the boundary lines are correctly designated on the plat and that there are no wetlands as defined in MS 505.02, Subd. 1 or public highways to be designated on said plat other than as shown.

[Signature]
Rodney H. Halvorson, Land Surveyor
Minnesota License No. 10947

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 29th day of March, 1999, by Rodney H. Halvorson, Land Surveyor.

[Notary Seal]
DIANE S HALVORSON
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 01-31-00

[Signature]
Notary Public, Anoka County, Minnesota
My commission expires 01-31-00

The foregoing plat of SHADOWBROOK FIFTH ADDITION was approved and accepted by the City Council of Andover, Minnesota at a regular meeting thereof held this 6th day of April, 1999. If applicable, the written comments and recommendations of the Commissioner of Transportation and 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, Subd. 2.

CITY COUNCIL OF ANDOVER, MINNESOTA

By *[Signature]*, Mayor

By *[Signature]*, Clerk

Checked and approved this 18th day of May, 1999.

[Notary Seal]
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
CITY OF ANDOVER
INCORPORATED 1974
PROPERTY TAX ADMINISTRATOR
BY *[Signature]*
DEPUTY PROPERTY TAX ADMINISTRATOR

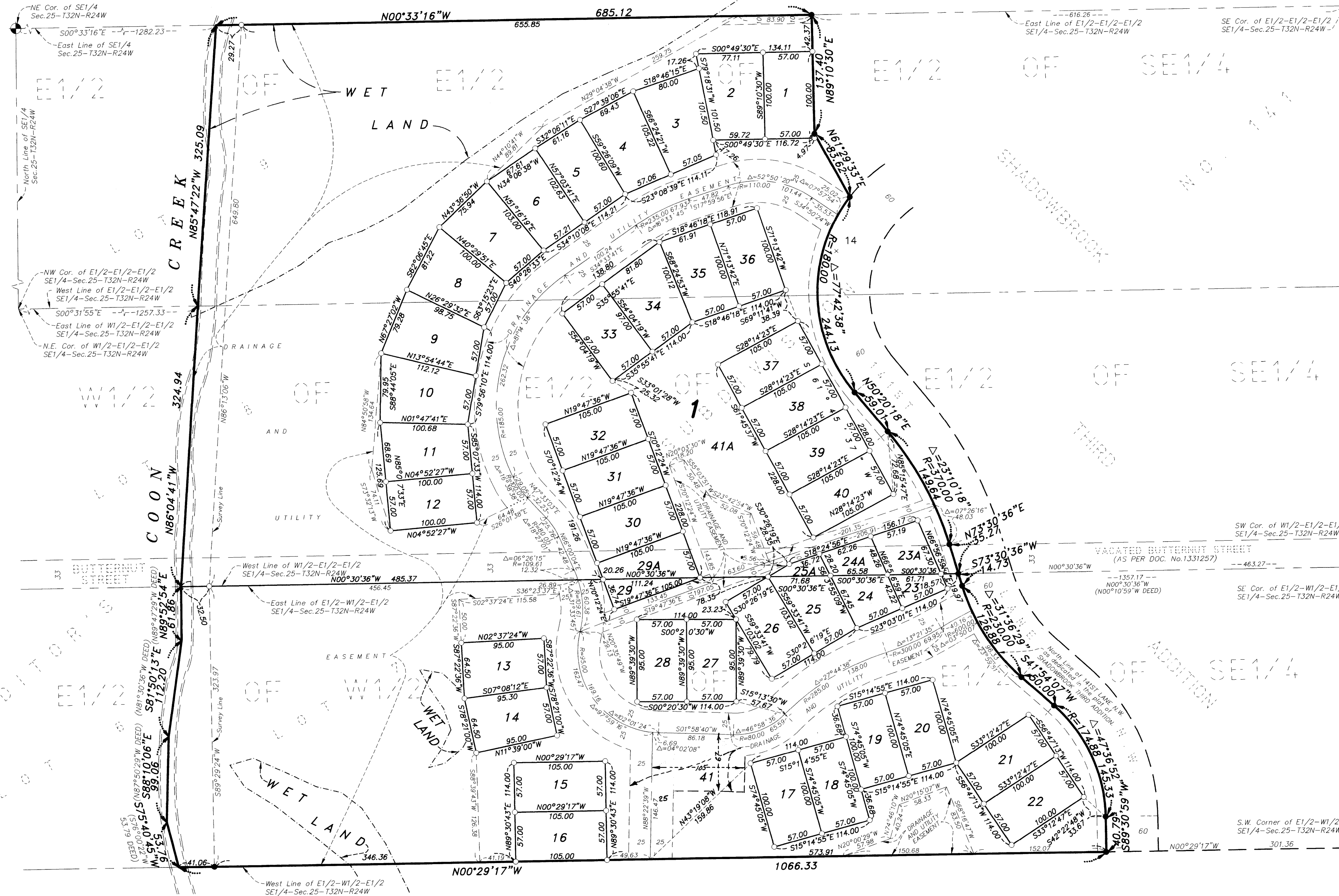
[Signature]
Anoka/County Surveyor

Receipt no. 1999052041 \$ 59.00 Receipt no. 1999052038

[Logo]
MIDWEST
Land Surveyors & Civil Engineers, Inc.

SHADOWBROOK FIFTH ADDITION

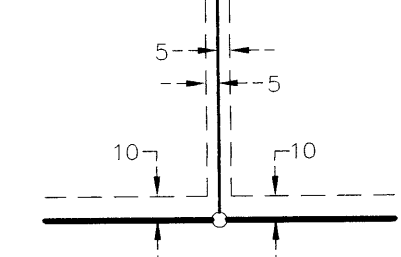
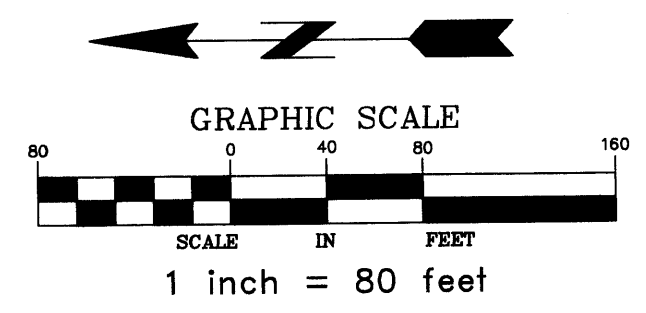
CITY OF ANDOVER
COUNTY OF ANOKA, MINNESOTA
ABST Book 57 PAGE 12



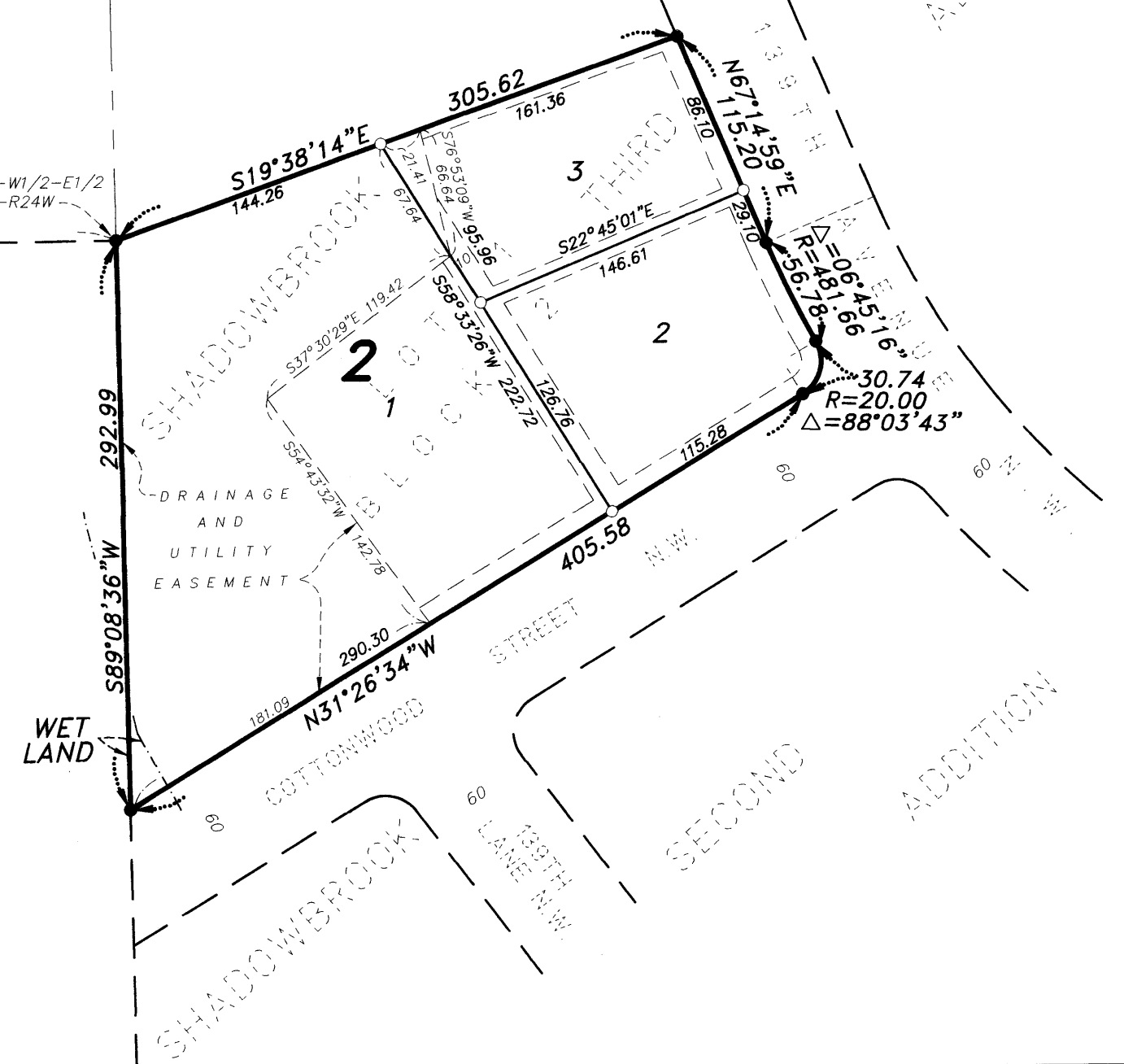
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
 BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

- NOTES:**
- - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED WITH A PLASTIC CAP INSCRIBED "RLS 10947"
 - - DENOTES MONUMENT FOUND
 - ⊕ - DENOTES ANOKA COUNTY MONUMENT

FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SEC.25-T32N-R24W IS ASSUMED TO HAVE A BEARING OF N00°29'17"W.



MIDWEST
Land Surveyors & Civil Engineers, Inc.



1429905

THIS DOCUMENT NUMBER REPRESENTS A PLAT

334442

ALL PLATS ARE MAINTAINED ON A SEPARATE MICROFICHE IN A SEPARATE SECTION RESERVED FOR PLATS. FULL SIZE COPIES OF PLATS ARE STILL AVAILABLE FOR VIEWING.

MUNICIPALITY: Andover CERTIFIED BY: [Signature] ON 5-18-99

MAP # 2173 PLAT BOOK: 57 OF ABST PAGE 12

DOC. DATE: 4-9-99 NO. OF PAGES: 2 TRACT BOOK: 12 PAGE 290

PLAT SHORT NAME: Shadowbrook 5th Add

LONG NAME: Shadowbrook Fifth Addition

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
T	25-32-24-44-0006	1348321	Y	Bunker LLC	Fee
A	_____ 0007	1348330	Y	LeRoy A Johnson Jr & ^{Barbara A}	H&W mtg
A	36-32-24-11-0014	1348358	N	& First National Bank Elk River	mtg

FILED BY: Marilyn PHONE: 427-3012

TAXPAYER NAME: Same As Fee

ADDRESS: 10738 Hanson Blvd NW

CITY: Coon Rapids STATE: Mn ZIP: 55433

NEW PARCELS

LOT	BLOCK		LOT	BLOCK		LOT	BLOCK
1-23	1	T	25	1	PA PT	30-41	1
23A	1	A	25A	1	A	41A	1
24	1	T	26-29	1	A	1-3	2
24A	1	A	29A	1			

DELT & CURRENT TAXES ARE PAID: INITIALS: [Signature] DATE: 5-18-99

DIV. NO.: _____
 DIV. FEE: \$ 1570.00

52043-504 TORRENS

Receipt # <u>52038/1625⁰⁰</u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>5-18-99, 14:00</u>	<input type="checkbox"/> Tax Liens / Releases
Doc. Order <u>2</u> of <u>3</u>	<input type="checkbox"/> Multi-Co Doc Tax Pd
✓ by: Recordability: <u>SE</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Filing Fees: <u>59.50</u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Well Certificate Received this Date: _____	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec
Refund Rec't # _____	<input type="checkbox"/> Other <input type="checkbox"/> No Change
From Cert. # <u>84578</u> A # of New Certs.: <u>0</u>	Notes: _____
Tract Updated: _____ / _____	Comp. Entry _____
Typed _____	Comp. Complete _____

BK 266 PG 84578 NO 84578

ABSTRACT

Receipt # <u>52038/1625⁰⁰</u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>5-18-99, 14:00</u>	<input type="checkbox"/> Tax Liens / Releases
Doc. Order <u>4</u> of <u>5</u>	<input type="checkbox"/> Multi-Co Doc Tax Pd
✓ by: Pins: <u>JR/EC</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Recordability / Delqs: <u>EC/KJ</u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Filing Fees: <u>155.00</u>	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec
Well Certificate Received this Date: _____ Anoka County Recorder	<input type="checkbox"/> Other <input type="checkbox"/> No Change
Notes: <u>1570.00 division fees.</u>	

**DOCUMENT NO. 334442.0 TORRENS
ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON **MAY 18 1999** AT **2:00 PM** AND WAS DULY RECORDED. FEES AND TAXES IN THE AMOUNT OF **\$59.00** PAID.

RECEIPT NO. **1999052041**

EDWARD M. TRESKA
ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
BY **EIC**
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

**DOCUMENT NO. 1429905.0 ABSTRACT
ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON **MAY 18 1999** AT **2:00 PM** AND WAS DULY RECORDED. FEES AND TAXES IN THE AMOUNT OF **\$1625.00** PAID.

RECEIPT NO. **1999052038**

EDWARD M. TRESKA
ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
BY **EIC**
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

**334442.0 TORRENS
REGISTERED ABSTRACTERS
2115 3RD AVE N
ANOKA, MN 55303**

FILE IN TORRENS