

# CLEARWATER CREEK 3RD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Gor-Em, L.L.C., a Minnesota Limited Liability Company, owner and proprietor and that Premier Bank, a Minnesota Corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the north 258.08 feet of the Northeast Quarter of the Southeast Quarter of Section 25, Township 31 North, Range 22 West, Anoka County, Minnesota which lies west of the following described line:

Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence westerly along the north line of said Northeast Quarter of the Southeast Quarter, a distance of 553.00 feet to the point of beginning of the line to be described; thence deflecting 78 degrees 00 minutes to the left, a distance of 263.85 feet, to a point on the south line of said north 258.08 feet of the Northeast Quarter of the Southeast Quarter and said described line there terminating.

AND

That part of the south 332.00 feet of the north 590.08 feet of the Northeast Quarter of the Southeast Quarter of Section 25, Township 31 North, Range 22 West, Anoka County, Minnesota which lies west of the following described line:

Commencing at the northwest corner of said south 332.00 feet of the north 590.08 feet; thence on an assumed bearing of South 89 degrees 39 minutes 53 seconds East, along the north line of said south 332.00 feet of the north 590.08 feet, a distance of 605.19 feet, to the point of beginning of the line to be described; thence South 14 degrees 11 minutes 04 seconds West, a distance of 309.06 feet; thence South 49 degrees 43 minutes 25 seconds West, a distance of 49.04 feet to a point on the south line of said north 590.08 feet, distant 493.29 feet east from the southwest corner thereof, as measured along said south line and said described line there terminating.

AND

That part of the south 332.00 feet of the north 922.08 feet of the Northeast Quarter of the Southeast Quarter of Section 25, Township 31 North, Range 22 West, Anoka County, Minnesota described as follows:

Beginning at the northwest corner of said south 332.00 feet of the north 922.08 feet; thence on an assumed bearing of South 89 degrees 39 minutes 53 seconds East, along the north line of said south 332.00 feet of the north 922.08 feet, a distance of 493.29 feet; thence South 49 degrees 43 minutes 25 seconds West, a distance of 27.91 feet; thence South 47 degrees 10 minutes 11 seconds West, a distance of 77.41 feet; thence South 63 degrees 06 minutes 53 seconds West, a distance of 167.54 feet; thence South 66 degrees 17 minutes 25 seconds West, a distance of 71.02 feet; thence North 82 degrees 44 minutes 22 seconds West, a distance of 61.87 feet; thence North 62 degrees 15 minutes 35 seconds West, a distance of 75.40 feet; thence South 17 degrees 41 minutes 23 seconds West, a distance of 130.89 feet; thence South 25 degrees 15 minutes 14 seconds West, a distance of 79.99 feet, to the southwest corner of said south 332.00 feet of the north 922.08 feet; thence North 00 degrees 12 minutes 55 seconds East, along the west line of said south 332.00 feet of the north 922.08 feet, a distance of 332.00 feet, to the point of beginning.

AND

That part of the following described property:

The Northwest Quarter of the Southeast Quarter of Section 25, Township 31 North, Range 22 West, Anoka County, Minnesota, and; That part of the North 595.00 feet of the Northeast Quarter of the Southwest Quarter of said Section 25, lying east of Interstate Highway No. 35E., lying southerly of the following described line and its westerly extension:

Commencing at the northeast corner of said Northwest Quarter of the Southeast Quarter of Section 25; thence on an assumed bearing of South 00 degrees 43 minutes 11 seconds West along the east line of said Northwest Quarter of the Southeast Quarter of Section 25, a distance of 590.08 feet to the point of beginning of the line to be described; thence North 89 degrees 16 minutes 49 seconds West 940.00 feet; thence westerly 343.31 feet along a tangential curve concave to the north having a central angle of 27 degrees 23 minutes and a radius of 718.33 feet; thence North 61 degrees 53 minutes 49 seconds West and tangent to last described curve 459.89 feet to the east right-of-way line of said Interstate Highway No. 35E., and there terminating.

Excepting therefrom that part of said Northwest Quarter of the Southeast Quarter, described as follows:

Beginning at the southeast corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 89 degrees 23 minutes 27 seconds West, along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 77.14 feet; thence northwesterly a distance of 70.46 feet along a nontangential curve concave to the southwest having a radius of 301.21 feet, a central angle of 13 degrees 24 minutes 11 seconds, and the chord of said curve is 70.30 feet and bears North 41 degrees 00 minutes 23 seconds West; thence North 22 degrees 38 minutes 45 seconds East, a distance of 240.53 feet; thence North 28 degrees 12 minutes 07 seconds East, a distance of 67.52 feet, to the east line of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 12 minutes 55 seconds West, along said east line, a distance of 335.36 feet to the point of beginning.

AND

The Southwest Quarter of the Southeast Quarter of Section 25, Township 31 North, Range 22 West, Anoka County, Minnesota, excepting therefrom the following described parcel of land:

Beginning at the northeast corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 89 degrees 23 minutes 27 seconds West, a distance of 77.14 feet; thence southeasterly a distance of 50.30 feet along a nontangential curve concave to the southwest having a radius of 301.21 feet, a central angle of 09 degrees 40 minutes 58 seconds, and the chord distance of said curve is 50.84 feet and bears South 29 degrees 27 minutes 49 seconds East; thence South 65 degrees 22 minutes 40 seconds West, a distance of 60.00 feet; thence northwesterly a distance of 32.67 feet along a nontangential curve concave to the southwest having a radius of 241.21 feet, a central angle of 07 degrees 45 minutes 34 seconds, and the chord distance of said curve is 32.64 feet and bears North 28 degrees 30 minutes 07 seconds West; thence South 58 degrees 39 minutes 25 seconds West, a distance of 107.03 feet; thence South 09 degrees 58 minutes 47 seconds West, a distance of 29.28 feet; thence South 06 degrees 25 minutes 46 seconds East, a distance of 173.85 feet; thence South 47 degrees 45 minutes 20 seconds West, a distance of 139.27 feet; thence South 46 degrees 10 minutes 36 seconds West, a distance of 81.14 feet; thence South 20 degrees 50 minutes 32 seconds West, a distance of 80.77 feet; thence South 03 degrees 11 minutes 11 seconds East, a distance of 80.77 feet; thence South 19 seconds West, a distance of 160.82 feet; thence South 39 degrees 55 minutes 14 seconds East, a distance of 124.79 feet; thence North 89 degrees 16 minutes 49 seconds West 940.00 feet; thence westerly 343.31 feet along a tangential curve concave to the north having a central angle of 27 degrees 23 minutes and a radius of 718.33 feet; thence North 61 degrees 53 minutes 49 seconds West and tangent to last described curve 459.89 feet to the east right-of-way line of said Interstate Highway No. 35E., and there terminating.

AND

That part of the following described property:

The Northwest Quarter of the Southeast Quarter of Section 25, Township 31 North, Range 22 West, Anoka County, Minnesota, and; That part of the North 595.00 feet of the Northeast Quarter of the Southwest Quarter of said Section 25, lying east of Interstate Highway No. 35E., lying northerly of the following described line and its westerly extension:

Commencing at the northeast corner of said Northwest Quarter of the Southeast Quarter of Section 25; thence on an assumed bearing of South 00 degrees 43 minutes 11 seconds West along the east line of said Northwest Quarter of the Southeast Quarter of Section 25, a distance of 590.08 feet to the point of beginning of the line to be described; thence North 89 degrees 16 minutes 49 seconds West 940.00 feet; thence westerly 343.31 feet along a tangential curve concave to the north having a central angle of 27 degrees 23 minutes and a radius of 718.33 feet; thence North 61 degrees 53 minutes 49 seconds West and tangent to last described curve 459.89 feet to the east right-of-way line of said Interstate Highway No. 35E., and there terminating.

Have caused the same to be surveyed and platted as CLEARWATER CREEK 3RD ADDITION, and do hereby donate and dedicate to the public use forever the circle, courts, drives, lane, roads, park and easements for drainage and utility purposes and dedicate to Anoka County the right of access to County No. 84 as shown on the plat.

In witness whereof said Gor-Em, L.L.C., a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 24th day of September, 1999.

GOR-EM, L.L.C.

Gary M. Gorham  
Gary M. Gorham, Chief Manager.

In witness whereof said Premier Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officer the 23rd day of September, 1999.

PREMIER BANK  
Mark E. Novitzki  
Mark E. Novitzki, Senior Vice President

STATE OF MINNESOTA  
COUNTY OF Ramsey

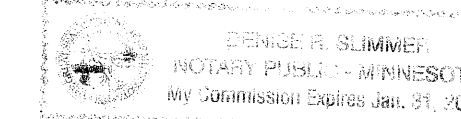
The foregoing instrument was acknowledged before me this 24th day of September, 1999, by Gary M. Gorham, as Chief Manager, on behalf of Gor-Em, L.L.C., a Minnesota Limited Liability Company.



Lisa M. Dufault  
Notary Public, Anoka County, Minnesota  
My commission expires Jan 31, 2000

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 23rd day of September, 1999, by Mark E. Novitzki, as Senior Vice President of Premier Bank, a Minnesota corporation, on behalf of the corporation.



Denise R. Sluimery  
Notary Public, Washington County, Minnesota  
My commission expires 1-31-00

I, Rodney H. Halvorson hereby certify that I have surveyed and platted the property described on this plat as CLEARWATER CREEK 3RD 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 will be correctly placed in the ground as shown within one year after the recording date of this plat; that the outside 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.

Rodney H. Halvorson  
Rodney H. Halvorson, Land Surveyor  
Minnesota License No. 10947

STATE OF MINNESOTA  
COUNTY OF Anoka

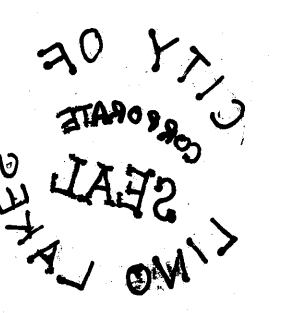
The foregoing instrument was acknowledged before me this 15th day of September, 1999, by Rodney H. Halvorson, Land Surveyor.



Diane S. Halvorson  
Notary Public, Anoka County, Minnesota  
My commission expires 01-31-05

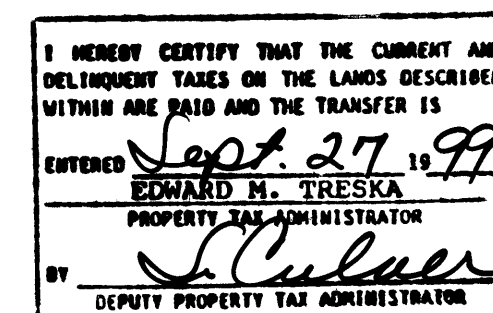
The foregoing plat of CLEARWATER CREEK 3RD ADDITION was approved and accepted by the City Council of Lino Lakes, Minnesota at a regular meeting thereof held this 15th day of September, 1999. If applicable, the written comments and recommendations of the Commissioner of Transportation and County Highway 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 LINO LAKES, MINNESOTA  
By [Signature], Mayor  
By [Signature], Clerk



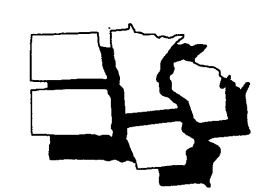
Checked and approved this 27th day of September, 1999.

Carry D. Harris  
Anoka County Surveyor



1458854  
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 Sept 27 A.D., 1999 3:45 o'clock P.M., and was duly recorded in book 57 page 45  
Edward M. Truska  
County Recorder  
By JLK  
Deputy

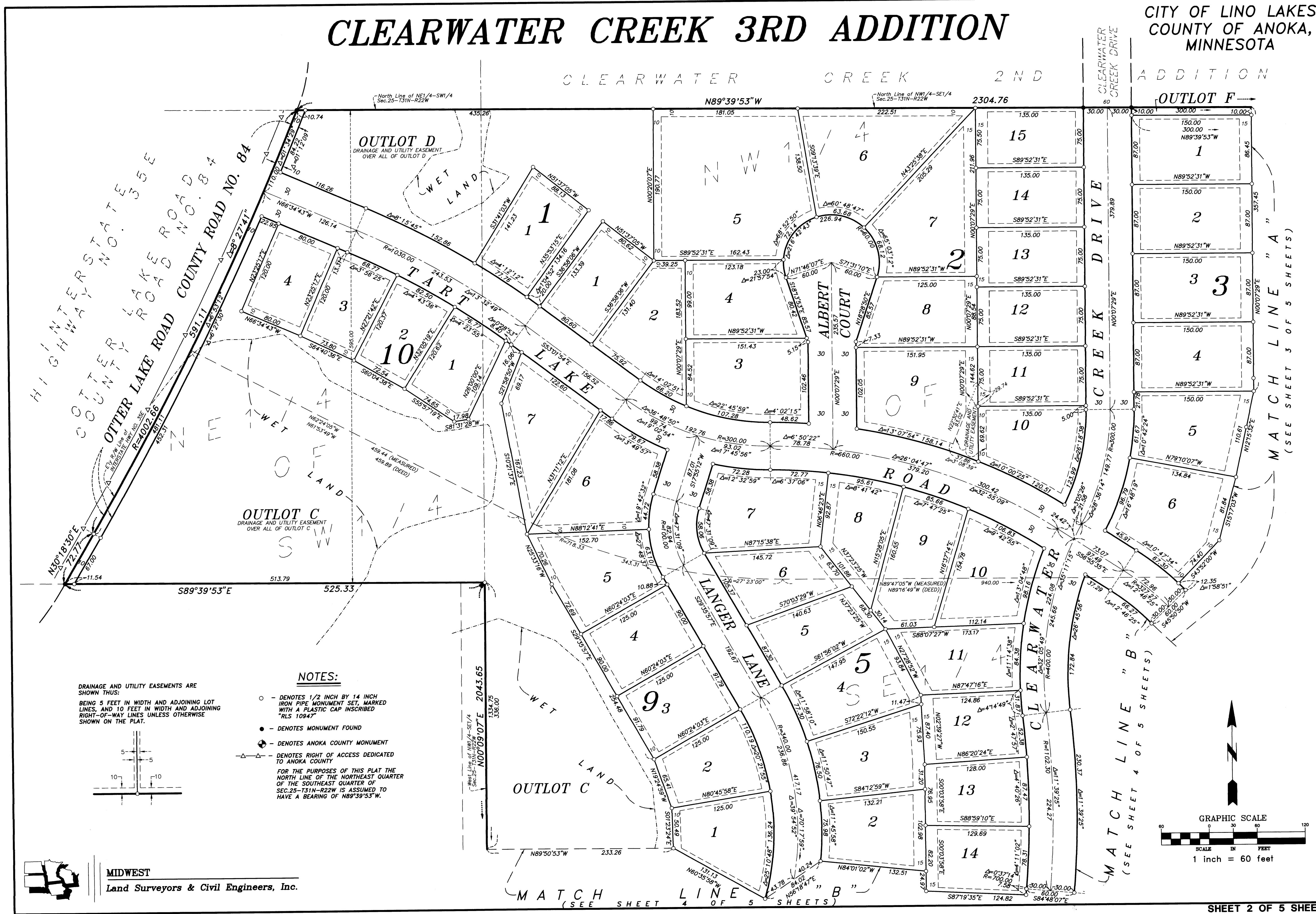
Receipt no. 1999103215 #436550



MIDWEST  
Land Surveyors & Civil Engineers, Inc.

# CLEARWATER CREEK 3RD ADDITION

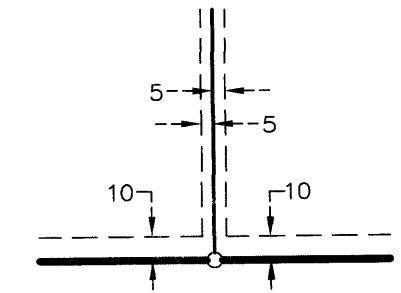
CITY OF LINO LAKES  
COUNTY OF ANOKA,  
MINNESOTA



HIGHWAY STATE 35 E  
COTTER LAKE ROAD NO. 84  
OTTER LAKE ROAD COUNTY ROAD NO. 84

CLEARWATER CREEK DRIVE  
CLEARWATER CREEK DRIVE  
CITY OF LINO LAKES  
COUNTY OF ANOKA,  
MINNESOTA

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.

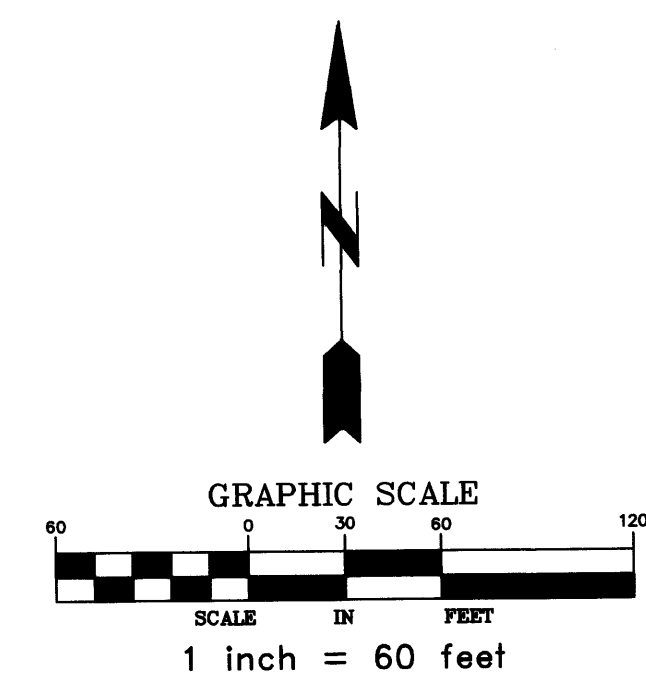


### NOTES:

- - 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
  - ⚡ - DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC.25-T31N-R22W IS ASSUMED TO HAVE A BEARING OF N89°39'53"W.



**MIDWEST**  
Land Surveyors & Civil Engineers, Inc.



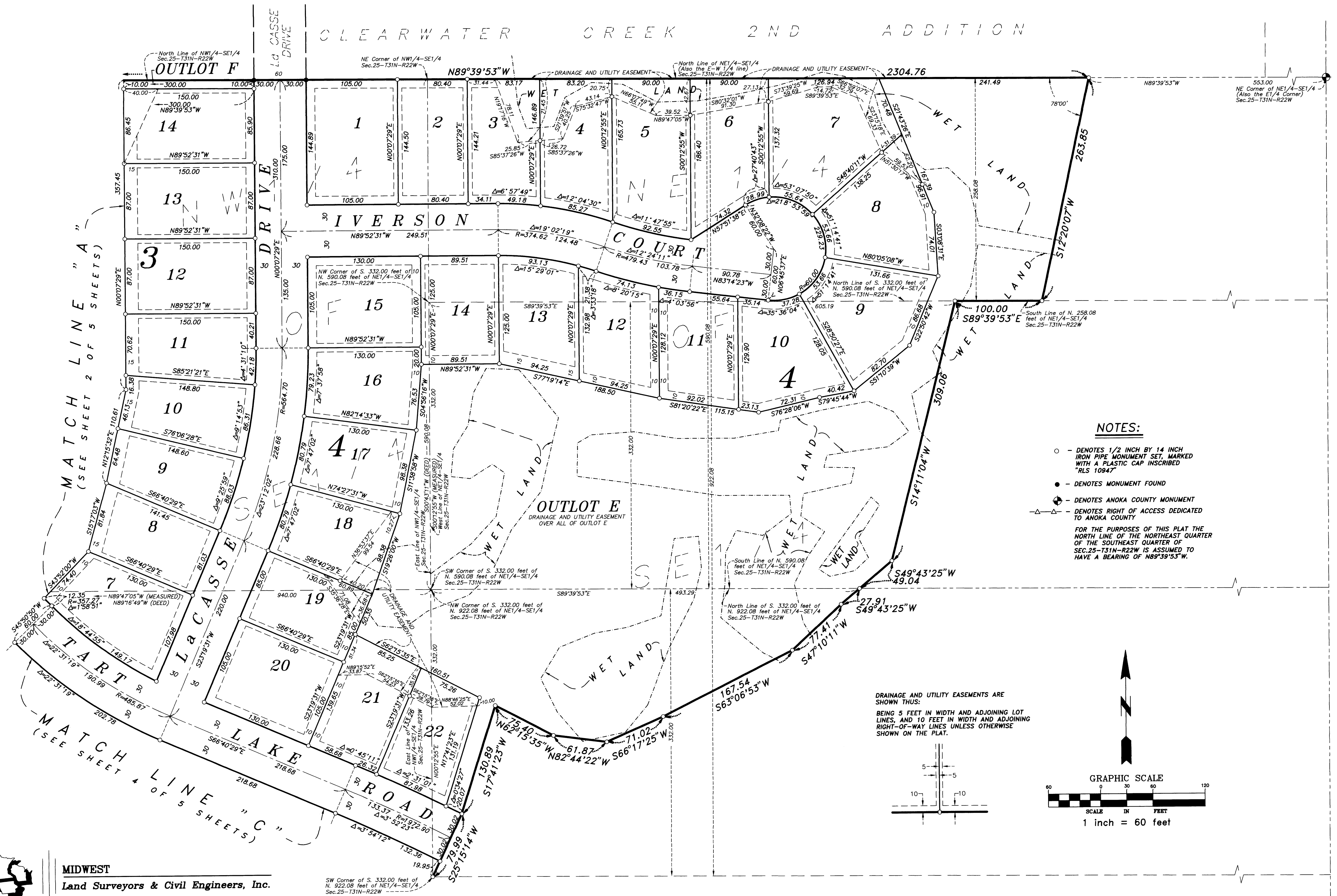
MATCH LINE "B"  
(SEE SHEET 4 OF 5 SHEETS)

MATCH LINE "A"  
(SEE SHEET 3 OF 5 SHEETS)



# CLEARWATER CREEK 3RD ADDITION

CITY OF LINO LAKES  
COUNTY OF ANOKA, MINNESOTA

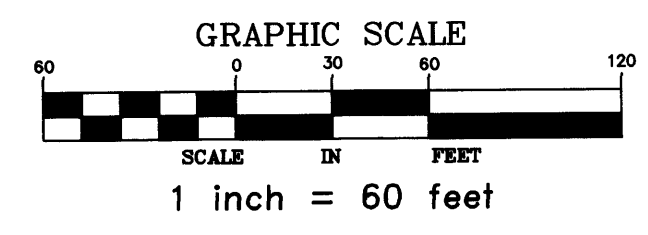
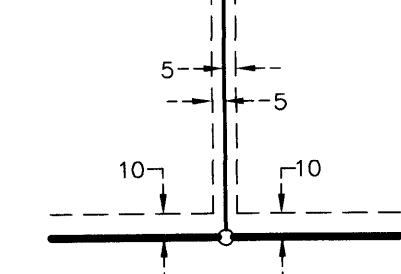


**NOTES:**

- - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED WITH A PLASTIC CAP INSCRIBED "RLS 10847"
- - DENOTES MONUMENT FOUND
- ⊕ - DENOTES ANOKA COUNTY MONUMENT
- ▲— - DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC.25-T31N-R22W IS ASSUMED TO HAVE A BEARING OF N89°39'53"W.

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.



**MIDWEST**  
Land Surveyors & Civil Engineers, Inc.



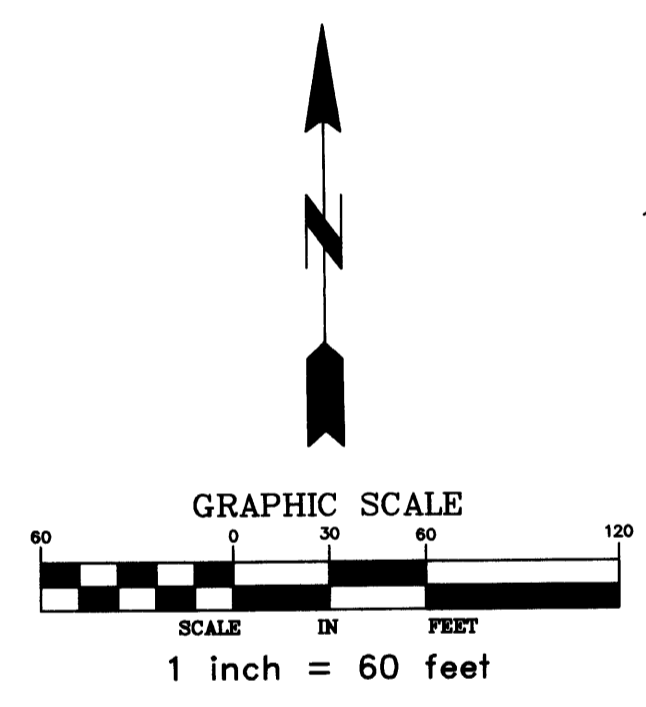
MIDWEST  
Land Surveyors & Civil Engineers, Inc.

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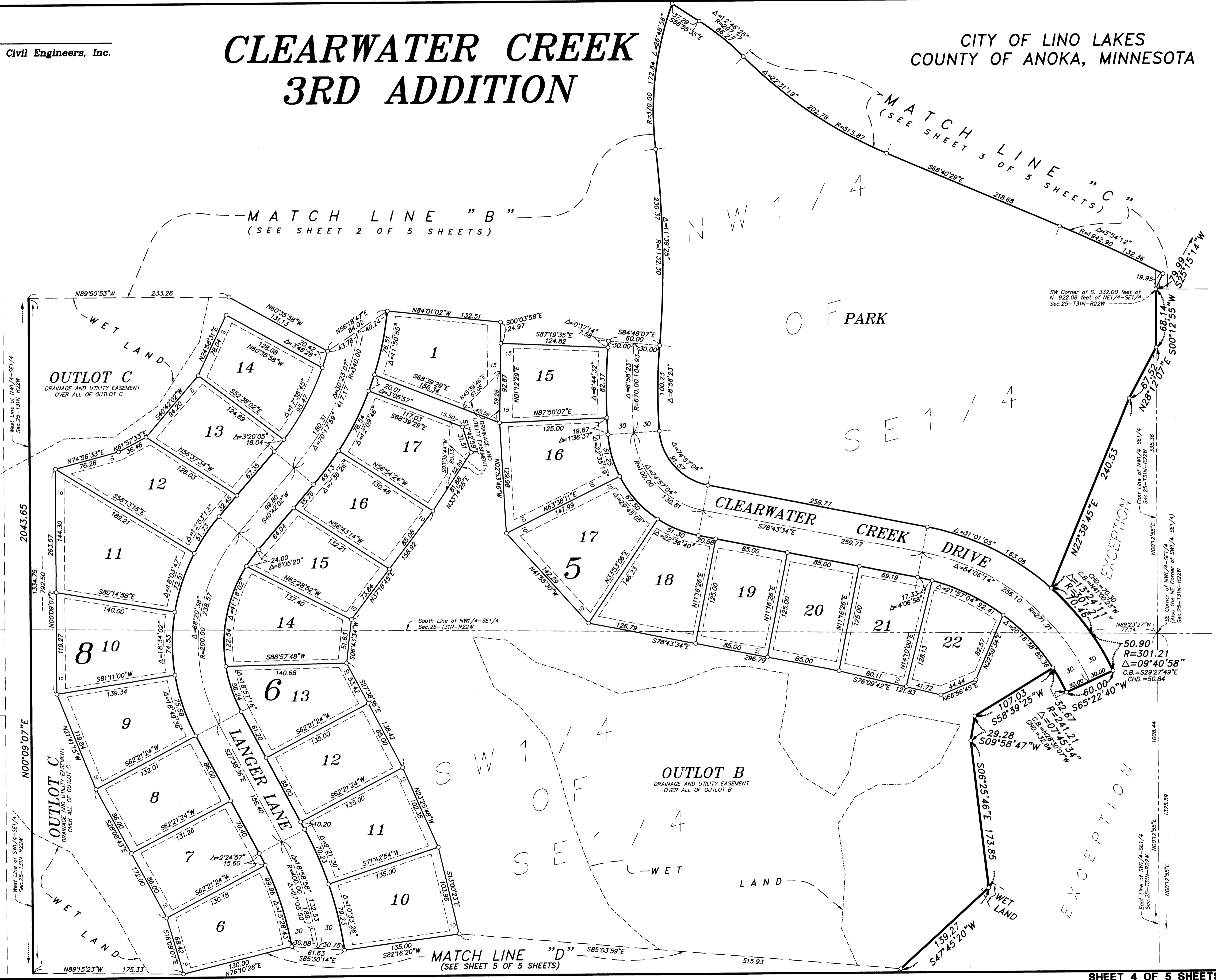
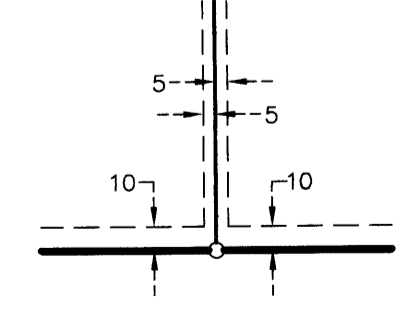
CITY OF LINO LAKES  
COUNTY OF ANOKA, MINNESOTA

### NOTES:

- - DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE MONUMENT SET, MARKED WITH A PLASTIC CAP INSCRIBED "RLS 10947"
  - - DENOTES MONUMENT FOUND
  - ⊙ - DENOTES ANOKA COUNTY MONUMENT
  - △ - DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 25-T31N-R22W IS ASSUMED TO HAVE A BEARING OF N89°33'53"W.



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.



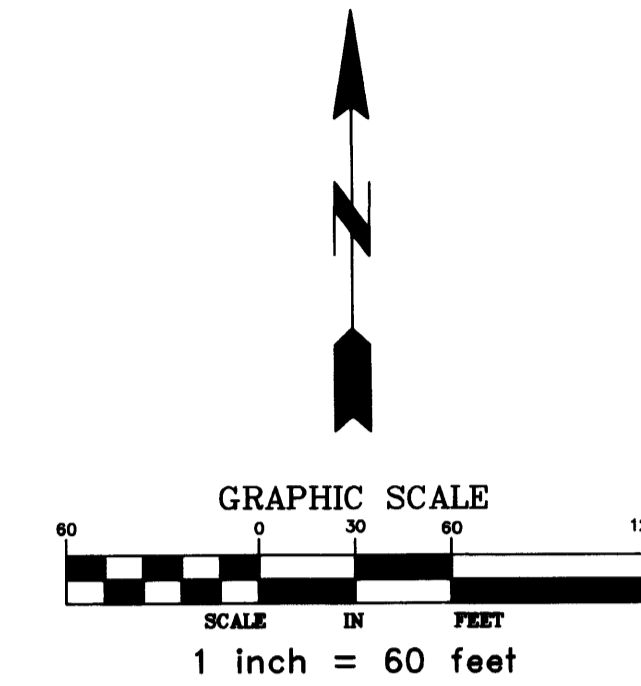
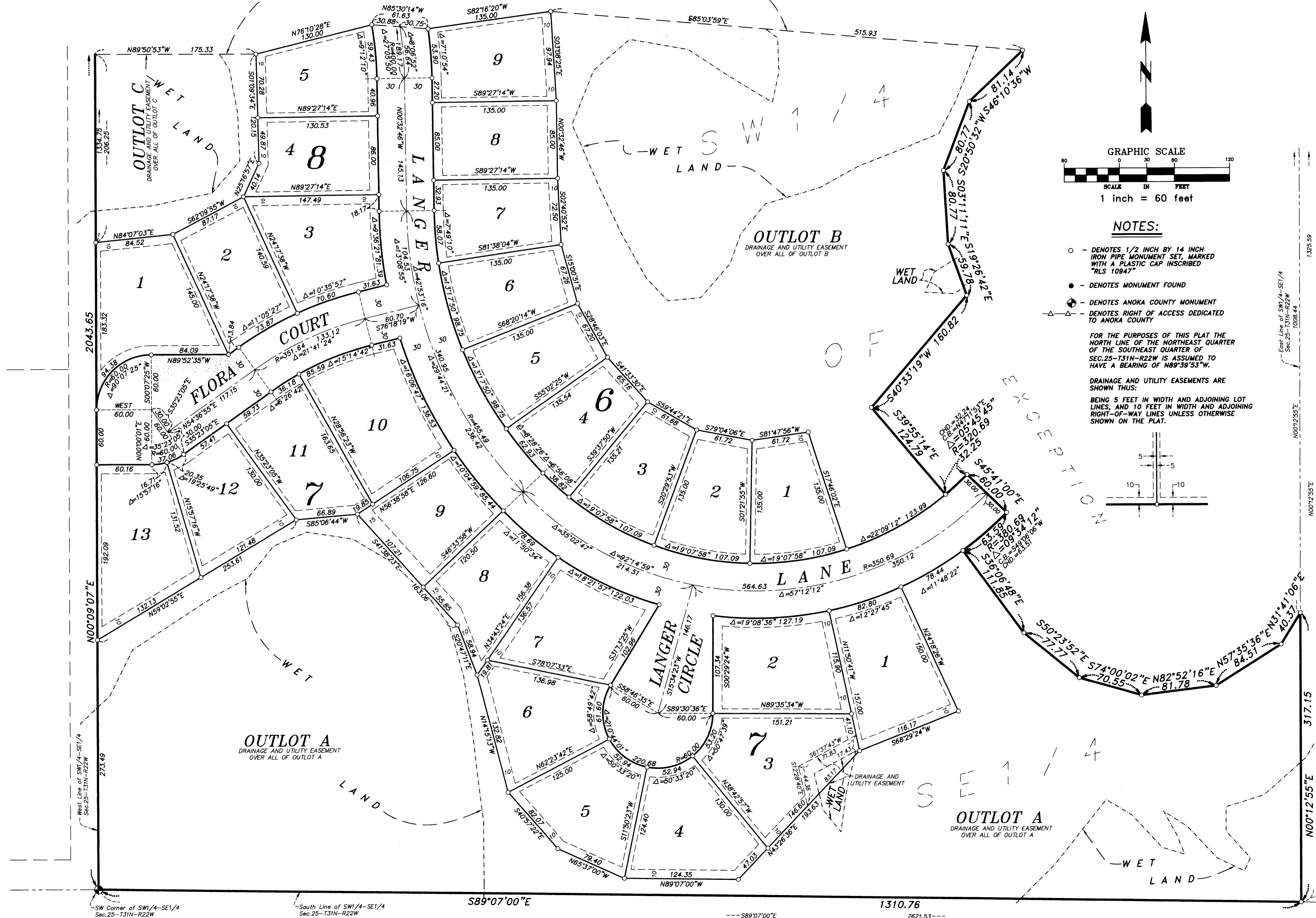
# CLEARWATER CREEK 3RD ADDITION

CITY OF LINO LAKES  
COUNTY OF ANOKA, MINNESOTA



MIDWEST  
Land Surveyors & Civil Engineers, Inc.

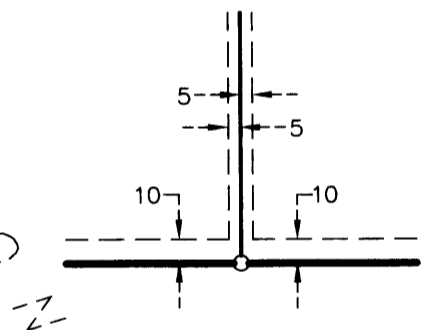
MATCH LINE "D"  
(SEE SHEET 4 OF 5 SHEETS)



- 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
  - △ - DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 25-T31N-R22W IS ASSUMED TO HAVE A BEARING OF N89°39'53"W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:  
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.



SE Corner of SE1/4-SE1/4  
Sec. 25-T31N-R22W  
S89°07'00"E  
-1310.77-