

# CLEARWATER CREEK 4TH 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, City of Lino Lakes, Anoka County, Minnesota described as follows:

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; thence southwestwardly, deflecting 78 degrees 00 minutes to the left, on a line hereinafter referred to as "Line A", a distance of 171.96 feet, to the point of beginning of the parcel of land described; thence southeasterly, deflecting 81 degrees 09 minutes to the left, a distance of 168.24 feet; thence easterly parallel with the north line of said Northeast Quarter of the Southeast Quarter, a distance of 431.76 feet, to a point on the east line of said Northeast Quarter of the Southeast Quarter; thence southerly along said east line a distance of 30.00 feet, to the southeast corner of said north 258.08 feet of the Northeast Quarter of the Southeast Quarter; thence westerly along the south line of said north 258.08 feet of the Northeast Quarter of the Southeast Quarter, a distance of 608.12 feet to the intersection of the southwesterly extension of said "Line A"; thence northeasterly along said "Line A" extended, a distance of 91.89 feet, to the point of beginning of the parcel of land described.

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, City of Lino Lakes, Anoka County, Minnesota which lies east 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

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, City of Lino Lakes, Anoka County, Minnesota excepting therefrom the following described two parcels of land:

**EXCEPTION ONE**

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.

**EXCEPTION TWO**

The south 167.00 feet of the east 553.00 of the north 922.08 feet of the Northeast Quarter of the Southeast Quarter of Section 25, Township 31 North, Range 22 West, City of Lino Lakes, Anoka County, Minnesota.

AND

That part of the following described property:

That part of the Northwest Quarter of the Southeast Quarter of Section 25, Township 31, Range 22, Anoka County, Minnesota 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 distance 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

That part of the Southwest Quarter of the Southeast Quarter of Section 25, Township 31 North, Range 22 West, City of Lino Lakes, Anoka County, Minnesota, described as follows:

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 50.90 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 27 degrees 49 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 degrees 28 minutes 42 seconds East, a distance of 59.78 feet; thence South 40 degrees 33 minutes 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 northeasterly a distance of 32.25 feet along a nontangential curve concave to the northwest having a radius of 320.69 feet, a central angle of 05 degrees 45 minutes 45 seconds, and the chord distance of said curve is 32.24 feet and bears North 47 degrees 11 minutes 53 seconds East; thence South 45 degrees 41 minutes 00 seconds East, a distance of 60.00 feet; thence southwesterly a distance of 63.59 feet along a nontangential curve concave to the northwest having a radius of 380.69 feet, a central angle of 09 degrees 34 minutes 12 seconds, and the chord distance of said curve is 63.51 feet and bears South 49 degrees 06 minutes 06 seconds West; thence South 36 degrees 06 minutes 48 seconds East, a distance of 111.85 feet; thence South 50 degrees 23 minutes 52 seconds East, a distance of 77.77 feet; thence South 74 degrees 00 minutes 02 seconds East, a distance of 70.55 feet; thence North 82 degrees 52 minutes 16 seconds East, a distance of 81.78 feet; thence North 57 degrees 35 minutes 36 seconds East, a distance of 84.51 feet; thence North 31 degrees 41 minutes 06 seconds East, a distance of 40.37 feet, to the east line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 12 minutes 55 seconds East, along said east line, a distance of 1008.44 feet, to the point of beginning.

AND

That part of the East Half of the Southeast Quarter of Section 25, Township 31 North, Range 22 West, Anoka County, Minnesota, described as follows: Commencing at the East Quarter corner of said Section 25; thence Westerly, along the East-West Quarter line of said Section 25, a distance of 474.51 feet; thence southerly, at a right angle, 1395 feet more or less, to the South line of the north 1395 feet of said East Half of the Southeast Quarter and the point of beginning of the parcel to be described; thence Northerly, retracing the last described line, to the South line of the Northeast Quarter of the Southeast Quarter of said Section 25; thence Westerly, along said South line to the Southwest corner of said Northeast Quarter of the Southeast Quarter; thence Northerly, along the West line of said Northeast Quarter of the Southeast Quarter, to the South line of the Northeast Quarter of the Southeast Quarter; thence Easterly, along said South line to the East line of said Section 25; thence Southerly, along said East line, to the South line of the North 1395 feet of said East Half of the Southeast Quarter; thence Westerly along said South line, to the point of beginning.

AND

The Southeast Quarter of the Southeast Quarter of Section 25, Township 31, Range 22, Anoka County, Minnesota, except the South 472.92 feet of the North 1395 feet of that part of the Southeast Quarter of Section 25, Township 31, Range 22, Anoka County, Minnesota, lying Easterly of a line drawn perpendicular to the East-West quarter line of Section 25 from a point on the East-West quarter line distant 474.51 feet Westerly of the East Quarter corner of Section 25.

Have caused the same to be surveyed and platted as CLEARWATER CREEK 4TH ADDITION, and do hereby donate and dedicate to the public use forever the circle, court, drive, lane, roads, street and easements for drainage and utility purposes 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 23rd day of August, 2000.

GOR-EM, L.L.C.

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

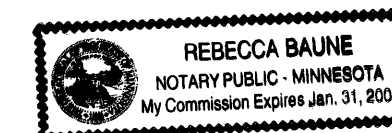
In witness whereof said Premier Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officer the 22nd day of August, 2000.

PREMIER BANK

*Mark E. Novitzki*  
Mark E. Novitzki, Senior Vice President

STATE OF MINNESOTA  
COUNTY OF ANOKA

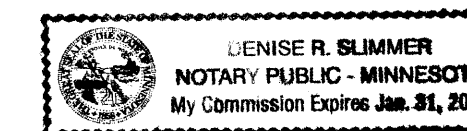
The foregoing instrument was acknowledged before me this 23rd day of August, 2000, by Gary M. Gorham, as Chief Manager, on behalf of Gor-Em, L.L.C., a Minnesota Limited Liability Company.



*Rebecca A. Baune*  
Notary Public, Anoka County, Minnesota  
My commission expires 1-31-05

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 22nd day of August, 2000, by Mark E. Novitzki, as Senior Vice President of Premier Bank, a Minnesota corporation, on behalf of the corporation.



*Denise R. Slumler*  
Notary Public, Ramsey County, Minnesota  
My commission expires 1-31-2005

I, Rodney H. Halvorson hereby certify that I have surveyed and platted the property described on this plat as CLEARWATER CREEK 4TH 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 8th day of August, 2000, 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 4TH ADDITION was approved and accepted by the City Council of Lino Lakes, Minnesota at a regular meeting thereof held this 14th day of August, 2000. 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.

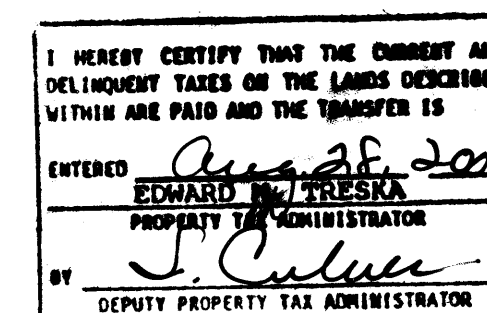
CITY COUNCIL OF LINO LAKES, MINNESOTA

By *John J. Br...*, Mayor  
By *Rachel Sawstad*, Clerk

Checked and approved this 28th day of August, 2000.

*Terry D. Han*  
Anoka County Surveyor

1520023.0  
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 28th August A.D., 2000  
at 11:05 o'clock A.M., and was duly recorded in book 185159 page 4  
*Edward M. Jaska*  
County Recorder  
By *EIC*  
Deputy



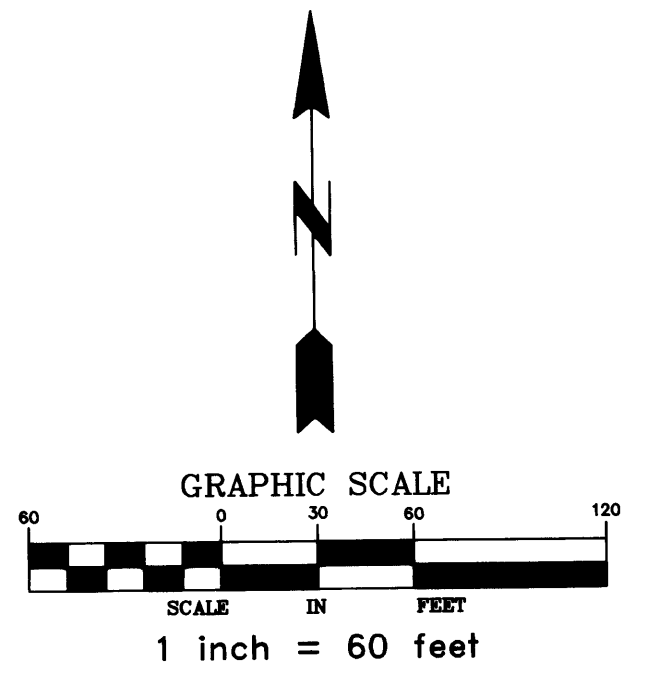
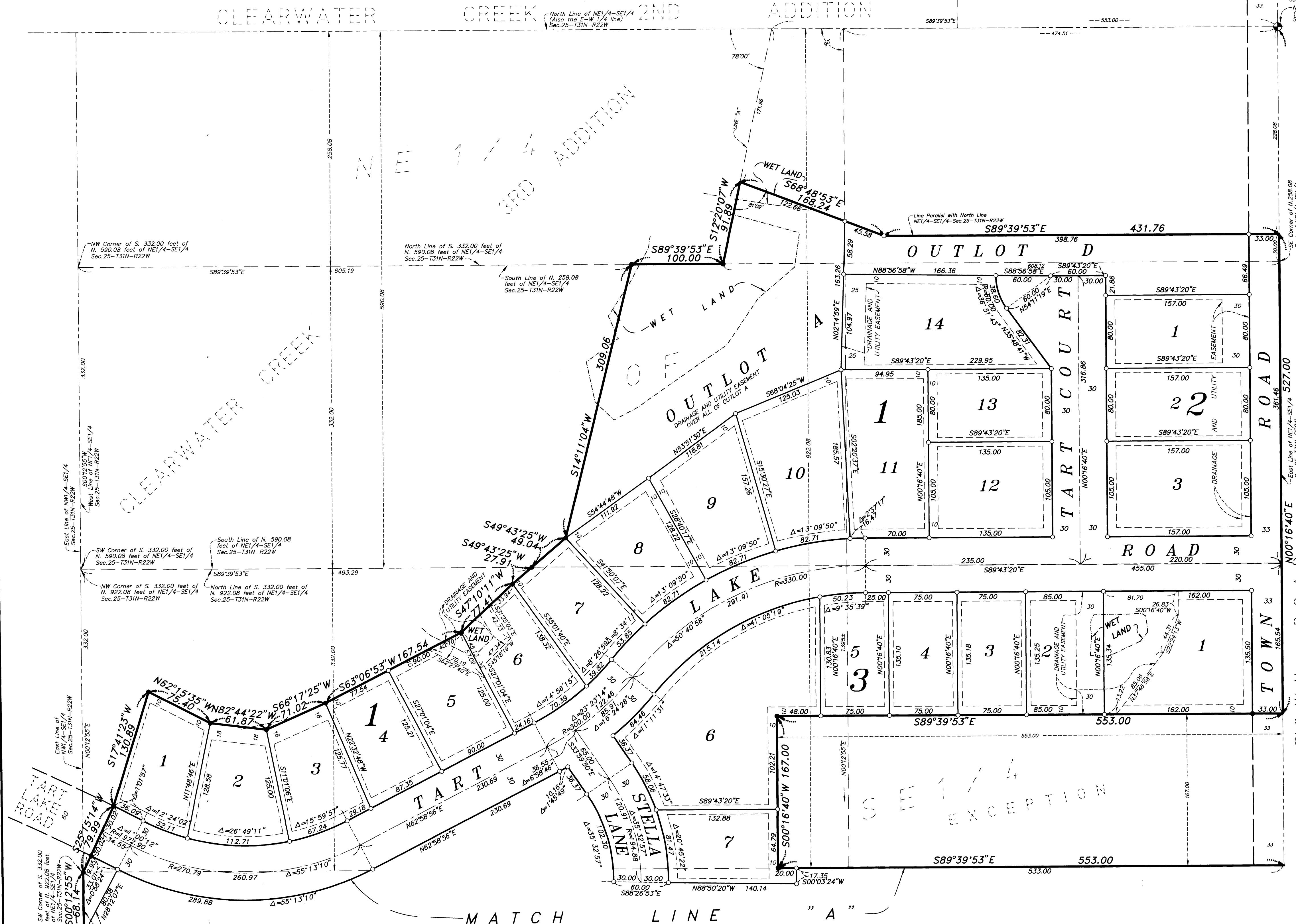
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MIDWEST  
Land Surveyors & Civil Engineers, Inc.

# CLEARWATER CREEK 4TH ADDITION

CITY OF LINO LAKES  
COUNTY OF ANOKA,  
SEC.25-T31N-R22W

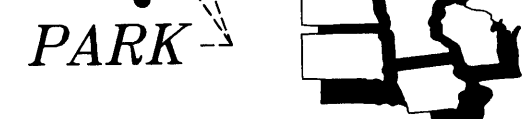
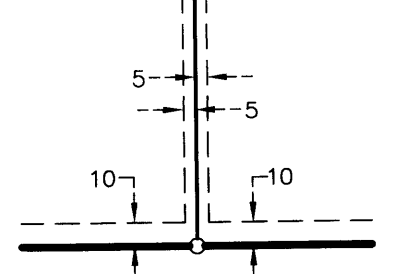


### NOTES:

- - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED WITH A PLASTIC CAP INSCRIBED "RLS 10947"
- - DENOTES MONUMENT FOUND
- ⊙ - DENOTES ANOKA COUNTY MONUMENT

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.

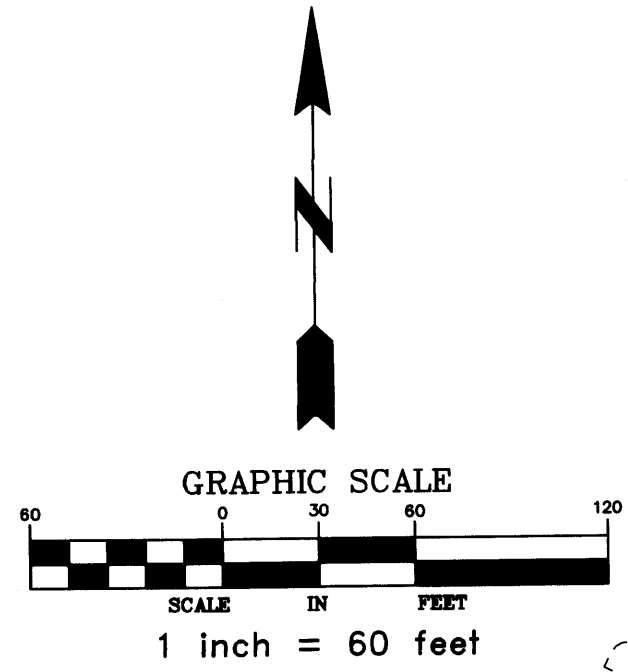


**MIDWEST**  
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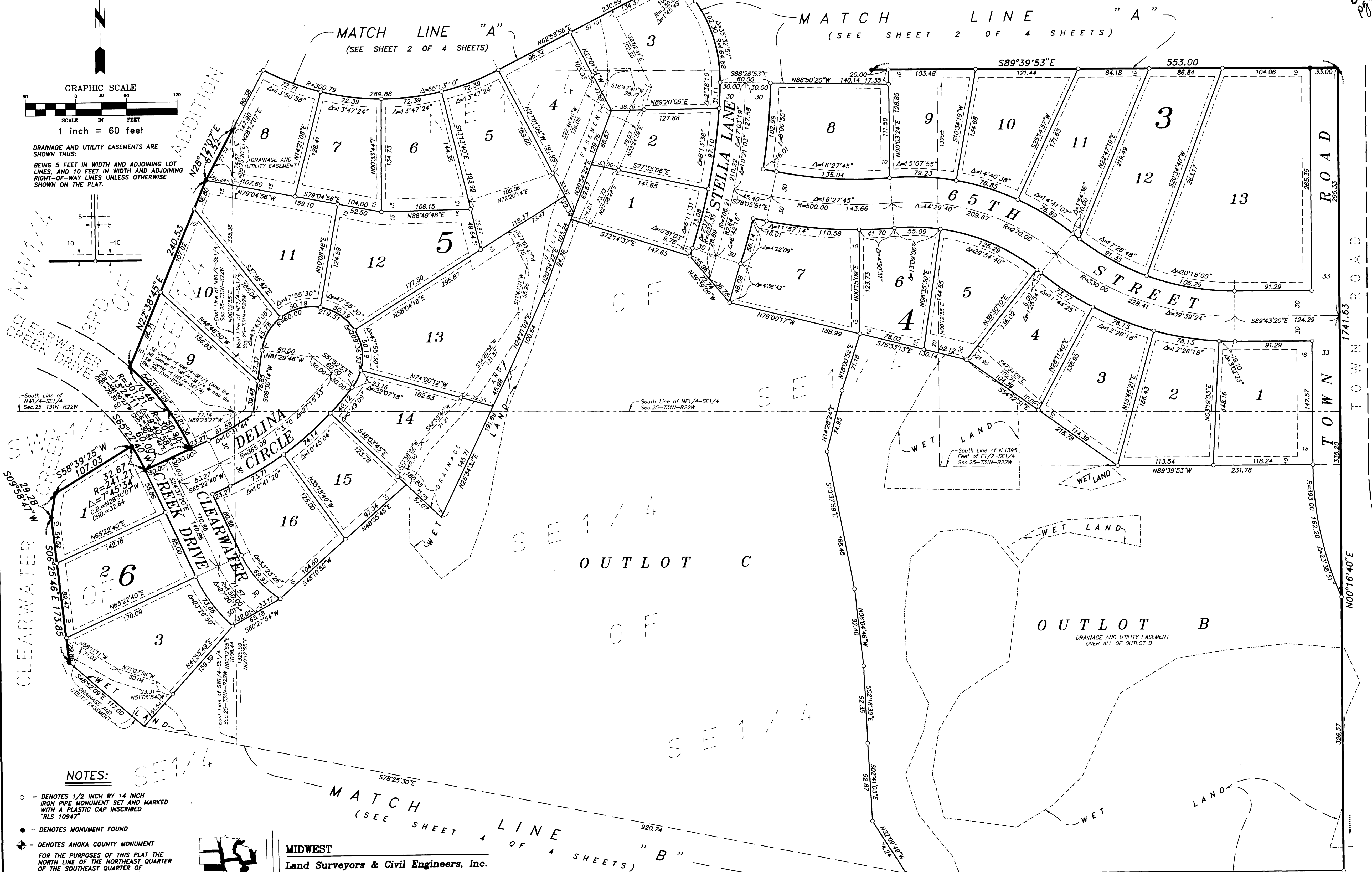
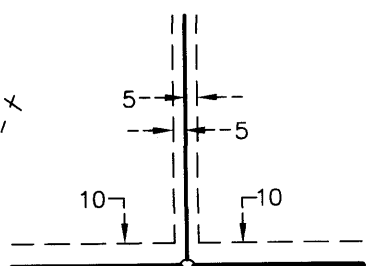
MATCH LINE "A"  
(SEE SHEET 3 OF 4 SHEETS)

# CLEARWATER CREEK 4TH ADDITION

CITY OF LINO LAKES  
COUNTY OF ANOKA,  
SEC. 25-T31N-R22W



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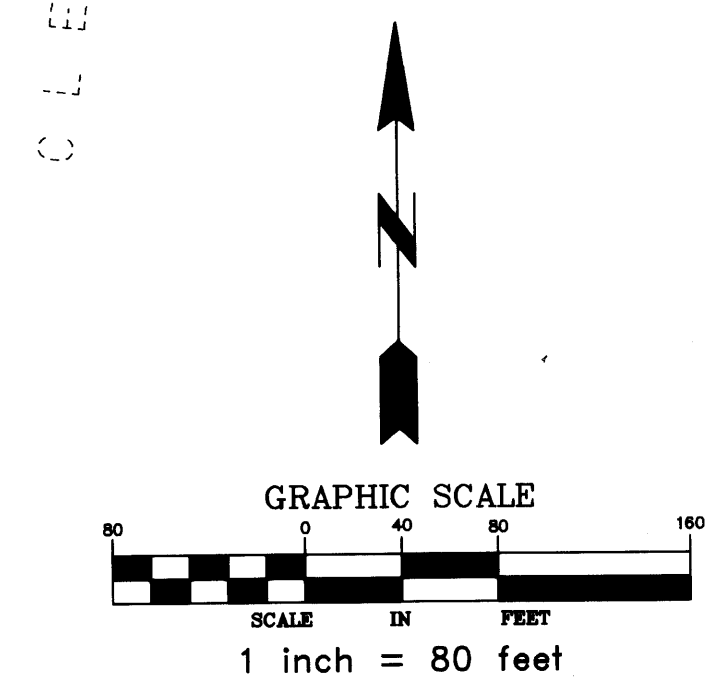
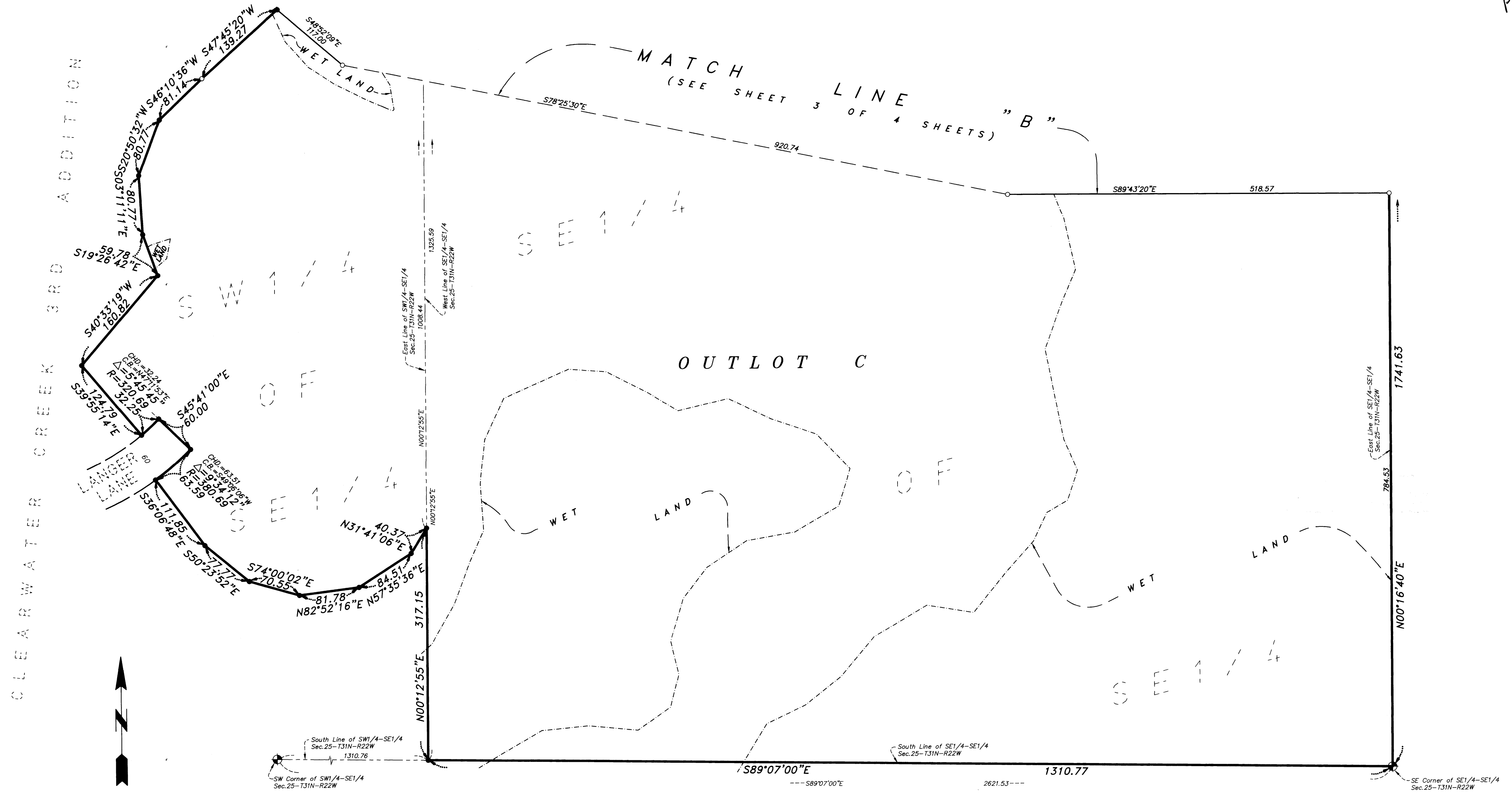


**MIDWEST**  
Land Surveyors & Civil Engineers, Inc.

# CLEARWATER CREEK 4TH ADDITION

CITY OF LINO LAKES  
COUNTY OF ANOKA,  
SEC.25-T31N-R22W

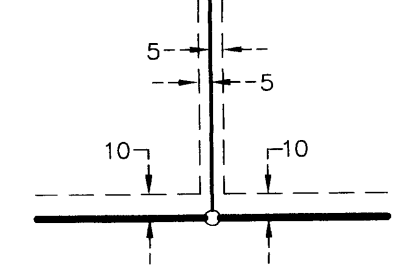
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pg 4



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**MIDWEST**  
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