# OFFICIAL PLAT

# CONSTANCE CORNERS

Book 65 Page 31

City of Andover
County of Anoka
Sec. 14, T. 32, R. 24

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 8 day of AUG A.D., 2003
at 3:15 o'clock PM, and was duly recorded
in book 65 page 31
KATHLEEN T. DEVINE
County Recorder
By JNH Deputy

1834665

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED Aug 8 2003
MAUREEN DEVINE
PROPERTY TAX ADMINISTRATOR
BY _____
DEPUTY PROPERTY TAX ADMINISTRATOR

KNOW ALL PERSONS BY THESE PRESENTS: That Bruggeman Properties LLC, a Minnesota Limited Liability Company, owner and proprietor, and Construction Mortgage Investors Co., a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Northeast Quarter of the Southeast Quarter, Section 14, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner thereof; thence on an assumed bearing of South along the east line thereof, a distance of 208.06 feet to the south line of the north 208.00 feet thereof; thence North 88 degrees 40 minutes 45 seconds West, along said south line, a distance of 60.02 feet to the west line of the east 60.00 feet thereof; thence on a bearing of South along said west line, a distance of 5.00 feet to the south line of the north 213.00 feet of said Northeast Quarter of the Southeast Quarter; thence North 88 degrees 40 minutes 45 seconds West, along said south line a distance of 92.09 feet to the point of beginning of the tract of land to be described; thence South 33 degrees 44 minutes 36 seconds West a distance of 174.32 feet; thence southeasterly along a non-tangential curve, concave to the southwest, having a radius of 110.00 feet and a central angle of 56 degrees 15 minutes 24 seconds, a distance of 108.01 feet; the chord of said curve bears South 28 degrees 07 minutes 42 seconds East; thence on a bearing of South, tangent to said curve, a distance of 222.36 feet; thence on a bearing of West, a distance of 328.84 feet; thence South 01 degree 20 minutes 35 seconds East a distance of 275.03 feet; thence North 68 degrees 10 minutes 46 seconds West a distance of 163.48 feet; thence North 64 degrees 54 minutes 58 seconds West a distance of 677.58 feet to the east right-of-way line of the Burlington Northern and Santa Fe Railroad; thence northerly along said east right-of-way line, a distance of 624.80 feet to the north line of said Northeast Quarter of the Southeast Quarter; thence South 88 degrees 40 minutes 45 seconds East, along said north line, a distance of 751.12 feet to the west line of the east 520.00 feet thereof; thence on a bearing of South along said west line, a distance of 60.02 feet to the south line of the north 60.00 feet of said Northeast Quarter of the Southeast Quarter; thence North 88 degrees 40 minutes 45 seconds West along said south line a distance of 22.01 feet to the west line of the east 542.00 feet thereof; thence on a bearing of South along said west line a distance of 153.04 feet to the south line of the north 213.00 feet of said Northeast Quarter of the Southeast Quarter; thence South 88 degrees 40 minutes 45 seconds East along said south line a distance of 390.03 feet to the point of beginning.

AND that Bruggeman Properties LLC, a Minnesota Limited Liability Company, owner and proprietor, Reynold N. Orstad and Sharon J. Orstad, husband and wife, mortgagees and Construction Mortgage Investors Co., a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Northeast Quarter of the Southeast Quarter, Section 14, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner thereof; thence on an assumed bearing of South along the east line thereof, a distance of 208.06 feet to the south line of the north 208.00 feet thereof and to the point of beginning of the tract of land to be described; thence North 88 degrees 40 minutes 45 seconds West, along said south line, a distance of 60.02 feet to the west line of the east 60.00 feet thereof; thence on a bearing of South along said west line, a distance of 5.00 feet to the south line of said Northeast Quarter of the Southeast Quarter; thence North 88 degrees 40 minutes 45 seconds West, along said south line a distance of 92.09 feet; thence South 33 degrees 44 minutes 36 seconds West a distance of 174.32 feet; thence southeasterly along a non-tangential curve, concave to the southwest, having a radius of 110.00 feet and a central angle of 56 degrees 15 minutes 24 seconds, a distance of 108.01 feet, the chord of said curve bears South 28 degrees 07 minutes 42 seconds East; thence on a bearing of South, tangent to said curve, a distance of 222.36 feet; thence on a bearing of West, a distance of 328.84 feet; thence South 01 degree 20 minutes 35 seconds East a distance of 275.03 feet; thence North 68 degrees 10 minutes 46 seconds West a distance of 163.48 feet; thence North 64 degrees 54 minutes 58 seconds West a distance of 677.58 feet to the east right-of-way line of the Burlington Northern and Sante Fe Railroad; thence southerly along said east right-of-way line, a distance of 678.80 feet to the intersection with the following described line:

Commencing at the southeast corner of said Southeast Quarter; thence on an assumed bearing of North along the east line of said Southeast Quarter a distance of 494.97 feet; thence westerly, parallel with the south line thereof, a distance of 989.00 feet; thence northerly at right angles a distance of 829.89 feet to the south line of said Northeast Quarter of the Southeast Quarter; thence westerly along said south line a distance of 36.33 feet to the point of beginning of the line to be described; thence North 84 degrees 44 minutes 31 seconds West a distance of 307.97 feet to said east right-of-way line, and there terminating;

thence South 84 degrees 44 minutes 31 seconds East, along said last described line, a distance of 307.97 feet to the south line of said Northeast Quarter of the Southeast Quarter; thence South 88 degrees 27 minutes 56 seconds East along said south line, a distance of 999.92 feet to the southeast corner thereof; thence on a bearing of North along the east line thereof a distance of 1120.76 feet to the point of beginning.

AND that Bruggeman Properties 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:

That part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence on an assumed bearing of North along the east line of said Southeast Quarter a distance of 494.97 feet; thence westerly, parallel with the south line thereof, a distance of 989.00 feet; thence northerly at right angles a distance of 710.34 feet to the point of beginning of the tract of land to be described; thence continue northerly along said last described line a distance of 119.55 feet to the north line of said Southeast Quarter of the Southeast Quarter; thence westerly along said north line a distance of 36.33 feet; thence southeasterly along a non-tangential curve, concave to the southwest, having a radius of 370.00 feet and a central angle of 19 degrees 25 minutes 17 seconds, a distance of 125.42 feet to the point of beginning, the chord of said curve bears South 15 degrees 10 minutes 30 seconds East.

Have caused the same to be surveyed and platted as CONSTANCE CORNERS and do hereby donate and dedicate to the public for public use forever the avenues, boulevard, lane, streets, and drainage and utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County Road No. 18 as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 20 as shown on the plat. In witness whereof said Bruggeman Properties LLC, has caused these presents to be signed by its proper officer this 10TH day of JULY, 2003. In witness whereof said Reynold N. Orstad and Sharon J. Orstad have hereunto set their hands this 7TH day of JULY, 2003. Also in witness whereof said Construction Mortgage Investors Co., has caused these presents to be signed by its proper officer this 11TH day of JULY, 2003.

SIGNED:

Reynold N. Orstad

Sharon J. Orstad

BRUGGEMAN PROPERTIES LLC

Paul Bruggeman, as President

CONSTRUCTION MORTGAGE INVESTORS CO.

_____, as VICE PRESIDENT

STATE OF Minn) The foregoing instrument was acknowledged before me this
COUNTY Hennepin) 7 day of July, 2003, by Reynold N. Orstad and Sharon J. Orstad, husband and wife.

NOTARY PUBLIC-MINN. My Commission Expires Jan. 31, 2005

Cheryl C. Dorn
Notary Public, HENNEPIN County, MINNESOTA
My Commission expires 1-31-05

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this
COUNTY OF RAMSEY) 10 day of JULY, 2003, by Paul Bruggeman, as President of Bruggeman Properties LLC, a Minnesota Limited Liability Company, on behalf of the company.

GILL V. GRUBER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005

Gill V. Gruber
Notary Public, HENNEPIN County, Minnesota
My Commission expires 1-31-05

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me
COUNTY OF RAMSEY) this 11 day of JULY, 2003, by SCOTT PUCHTLER, as VICE PRESIDENT of Construction Mortgage Investors Co., a Minnesota corporation on behalf of the corporation.

GILL V. GRUBER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005

Gill V. Gruber
Notary Public, HENNEPIN County, Minnesota
My Commission expires 1-31-05

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as CONSTANCE CORNERS; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown, or shall be correctly placed in the ground within one year after the recording date of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine, Registered Land Surveyor
Minnesota License No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a
COUNTY OF ANOKA ) Notary Public, this 14 day of July, 2003, by Jeffrey N. Caine, Land Surveyor.

JILL M. KENT
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

Jill M. Kent
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-05

CITY OF ANDOVER

We hereby certify that the City Council of the City of Andover, Anoka County, Minnesota, duly accepted and approved the plat of CONSTANCE CORNERS at a regular meeting held this 5TH day of June, 2003
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 Minn. Statutes, Section 505.03, Subd. 2.

By _____ Mayor

By _____ Clerk

Checked and approved this 7TH day of AUGUST, 2003

By _____
Anoka County Surveyor

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

10 | 5 | 5 | 10

BEING 10 FEET WIDE AND ADJOINING ALL STREET RIGHT-OF-WAY LINES AND REAR LOT LINES AND 5 FEET WIDE AND ADJOINING ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

NOTE: FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE NE1/4 OF THE SE1/4 OF SEC. 14, T. 32, R. 24 IS ASSUMED TO HAVE A BEARING OF NORTH.

- ● DENOTES FOUND MONUMENT.
- ○ DENOTES A MONUMENT REQUIRED BY MINNESOTA STATE STATUTE WHICH 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 12251.
- ◉ DENOTES ANOKA COUNTY MONUMENT.
- —▵— DENOTES "RIGHT OF ACCESS" DEDICATED TO THE COUNTY OF ANOKA

RECEIPT # 20031108341/$1385.00

NORTH

0 100 200
SCALE - 1 INCH = 100 FEET

RLK - Kuusisto, Ltd.