

CORCO-SEED THURSTON AVENUE ADDITION
CITY OF ANOKA
ANOKA COUNTY, MINNESOTA
TOWNSHIP 32, RANGE 25 4TH PRINCIPAL MERIDIAN

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: That The Cornelius Company, a Minnesota Corporation, as owners, and the Sheltered Venture Properties, an Iowa Corporation, as mortgagee of the following described property situated in the County of Anoka and State of Minnesota, to wit:

THAT PART OF LOT 2, BLOCK 2, OF HERRICK INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR ANOKA COUNTY, MINNESOTA, LYING EASTERLY AND SOUTHEASTERLY OF A LINE DRAWN FROM THE MOST NORTHERLY CORNER OF LOT 1, SAID BLOCK 2, TO A POINT ON THE NORTH LINE OF SAID LOT 2 DISTANT 503.78 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 2.

[CERTIFICATE OF TITLE NO. 48639]

(ALL OF THE BOUNDARY LINES OF SAID PART OF LOT 2 ARE MARKED BY JUDICIAL LANDMARKS SET PURSUANT TO TORRENS CASE NO. T-2575).

And that Sheltered Venture Properties, a Minnesota partnership, as owners of the following described property situated in the County of Anoka and State of Minnesota, to wit:

THAT PART OF LOT 1, BLOCK 2, HERRICK INDUSTRIAL PARK, ANOKA COUNTY, MINNESOTA, WHICH LIES EASTERLY OF THE WESTERLY 120.00 FEET OF SAID LOT, AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT AND ITS SOUTHERLY EXTENSION, NORTHERLY OF "LINE A" AND WESTERLY OF "LINE B".

"LINE A" IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 1, DISTANT 304.95 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 1 (SAID WESTERLY LINE HAVING AN ASSUMED BEARING OF SOUTH 4 DEGREES 36 MINUTES 12 SECONDS WEST); THENCE SOUTH 45 DEGREES 23 MINUTES 24 SECONDS EAST A DISTANCE OF 134.46 FEET; THENCE SOUTHEASTERLY ON A TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST, RADIUS 330.16 FEET, CENTRAL ANGLE 38 DEGREES 29 MINUTES 37 SECONDS, A DISTANCE OF 221.81 FEET; THENCE SOUTH 83 DEGREES 53 MINUTES 01 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 253.78 FEET; THENCE NORTH 42 DEGREES 34 MINUTES 54 SECONDS EAST A DISTANCE OF 57.68 FEET TO THE EAST LINE OF SAID LOT 1 AND THERE TERMINATING.

"LINE B" IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 69 DEGREES 38 MINUTES 15 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 378.04 FEET TO THE ACTUAL POINT OF BEGINNING OF SAID "LINE B"; THENCE SOUTHEASTERLY A DISTANCE OF 31.18 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST AND NOT TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE HAS A RADIUS OF 568.02 FEET A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 41 SECONDS, AND THE CHORD OF SAID CURVE BEARS SOUTH 08 DEGREES 22 MINUTES 34 SECONDS EAST; THENCE NORTH 80 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 32.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 207.79 FEET TO A POINT OF REVERSE CURVATURE, ALONG A CURVE CONCAVE TO THE NORTHEAST AND NOT TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE HAS A RADIUS OF 536.02 FEET, A CENTRAL ANGLE OF 22 DEGREES 12 MINUTES 40 SECONDS, AND THE CHORD OF SAID CURVE BEARS SOUTH 21 DEGREES 03 MINUTES 15 SECONDS EAST; THENCE SOUTHEASTERLY A DISTANCE OF 123.02 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST, RADIUS 465.22 FEET, A CENTRAL ANGLE OF 15 DEGREES 09 MINUTES 02 SECONDS; THENCE SOUTH 31 DEGREES 14 MINUTES 00 SECONDS WEST, ALONG A LINE NOT TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 20.34 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 101.79 FEET; THENCE SOUTHWESTERLY, ALONG A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST, RADIUS 270.00 FEET, CENTRAL ANGLE 16 DEGREES 45 MINUTES 00 SECONDS, A DISTANCE OF 78.93 FEET TO THE INTERSECTION WITH SAID "LINE A" AND THERE TERMINATING.

[CERTIFICATE OF TITLE NO. 61759]

NOTE: "LINE A," DESCRIBED ABOVE, IS SHOWN ON THIS PLAT AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 1, DISTANT 304.95 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 1 (SAID WESTERLY LINE HAVING AN ASSUMED BEARING OF SOUTH 5 DEGREES 20 MINUTES 39 SECONDS WEST); THENCE SOUTH 44 DEGREES 38 MINUTES 57 SECONDS EAST A DISTANCE OF 134.46 FEET; THENCE SOUTHEASTERLY ON A TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST, RADIUS 330.16 FEET, CENTRAL ANGLE 38 DEGREES 29 MINUTES 37 SECONDS, A DISTANCE OF 221.81 FEET; THENCE SOUTH 83 DEGREES 08 MINUTES 34 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 253.78 FEET; THENCE NORTH 43 DEGREES 19 MINUTES 21 SECONDS EAST A DISTANCE OF 57.68 FEET TO THE EAST LINE OF SAID LOT 1 AND THERE TERMINATING.

And that James M. Seed and Eva C. Seed, husband and wife, and John C. Seed and Mary Nell Seed, husband and wife, as owners of the following described property situated in the County of Anoka and State of Minnesota, to wit:

THAT PART OF LOT 4, AUDITOR'S SUBDIVISION NO. 28, ANOKA COUNTY, MINNESOTA, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 2 OF HERRICK INDUSTRIAL PARK; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID HERRICK INDUSTRIAL PARK; THENCE CONTINUING NORTHEASTERLY ALONG THE EXTENSION OF THE LAST COURSE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 2 AND THE ACTUAL POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE CONTINUING NORTHEASTERLY ALONG THE EXTENSION OF THE LAST COURSE A DISTANCE OF 364.67 FEET, MORE OR LESS, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN, INC. AND THERE TERMINATING.

AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 32 NORTH, RANGE 25 WEST, ANOKA COUNTY, MINNESOTA, THE SAME TO BE NOW KNOWN AS THAT PART OF LOTS 1 AND 2 OF SAID AUDITORS SUBDIVISION NO. 28, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 35 A DISTANCE OF 369.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24 DEGREES 13 MINUTES 23 SECONDS WEST A DISTANCE OF 333.65 FEET; THENCE SOUTH 18 DEGREES 48 MINUTES 02 SECONDS WEST A DISTANCE OF 740.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN, INC.; THENCE NORTH 65 DEGREES 41 MINUTES 38 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 219.87 FEET; THENCE NORTH 29 DEGREES 38 MINUTES 44 SECONDS EAST A DISTANCE

OF 739.88 FEET; THENCE NORTH 24 DEGREES 13 MINUTES 23 SECONDS EAST A DISTANCE OF 297.63 FEET TO SAID EAST-WEST QUARTER LINE; THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS EAST ALONG SAID EAST-WEST QUARTER LINE A DISTANCE OF 87.74 FEET TO THE POINT OF BEGINNING.

And that the City of Anoka, a Minnesota Municipal Corporation, as owners of the following described property situated in the County of Anoka and State of Minnesota, to wit:

THAT PART OF LOT 1, BLOCK 2, HERRICK INDUSTRIAL PARK, ANOKA COUNTY, MINNESOTA, WHICH LIES NORTHERLY OF "LINE A" AND EASTERLY OF "LINE B".

"LINE A" IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 1, DISTANT 304.95 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 1 (SAID WESTERLY LINE HAVING AN ASSUMED BEARING OF SOUTH 4 DEGREES 36 MINUTES 12 SECONDS WEST); THENCE SOUTH 45 DEGREES 23 MINUTES 24 SECONDS EAST A DISTANCE OF 134.46 FEET; THENCE SOUTHEASTERLY ON A TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST, RADIUS 330.16 FEET, CENTRAL ANGLE 38 DEGREES 29 MINUTES 37 SECONDS, A DISTANCE OF 221.81 FEET; THENCE SOUTH 83 DEGREES 53 MINUTES 01 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 253.78 FEET; THENCE NORTH 42 DEGREES 34 MINUTES 54 SECONDS EAST A DISTANCE OF 57.68 FEET TO THE EAST LINE OF SAID LOT 1 AND THERE TERMINATING.

"LINE B" IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 69 DEGREES 38 MINUTES 15 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 378.04 FEET TO THE ACTUAL POINT OF BEGINNING OF SAID "LINE B"; THENCE SOUTHEASTERLY A DISTANCE OF 31.18 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST AND NOT TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE HAS A RADIUS OF 568.02 FEET A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 41 SECONDS, AND THE CHORD OF SAID CURVE BEARS SOUTH 08 DEGREES 22 MINUTES 34 SECONDS EAST; THENCE NORTH 80 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 32.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 207.79 FEET TO A POINT OF REVERSE CURVATURE, ALONG A CURVE CONCAVE TO THE NORTHEAST AND NOT TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE HAS A RADIUS OF 536.02 FEET, A CENTRAL ANGLE OF 22 DEGREES 12 MINUTES 40 SECONDS, AND THE CHORD OF SAID CURVE BEARS SOUTH 21 DEGREES 03 MINUTES 15 SECONDS EAST; THENCE SOUTHEASTERLY A DISTANCE OF 123.02 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST, RADIUS 465.22 FEET, A CENTRAL ANGLE OF 15 DEGREES 09 MINUTES 02 SECONDS; THENCE SOUTH 31 DEGREES 14 MINUTES 00 SECONDS WEST, ALONG A LINE NOT TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 20.34 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 101.79 FEET; THENCE SOUTHWESTERLY, ALONG A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST, RADIUS 270.00 FEET, CENTRAL ANGLE 16 DEGREES 45 MINUTES 00 SECONDS, A DISTANCE OF 78.93 FEET TO THE INTERSECTION WITH SAID "LINE A" AND THERE TERMINATING.

[CERTIFICATE OF TITLE NO. 61758]

NOTE: "LINE A," DESCRIBED ABOVE IS SHOWN ON THIS PLAT AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 1, DISTANT 304.95 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 1 (SAID WESTERLY LINE HAVING AN ASSUMED BEARING OF SOUTH 5 DEGREES 20 MINUTES 39 SECONDS WEST); THENCE SOUTH 44 DEGREES 38 MINUTES 57 SECONDS EAST A DISTANCE OF 134.46 FEET; THENCE SOUTHEASTERLY ON A TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST, RADIUS 330.16 FEET, CENTRAL ANGLE 38 DEGREES 29 MINUTES 37 SECONDS, A DISTANCE OF 221.81 FEET; THENCE SOUTH 83 DEGREES 08 MINUTES 34 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 253.78 FEET; THENCE NORTH 43 DEGREES 19 MINUTES 21 SECONDS EAST A DISTANCE OF 57.68 FEET TO THE EAST LINE OF SAID LOT 1 AND THERE TERMINATING.

Have caused the same to be surveyed, platted and known as CORCO-SEED THURSTON AVENUE ADDITION and do hereby dedicate and donate to the public for public use forever the avenue and the drainage and/or utility easements as shown on the plat.

IN WITNESS WHEREOF said Cornelius Company, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 20 day of July, 1988; and that the Sheltered Venture Properties, an Iowa Corporation, as mortgagee of said Cornelius Company, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 15 day of September, 1988; and said Sheltered Venture Properties, a partnership, has caused these presents to be signed by a partner this 12 day of September, 1988; and said James M. Seed and Eva C. Seed, husband and wife, and John C. Seed and Mary Nell Seed, husband and wife, has caused these presents to be signed individually, this 30 day of June, 1988; and said City of Anoka, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 19th day of September, 1988.

181308
EXHIBIT OF TITLES
COUNTY OF ANOKA
FILED IN THE OFFICE OF THE COUNTY RECORDER
ON THE 2nd DAY OF SEPTEMBER 1988
Katherine Beier
Deputy Registrar of Titles

832974
COUNTY OF ANOKA
STATE OF MINNESOTA
FILED IN THE OFFICE OF THE COUNTY RECORDER
ON THE 2nd DAY OF SEPTEMBER 1988
Ted J. Amdall
Deputy Registrar of Titles
By: Delta Kaye

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1988 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey, M.D.
Anoka County Treasurer

THE CORNELIUS COMPANY BY: Robert C. Huchler ITS
Treasurer

ANOKA MUTUAL LIFE INSURANCE COMPANY AN IOWA CORPORATION BY: Ronald B. Franklin ITS

Sheltered Venture Properties BY: William Howard ITS
(A PARTNER)

JAMES M. SEED James M. Seed ITS
EVA C. SEED Eva C. Seed ITS
JOHN C. SEED John C. Seed ITS
MARY NELL SEED Mary Nell Seed ITS

CITY OF ANOKA, MINNESOTA BY: Stephen M. Halvey ITS
Mayor
Mark E. Nagel ITS
City Clerk

"NO DELINQUENT TAXES AND TRANSFER ENTLED"
November 1st 1988
Charles R. Lefelme
Auditor, Anoka County
By: Mary S. Reisinger
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTLED"
December 1st 1988
Charles R. Lefelme
Auditor, Anoka County
By: Mary S. Reisinger
Deputy

# CORCO-SEED THURSTON AVENUE ADDITION

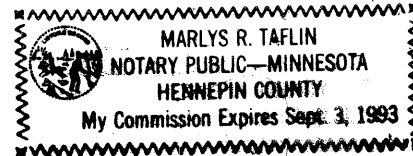
## CITY OF ANOKA ANOKA COUNTY, MINNESOTA

### TOWNSHIP 32, RANGE 25, 4TH PRINCIPAL MERIDIAN

STATE OF MINNESOTA )  
COUNTY OF Hennepin ) ) SS

This instrument was acknowledged before me this 20 day of July, 1988; by Robert C. Aulander as treasurer of The Cornelius Company, a Minnesota Corporation, on behalf of the corporation.

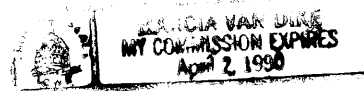
Marlys R. Taflin  
Notary Public, Hennepin County, Minnesota  
My Commission Expires Sept 3, 1993



Iowa  
STATE OF MINNESOTA )  
COUNTY OF Polk ) ) SS

This instrument was acknowledged before me this 15<sup>th</sup> day of September 1988 by Arnold A. Franklin + B.E. Scott as Directors + Secretaries of the Sheltered Venture Properties, a partnership an Iowa Corporation, Mortgagee of said Cornelius Company, on behalf of the Sheltered Venture Properties, a partnership

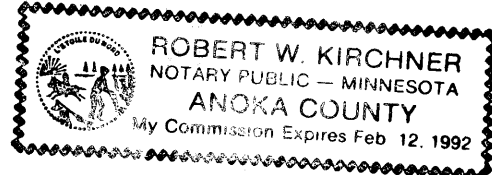
Marcia Van Dike  
Notary Public, Polk County, Minnesota Iowa  
My Commission Expires April 9, 1990



STATE OF MINNESOTA )  
COUNTY OF Anoka ) ) SS

This instrument was acknowledged before me this 12 day of September, 1988; by William Howard, a partner of Sheltered Venture Properties, a partnership on behalf of the partnership.

Robert W. Kirchner  
Notary Public, Anoka County, Minnesota  
My Commission Expires February 12, 1992



STATE OF MINNESOTA )  
COUNTY OF Hennepin ) ) SS

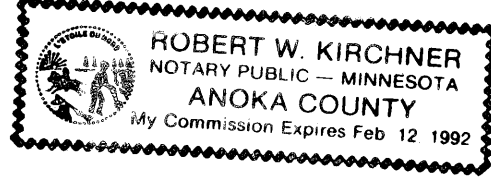
This instrument was acknowledged before me this 30<sup>th</sup> day of June, 1988; by James M. Seed and Eva C. Seed, Husband and Wife, John C. Seed and Mary Nell Seed, Husband and Wife, as owners of said described property on behalf of said owners.

James S. Lyovian  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 4 13 91

STATE OF MINNESOTA )  
COUNTY OF Anoka ) ) SS

This instrument was acknowledged before me this 19<sup>th</sup> day of September, 1988; by Stephen M. Halsey as Mayor, and Mark E. Nagel as Clerk of the City of Anoka, a Minnesota Municipal Corporation, on behalf of the Corporation.

Robert W. Kirchner  
Notary Public, Anoka County, Minnesota  
My Commission Expires February 12, 1992



#### SURVEYORS CERTIFICATE

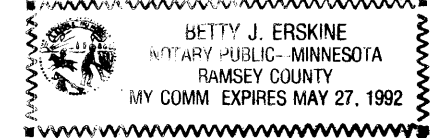
I, Jerome H. Smith, hereby certify that I have surveyed and platted the property described in the dedication of this plat as CORCO-SEED THURSTON AVENUE ADDITION; that this plat is a correct representation of said Survey; that all distances are correctly shown in feet and hundredths of a foot on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands, easements or public highways to be designated on said plat other than those as shown thereon.

Jerome H. Smith  
Jerome H. Smith - Minnesota Registered Land Surveyor - Registration No. 12003

STATE OF MINNESOTA )  
COUNTY OF Ramsey ) ) SS

This instrument was acknowledged before me this 22 day of June, 1988; by Jerome H. Smith, a Registered Land Surveyor.

Betty J. Erskine  
Notary Public, Ramsey County, Minnesota  
My Commission Expires May 27, 1992



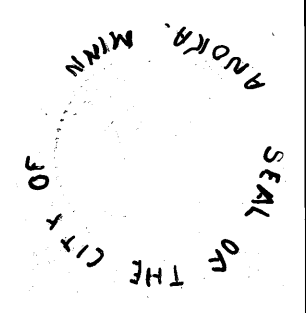
#### CITY OF ANOKA, MINNESOTA

We hereby certify that the City Council of the City of Anoka, duly accepted and approved this plat of CORCO-SEED THURSTON AVENUE ADDITION at a regular meeting thereof held this 3rd day of March, 1988. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or Township 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.

Signed: Stephen M. Halsey Mayor Attest: Mark E. Nagel City Clerk

Approved by the Planning Commission of the City of Anoka, Minnesota this 4th day of February, 1988:

Signed: Art T. Foley Chairman Attest: Robert Kirchner Secretary



#### COUNTY SURVEYOR

Pursuant to Chapter 505 Laws of Minnesota, this plat has been approved this 23<sup>rd</sup> day of Sept., 1988

W. O. Anderson  
Anoka County Surveyor

