

CITY OF COON RAPIDS
ANOKA CO., MINNESOTA

CREEKSIDE CROSSING

KNOW ALL MEN BY THESE PRESENTS: That Marv Anderson Homes, Inc., a Minnesota corporation, fee owner, of the following described property situated in the State of Minnesota, County of Anoka, to wit:

Outlot B, CARDINAL HEIGHTS PLAT 9, according to the recorded plat thereof, EXCEPT that part described as follows:

Beginning at the southwesterly corner of said Outlot B; thence on an assumed bearing of North 89 degrees 16 minutes 01 seconds East, along the southerly line of said Outlot B, a distance of 202.00 feet, to a southeast corner of said Outlot B; thence North 19 degrees 16 minutes 01 second East along an easterly line of said Outlot B, a distance of 185.05 feet; thence North 70 degrees 43 minutes 59 seconds West a distance of 220.34 feet, to the westerly line of said Outlot B; thence southerly, along said westerly line, to the point of beginning.

And that Washburn Builders, Inc., a Minnesota corporation, fee owner; and that Marv Anderson Homes, Inc., a Minnesota corporation, contract purchaser; and that Builders Mortgage Corporation, a Minnesota corporation, mortgagee, of the following described property situated in the State of Minnesota, County of Anoka, to wit:

Outlot A, CARDINAL HEIGHTS PLAT 9, according to the recorded plat thereof, EXCEPT that part described as follows:

Beginning at the most northeasterly corner of said Outlot A; thence on an assumed bearing of South 89 degrees 08 minutes 09 seconds West, along the north line of said Outlot A, a distance of 300.00 feet; thence South 0 degrees 51 minutes 13 seconds East a distance of 265.00 feet; thence North 89 degrees 08 minutes 09 seconds East a distance of 285.53 feet to the westerly right of way line of Jay Street Northwest; thence northerly, along said westerly line of Jay Street Northwest, to the point of beginning.

Have caused the same to be surveyed and platted as CREEKSIDE CROSSING and do hereby donate and dedicate to the public for public use forever the easements for drainage purposes and for drainage and utility purposes as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 78 as designated on the plat.

In witness whereof said Washburn Builders, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 13th day of OCTOBER, 1992 and said Marv Anderson Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 13th day of OCTOBER, 1992 and said Builders Mortgage Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer this 13th day of OCTOBER, 1992.

SIGNED:

WASHBURN BUILDERS, INC.

By John L. Washburn, its president
John L. Washburn

MARV ANDERSON HOMES, INC.

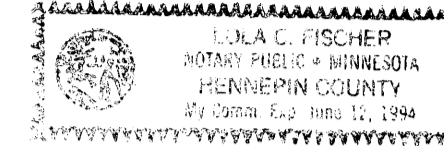
By Gary C. Grant, its vice-president
Gary C. Grant

BUILDERS MORTGAGE CORPORATION

By Ronald G. Stratton, its president
Ronald G. Stratton

STATE OF MINNESOTA
COUNTY OF ANOKA

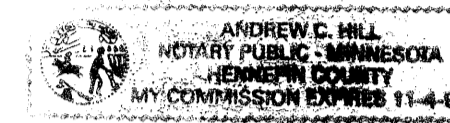
The foregoing instrument was acknowledged before me this 13th day of October, 1992, by John L. Washburn, president of Washburn Builders, Inc., a Minnesota corporation, on behalf of the corporation.



Lela C. Fischer
Notary Public, Anoka County, Minnesota
My Commission Expires 6/12/94

STATE OF MINNESOTA
COUNTY OF HENNEPIN

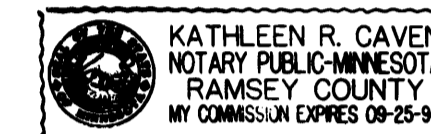
The foregoing instrument was acknowledged before me this 13th day of October, 1992, by Gary C. Grant, vice-president of Marv Anderson Homes, Inc., a Minnesota corporation, on behalf of the corporation.



Andrew C. Hill
Notary Public, Hennepin County, Minnesota
My Commission Expires 11-4-97

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 13th day of October, 1992, by Ronald G. Stratton, president of Builders Mortgage Corporation, a Minnesota corporation, on behalf of the corporation.



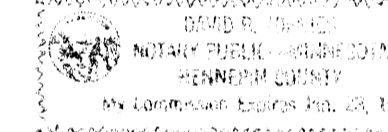
Kathleen R. Caven
Notary Public, Hennepin County, Minnesota
My Commission Expires 9-25-98

I hereby certify that I have surveyed and platted the property described on this plat as CREEKSIDE CROSSING; that this plat is a 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 the plat or will be placed as required by the local governmental unit; that the outside boundary lines are correctly designated on the plat; and that there are no public highways to be designated on said plat.

Theodore D. Kemna
Theodore D. Kemna
Land Surveyor Minn. License No. 17006

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 5th day of October, 1992, by Theodore D. Kemna, Land Surveyor.



David B. Toenies
David B. Toenies
Notary Public, Hennepin County, Minnesota
My Commission Expires January 23, 1997

CITY OF COON RAPIDS, MINNESOTA, PLANNING AND ZONING COMMISSION

This plat of CREEKSIDE CROSSING was approved by the Planning and Zoning Commission of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 17th day of September, 1992.

PLANNING AND ZONING COMMISSION OF THE CITY OF COON RAPIDS, MINNESOTA

By Donna M. Macdonald, Chairman

CITY OF COON RAPIDS, MINNESOTA, CITY COUNCIL

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of CREEKSIDE CROSSING at a regular meeting held this 6th day of October, 1992. 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 William J. Thompson, Mayor

By Betty Backer, CTR, Clerk

ANOKA COUNTY SURVEYOR

This plat of CREEKSIDE CROSSING was checked and approved this 23rd day of OCTOBER, 1992.

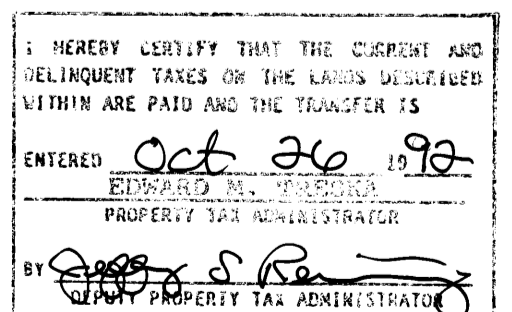
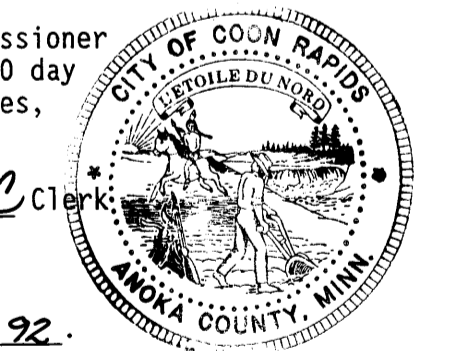
By MERLYN D. ANDERSON
Anoka County Surveyor

by Larry D. Howie, deputy

1004279

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 Oct 26 A.D., 1992 at 4:15 o'clock P.M., and was duly recorded in book 45 of Plats, page 32.

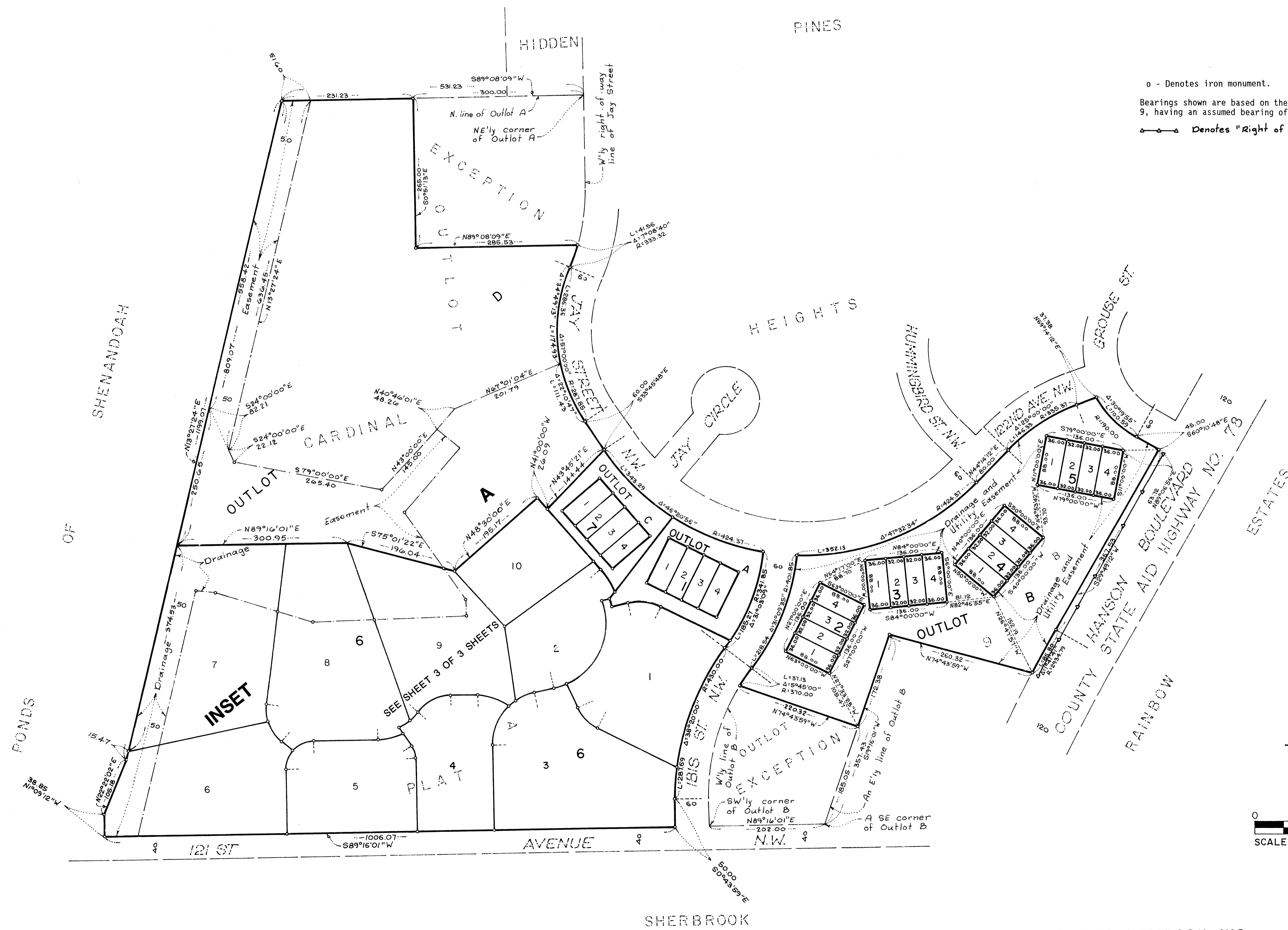
Red J. Omdahl
County Recorder
By Doreen Kay Ege
Deputy



61901-001

CREEKSIDE CROSSING

CITY OF COON RAPIDS
ANOKA CO., MINNESOTA



o - Denotes iron monument.

Bearings shown are based on the north line of Outlot A, CARDINAL HEIGHTS PLAT 9, having an assumed bearing of South 89 degrees 08 minutes 09 seconds West.

—o—o— Denotes "Right of Access" dedicated to Anoka County

61901.001

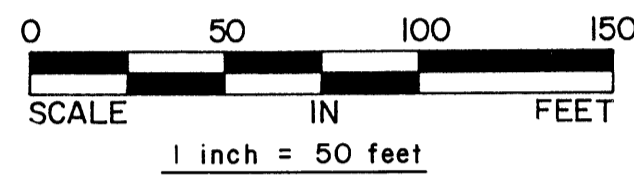
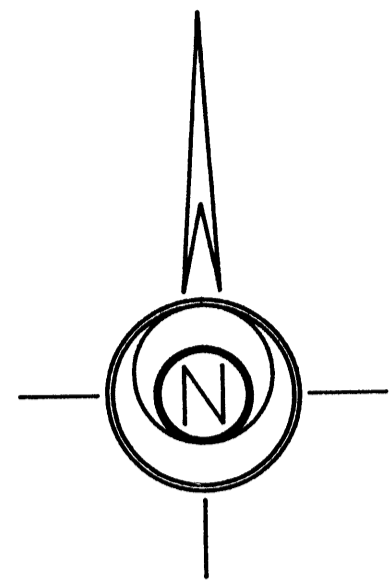
SCHOELL & MADSON, INC.
ENGINEERS • SURVEYORS • PLANNERS
SOIL TESTING • ENVIRONMENTAL SERVICES

CREEKSIDE CROSSING

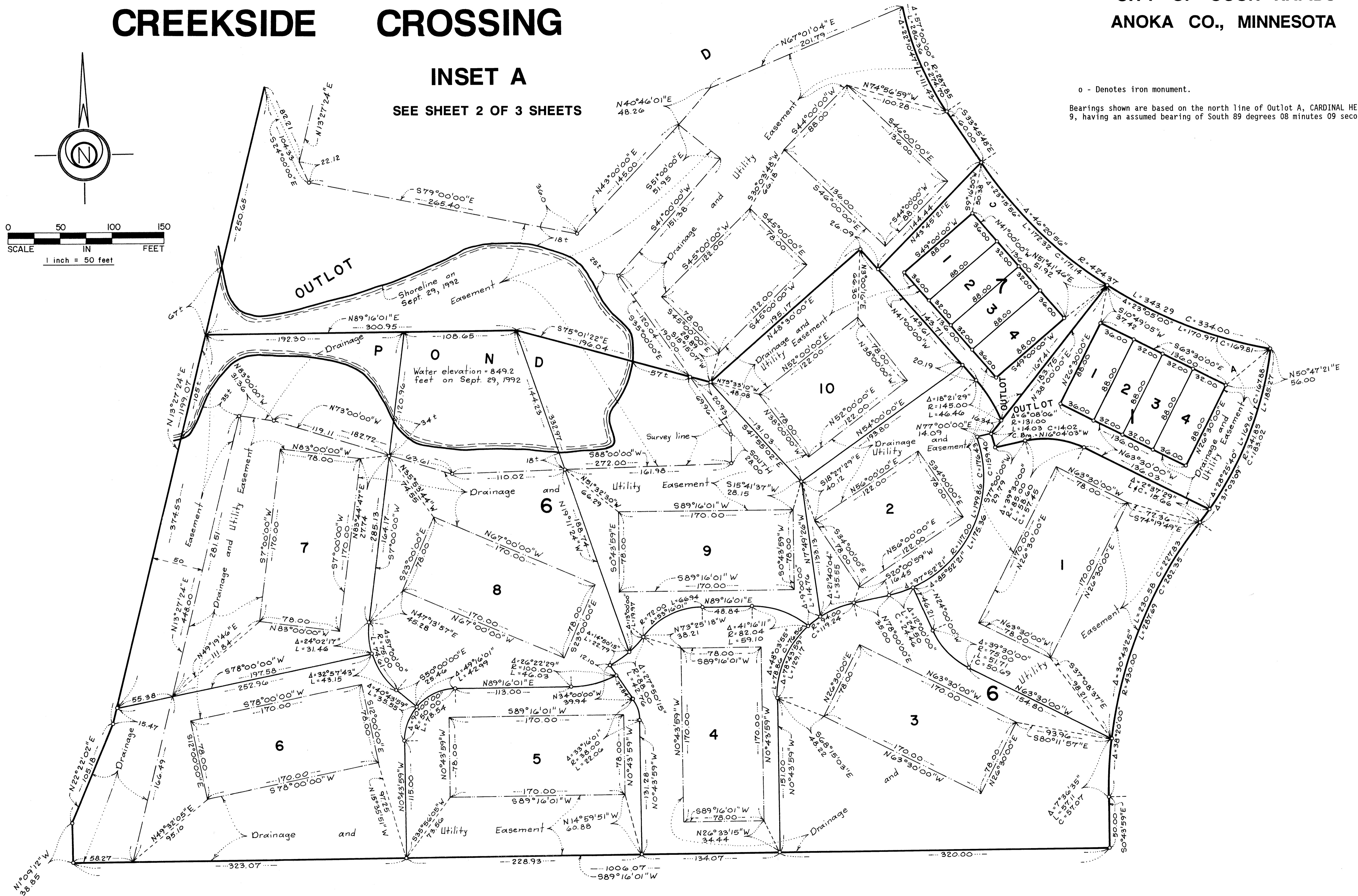
CITY OF COON RAPIDS
ANOKA CO., MINNESOTA

INSET A

SEE SHEET 2 OF 3 SHEETS



o - Denotes iron monument.
Bearings shown are based on the north line of Outlot A, CARDINAL HEIGHTS PLAT 9, having an assumed bearing of South 89 degrees 08 minutes 09 seconds West.



1991.001

SCHOELL & MADSON, INC.
ENGINEERS • SURVEYORS • PLANNERS
SOIL TESTING • ENVIRONMENTAL SERVICES