

CROWN POINTE

CITY OF ANDOVER COUNTY OF ANOKA

1731620
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 16th day of July, 1996 at 3:15 o'clock P. M., and was duly recorded in book 63 of Page 07.
Edward M. Treoka
County Recorder
By EIC
Deputy

KNOW ALL PERSONS BY THESE PRESENTS: That Ashford Development Corporation, Inc., a Minnesota Corporation, owner and proprietor and the Bank of Elk River, a Minnesota Corporation, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 16th day of July, 1996 by Gerald G. Windschittl, President of said Ashford Development Corporation, Inc., a Minnesota Corporation, on behalf of the corporation.

That part of the Southeast Quarter of Section 26, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Beginning at a point on the north line of said Southeast Quarter said point being 775.31 feet west of the northeast corner thereof, (said North line having an assumed bearing of North 89 degrees 18 minutes 09 seconds West); thence South 0 degrees 41 minutes 51 seconds West, a distance of 360.60 feet to the centerline of Coon Creek; thence South 60 degrees 34 minutes 51 seconds West, along said centerline, a distance of 15.00 feet; thence South 42 degrees 18 minutes 41 seconds West, along said centerline, a distance of 89.08 feet; thence South 31 degrees 05 minutes 20 seconds East, along said centerline, a distance of 34.21 feet; thence South 26 degrees 18 minutes 44 seconds East, along said centerline, a distance of 258.79 feet; thence South 23 degrees 15 minutes 05 seconds East, along said centerline, a distance of 177.12 feet; thence South 6 degrees 44 minutes 21 seconds East, along said centerline, a distance of 78.46 feet; thence South 24 degrees 05 minutes 09 seconds East, along said centerline, a distance of 176.21 feet; thence South 5 degrees 44 minutes 04 seconds East, along said centerline, a distance of 89.65 feet; thence South 20 degrees 07 minutes 56 seconds East, along said centerline, a distance of 334.72 feet; thence South 6 degrees 28 minutes 40 seconds East, along said centerline, a distance of 120.21 feet; thence South 8 degrees 43 minutes 54 seconds East, along said centerline, a distance of 92.61 feet; thence South 23 degrees 29 minutes 23 seconds West, along said centerline, a distance of 96.45 feet; thence South 14 degrees 58 minutes 22 seconds West, along said centerline, a distance of 299.05 feet; thence South 35 degrees 04 minutes 25 seconds West, along said centerline, a distance of 205.68 feet; thence South 86 degrees 46 minutes 50 seconds West, along said centerline, a distance of 89.72 feet; thence South 60 degrees 00 minutes 37 seconds West, along said centerline, a distance of 44.24 feet; thence South 32 degrees 45 minutes 53 seconds West, along said centerline, a distance of 96.32 feet; thence South 75 degrees 08 minutes 59 seconds West, along said centerline, a distance of 101.94 feet; thence South 53 degrees 17 minutes 11 seconds West, along said centerline, a distance of 82.10 feet; thence South 60 degrees 38 minutes 45 seconds West, along said centerline, a distance of 335.59 feet; thence South 50 degrees 38 minutes 56 seconds West, along said centerline, a distance of 49.20 feet to the intersection with the south line of said Southeast Quarter; thence North 89 degrees 13 minutes 04 seconds West, along said south line of the Southeast Quarter, a distance of 265.57 feet to the intersection with the easterly right-of-way line of the Burlington Northern Railroad; thence North 1 degree 02 minutes 10 seconds East, along said right-of-way line, a distance of 191.69 feet; thence South 88 degrees 57 minutes 50 seconds East, along said right-of-way line a distance of 150.00 feet; thence North 1 degree 02 minutes 10 seconds East, along said right-of-way line, a distance of 2451.17 feet to the intersection with the north line of said Southeast Quarter; thence South 89 degrees 18 minutes 09 seconds East, along said north line, a distance of 618.86 feet to the point of beginning.

Kari A. Wheeler
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000

Kari Wheeler
Notary Public Anoka County, Minnesota
My Commission Expires Jan. 31, 2000

I hereby certify that I have surveyed and platted the property described on this plat as CROWN POINTE; 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 on said plat or will be placed as required by the local governmental unit as designated on said plat. That the outside boundary lines are correctly designated on said plat; and that there are no wetlands as defined in MS 505.02, subd. 1, or public highways to be designated other than as shown.

Charles R. Christopherson
Charles R. Christopherson, Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 16TH day of JULY, 1996 by Charles R. Christopherson, Land Surveyor.

Larry K. Affield
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000

Larry K. Affield
Notary Public HENNEPIEL County, Minnesota
My Commission Expires JANUARY 31, 2000

Has caused the same to be surveyed and platted as CROWN POINTE and does hereby donate and dedicate to the public for public use forever the Streets, Avenues and Boulevard as shown on this plat and also dedicate the drainage and utility easements as shown on this plat. In witness whereof said Ashford Development corporation, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 16 day of July, 1996.

ANDOVER, MINNESOTA
This plat of CROWN POINTE was approved and accepted by the City Council of Andover, Minnesota, at a regular meeting thereof held this 18th day of June, 1996. 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.

ASHFORD DEVELOPMENT CORPORATION, INC.

Gerald G. Windschittl
Gerald G. Windschittl, President

CITY COUNCIL OF THE CITY OF ANDOVER, MINNESOTA
J. E. McKelvey, Mayor Kevin Holl, Clerk

THE BANK OF ELK RIVER, A MINNESOTA CORPORATION

By: James M. Simpson as President
By: John H. Campbell as Vice President

ANOKA COUNTY SURVEYOR
This plat was checked and approved on this 23rd day of July, 1996.

Meryn D. Anderson
Meryn D. Anderson, Anoka County Surveyor

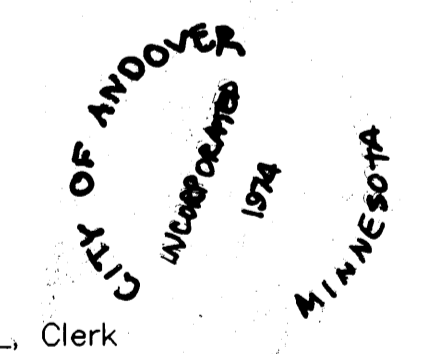
STATE OF MINNESOTA
COUNTY OF Sherburne

The foregoing instrument was acknowledged before me this 16th day of July, 1996 by James M. Simpson as President and John H. Campbell as Vice President of said The Bank of Elk River, A Minnesota Corporation on behalf of said corporation.

Wendy Zacharda
NOTARY PUBLIC-MINNESOTA
SHERBURNE COUNTY
My Comm. Expires Jan. 31, 2000

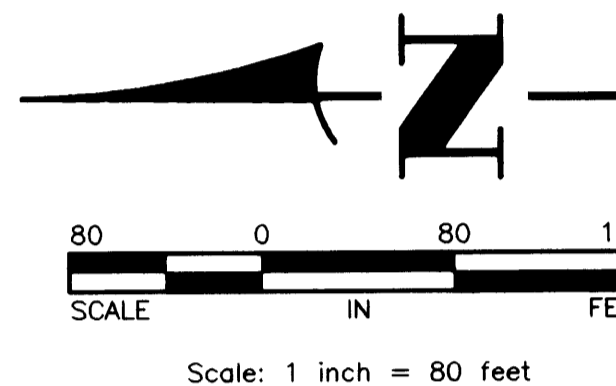
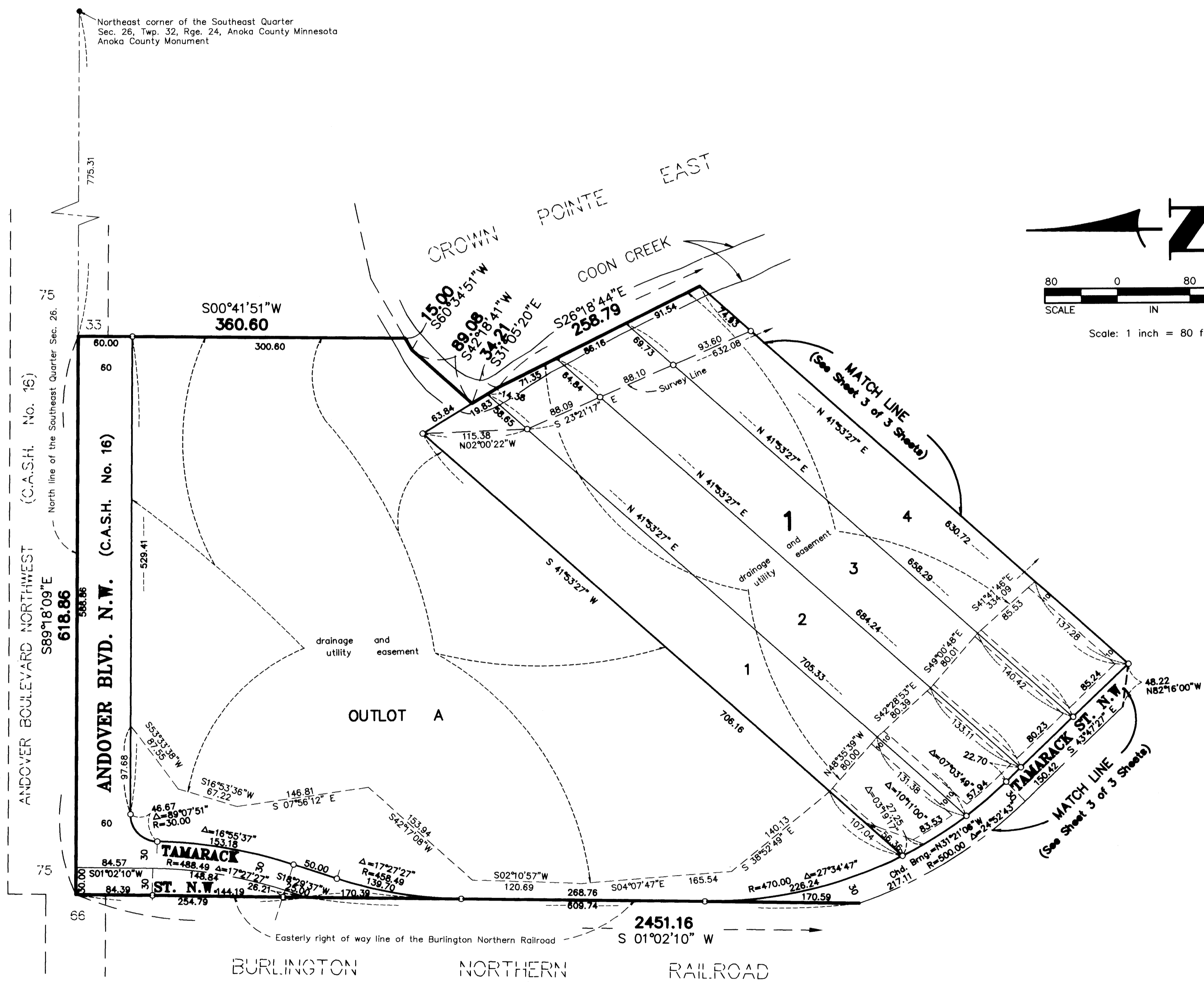
Wendy Zacharda
Notary Public Sherburne County, Minnesota
My Commission Expires Jan. 31, 2000

I HEREBY CERTIFY THAT THE COUNTY AND
CITY TAXES ON THE LANDS DESCRIBED
HEREIN ARE PAID AND THE TRANSFER IS
VALID.
John E. 23 1996
Edward M. Treoka
COUNTY TAX ADMINISTRATOR
Debra S. Reminger
DEPUTY COUNTY TAX ADMINISTRATOR

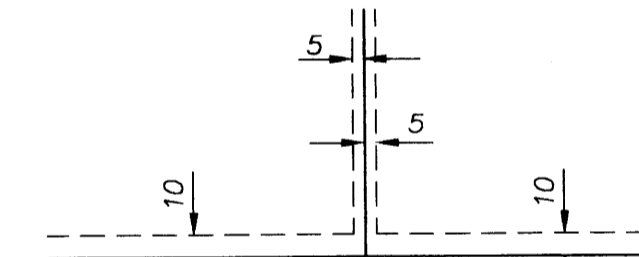


CROWN POINTE

CITY OF ANDOVER COUNTY OF ANOKA



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



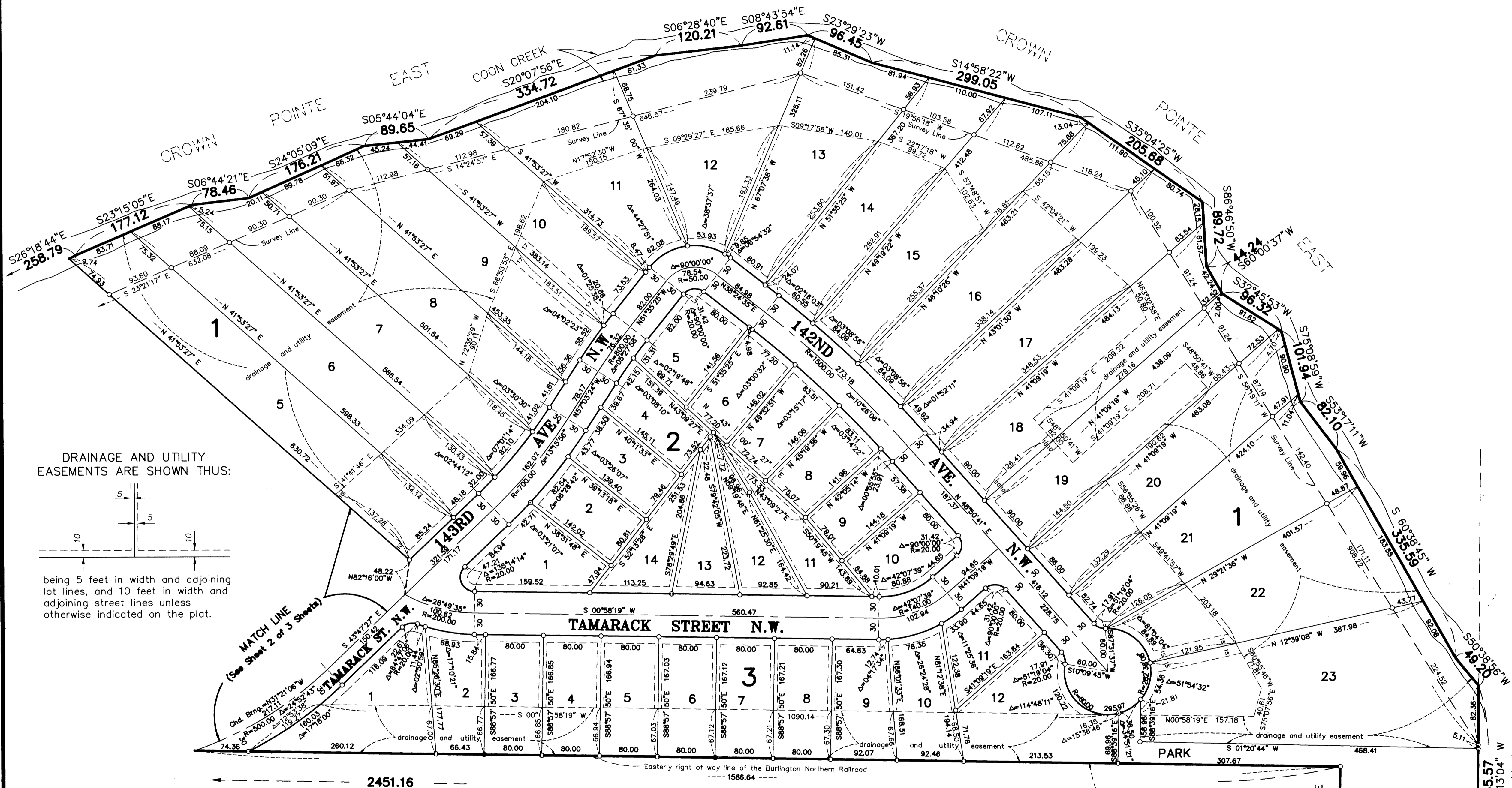
being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise indicated on the plat.

- Denotes found monument.
 - Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota Registration No. 18420.
- For the purposes of this plat the north line of the Southeast 1/4 of Sec. 26, Twp., 32, Rge. 24, is assumed to bear N 89°18'10" W.

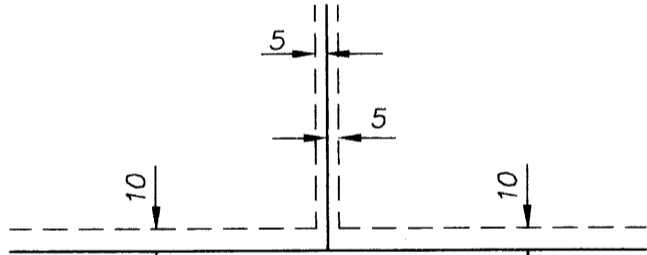


CROWN POINTE

CITY OF ANDOVER COUNTY OF ANOKA



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

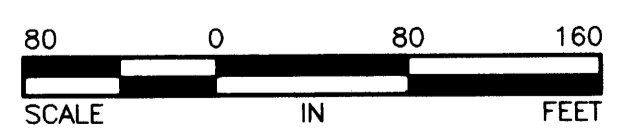
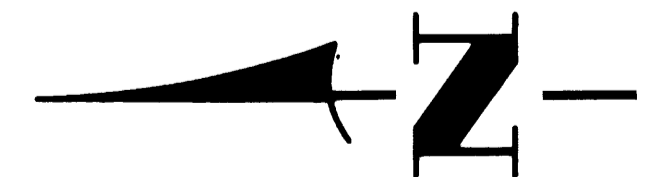


being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise indicated on the plat.

MATCH LINE
(See Sheet 2 of 3 Sheets)

2451.16
N 01°02'10" E

BURLINGTON NORTHERN RAILROAD



Scale: 1 inch = 80 feet

- Denotes found monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota Registration No. 18420.

For the purposes of this plat the north line of the Southeast 1/4 of Sec. 26, Twp. 32, Rge. 24, is assumed to bear N 89°18'10" W.

HILLS OF BUNKER LAKE
5TH ADDITION