

CUTTERS GROVE 1ST ADDITION

CITY OF ANOKA, COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That New Generation Homes, a Minnesota general partnership, fee owner, and First National Bank of St. Paul, a national banking association, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

All of Government Lots 3 and 4 and also the Northeast Quarter of the Northeast Quarter of Section 2, Township 31, Range 25, County of Anoka, Minnesota, except that property previously conveyed and now known and platted as "Revised White Oak Manor;"

And further excepting therefrom the following tract: Commencing at the Southeast corner of the Northeast Quarter of said Section; thence North along the Easterly line of said Section a distance of 7 chains, 40 links (488.4 feet), to a point which is the Southeast corner of Lot 8 in the "Revised White Oaks Manor" Addition; thence Westerly along the Southerly line of Lots 8 and 9 of "Revised White Oak Manor", and the extension of said line, a distance of 13 chains, 20 links (871.2 feet), to a point in the center of the private road; thence South 25 degrees 15 minutes East, 8 chains and 15 links (537.9 feet) to the Southerly line of the Northeast Quarter of said Section; thence East along the Southerly line of said Northeast Quarter a distance of 9 chains, 72 links (641.52 feet), to the point of beginning;

And further excepting all that part of the Northeast Quarter of the Northeast Quarter lying Northeasterly of the South-westerly right of way line of U.S. Highway #10, 52, and 169 as shown on the plat of said Highway Plat filed December 14, 1979, in Book "I" of State Highway Plats, page 7;

And further excepting all that part of Government Lots 3 and 4 and the Northeast Quarter of the Northeast Quarter of Section 2, Township 31, Range 25, described as follows: From the Northeast corner of said Section 2, thence due West on the North line of said Section 2 a distance of 928.8 feet to a point, said point being the intersection of center line of a public road in the City of Anoka called Park Street with the said North line of Section 2; thence South 13 degrees 22 minutes West on the center line of said Park Street a distance of 760.8 feet; thence South 8 degrees 28 minutes East continuing on said center line a distance of 489.3 feet to the place of beginning; thence due West and parallel with the North line of said Section 2 a distance of 1110 feet, more or less, to the Easterly edge of the Mississippi River; thence Southeasterly along the Easterly edge of said Mississippi River a distance of 700 feet, more or less, to a point which is 635 feet due South of the above first course. Thence due East and parallel with said first course a distance of 925.2 feet, more or less, to center of said Park Street; thence North 8 degrees 28 minute West a distance of 642 feet to the place of beginning; except the Park Street right of way.

And, that New Generation Homes, a Minnesota general partnership, fee owner, and The Northern Bank, a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Part of Government Lots 3 & 4, and the Northeast Quarter of the Northeast Quarter, Section 2, Township 31, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 2, thence due west on north line of said Section 2, a distance of 928.8 feet to a point, said point being the intersection of center line of a public road in the City of Anoka, called Park Street, with the said north line of Section 2, thence south 13 degrees 22 minutes west on centerline of said Park Street a distance of 760.8 feet; thence south 8 degrees 28 minutes east continuing on said centerline a distance of 489.3 feet to place of beginning; thence due west and parallel with north line of Section 2, a distance of 1,110 feet more or less to easterly edge of Mississippi River; thence southeasterly along easterly edge of said Mississippi River a distance of 700 feet, more or less, to a point which is 635 feet due south of above first course; thence due east and parallel with said first course a distance of 925.2 feet, more or less, to center of said Park Street; thence north 8 degrees 28 minutes west a distance of 642 feet to place of beginning. Except Park Street right of way.

Have caused the same to be surveyed and platted as CUTTERS GROVE 1ST ADDITION and do hereby donate and dedicate to the public for the public use forever the Lane, Highway, Grove and Street and the drainage and utility easements as shown on the plat.

In witness whereof, said New Generation Homes has caused these presents to be signed by its proper partners this 13th day of April, 1988.

In witness whereof, said First National Bank of St. Paul has caused these presents to be signed by its proper officers this 12th day of April, 1988.

In witness whereof, said The Northern Bank has caused these presents to be signed by its proper officer this 13th day of April, 1988.

SIGNED: NEW GENERATION HOMES
By: Carew Properties, Inc.
Its, Partner
BY: Wayne A. Bahman
Its, Vice President

SIGNED: FIRST NATIONAL BANK OF ST. PAUL
BY: [Signature] its [Signature]
BY: [Signature] its U.P.

SIGNED: THE NORTHERN BANK
BY: [Signature] its SUP

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me, this 13th day of April, 1988 by Wayne A. Bahman, a partner of New Generation Homes, a Minnesota general partnership, on behalf of the partnership. AS VICE PRESIDENT OF CAREW PROPERTIES, INC., A MINNESOTA CORPORATION.

SHARPEL A. SHAW
NOTARY PUBLIC, MINNESOTA
ANOKA COUNTY
MY COMMISSION EXPIRES 11-11-89

Sharpe A. Shaw
Notary Public,
Anoka County, Minnesota
My Commission Expires 11-11-89

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me, this 12th day of April, 1988 by W. Joseph White, Sr. Vice Pres. and Jerome R. Nelson, Vice President, of the First National Bank of St. Paul, a national banking association, on behalf of the association.

SUSAN M. ESKILDSEN
NOTARY PUBLIC, MINNESOTA
ANOKA COUNTY
MY COMMISSION EXPIRES FEB. 9, 1990

Susan M. Eskildsen
Notary Public,
Anoka County, Minnesota
My Commission Expires 2-9-90

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me, this 13 day of April, 1988 by Larry L. Baden, Sr. Vice Pres. of The Northern Bank a Minnesota banking corporation, on behalf of the corporation.

SHARON KNOX
NOTARY PUBLIC, MINNESOTA
HENNEPIN COUNTY
MY COMMISSION EXPIRES 9-17-91

Sharon Knox
Notary Public,
Hennepin County, Minnesota
My Commission Expires 9-17-91

I hereby certify that I have surveyed and platted the property described on this plat as CUTTERS GROVE 1ST ADDITION; that this is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a feet; that all monuments have been correctly placed in the ground as shown; and that the outside boundary lines are correctly designated on said plat; and that there are no wet lands or public highways to be designated other than as shown.

Harold C. Peterson
Harold C. Peterson, Land Surveyor
Minnesota License Number 12294

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 12TH day of APRIL, 1988 by Harold C. Peterson, Land Surveyor.

EDWARD B. KLEVEN
NOTARY PUBLIC, MINNESOTA
HENNEPIN COUNTY
MY COMMISSION EXPIRES JULY 29, 1988

Edward B. Kleven
Edward B. Kleven, Notary Public,
Hennepin County, Minnesota.
My Commission Expires July 29, 1988

ANOKA, MINNESOTA

This plat was approved and accepted by the City Council of the City of Anoka, Minnesota at a regular meeting thereof held this 20 day of October, 1986. If applicable, the written comments and recommendation 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 recommendation, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF THE CITY OF ANOKA, MINNESOTA
[Signatures] Mayor [Signature] City Clerk

ANOKA, MINNESOTA

This plat of CUTTERS GROVE 1ST ADDITION was approved and accepted by the City Planning Commission of Anoka, Minnesota at a regular meeting thereof held this 5 day of August, 1986.

PLANNING COMMISSION OF ANOKA, MINNESOTA
[Signature] Chairman

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 13th day of APRIL, 1988.

MERLYN D. ANDERSON
County Surveyor, Anoka County, Minnesota
by [Signature] Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTL'RD"
April 19 1988
Charles R. Leiber
Auditor, Anoka County
By [Signature] Deputy

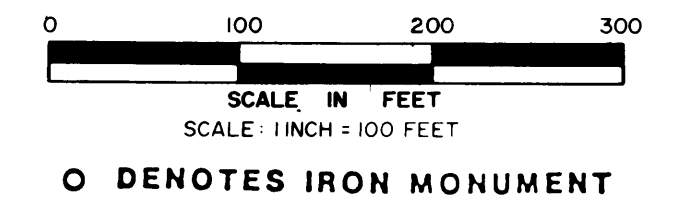
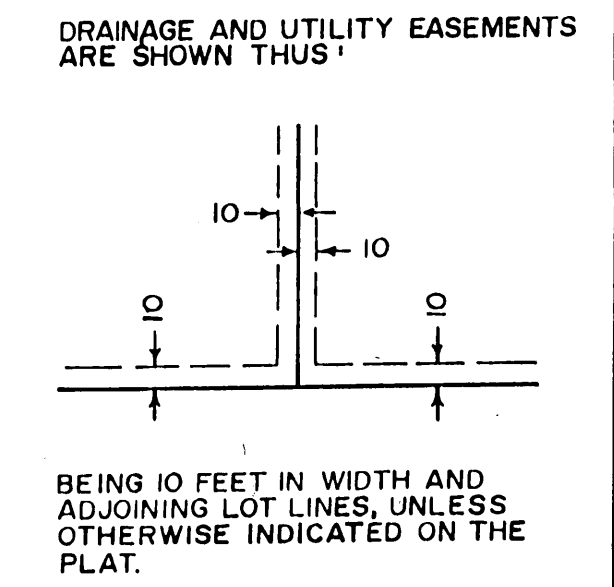
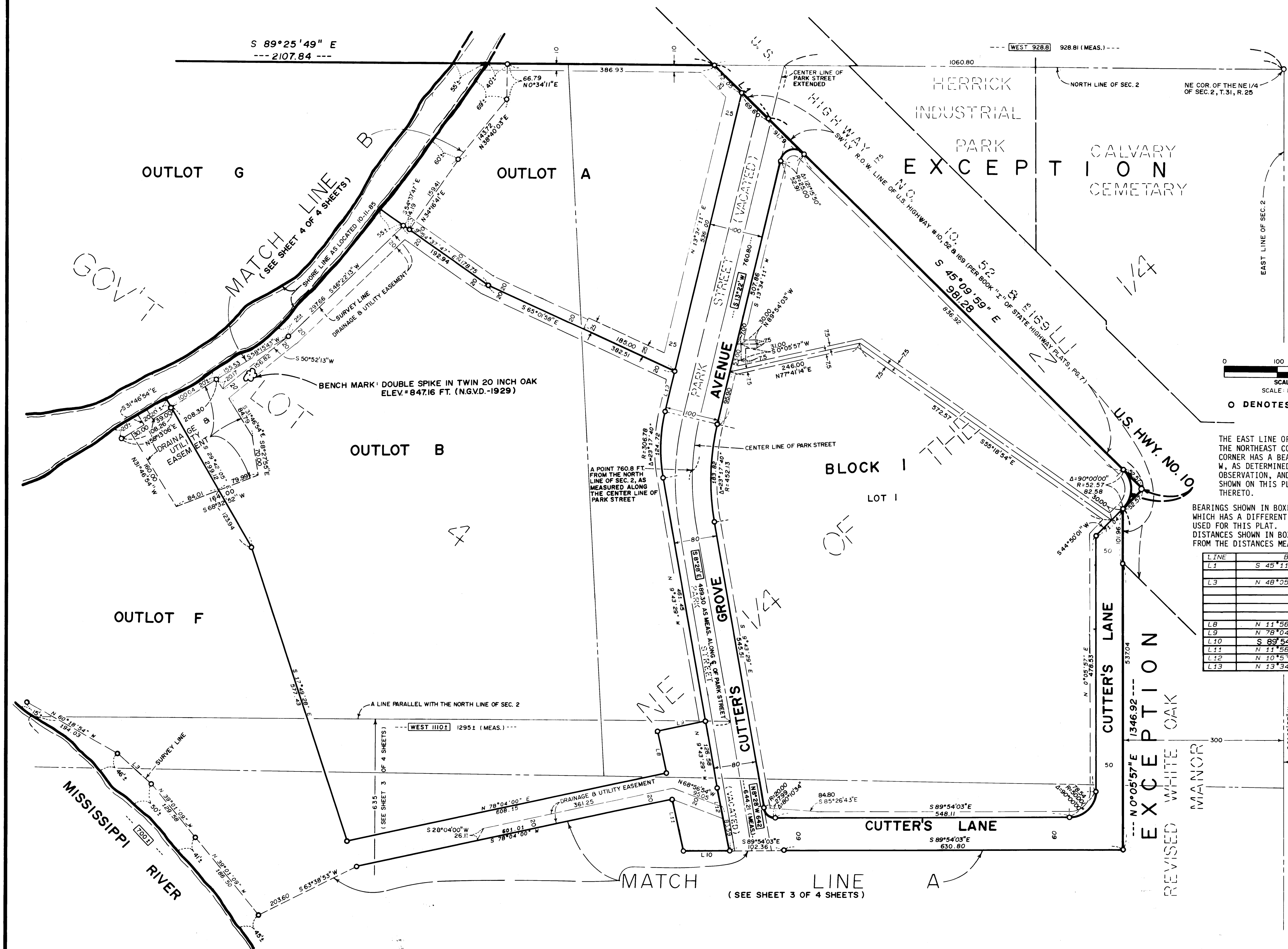
I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1988 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey
Anoka County Treasurer
G. Henry - Deputy

804237

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 APR 19 1988 A.M., 10:42 o'clock A.M., and was duly recorded in book 31 of Plats page 3
[Signature] County Recorder
by [Signature]

OFFICIAL PLAT CUTTERS GROVE 1ST ADDITION

CITY OF ANOKA,
COUNTY OF ANOKA



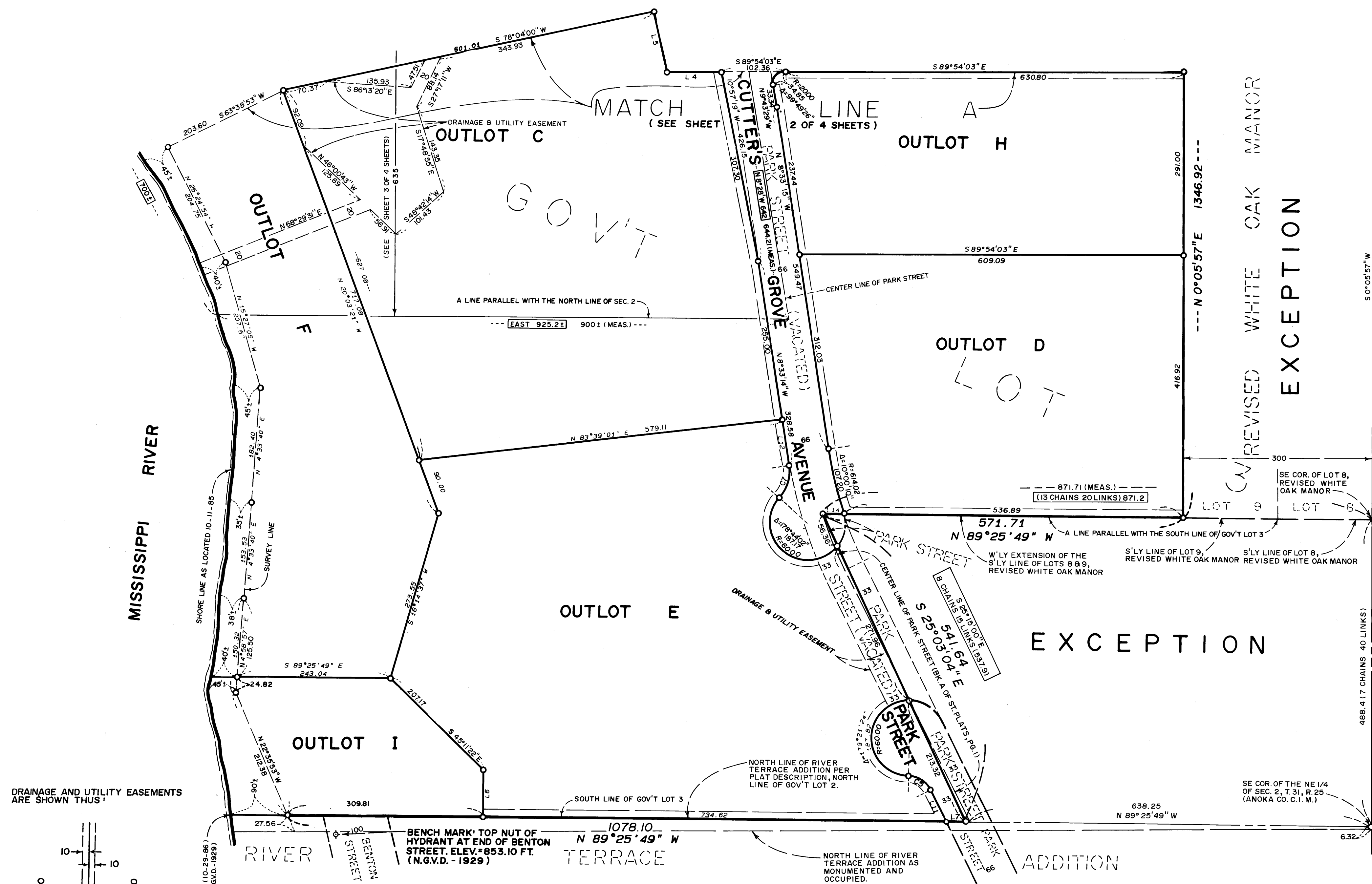
THE EAST LINE OF SECTION 2, BETWEEN THE NORTHEAST CORNER AND THE EAST 1/4 CORNER HAS A BEARING OF S 0° 05' 57" W, AS DETERMINED BY ASTRONOMIC OBSERVATION, AND ALL OTHER BEARINGS SHOWN ON THIS PLAT ARE RELATIVE THERETO.

BEARINGS SHOWN IN BOXES (WEST) ARE PER A DEED DESCRIPTION WHICH HAS A DIFFERENT BEARING BASE THAN THE BEARING BASE USED FOR THIS PLAT.
DISTANCES SHOWN IN BOXES (982.6) ARE PER DEED AND VARY FROM THE DISTANCES MEASURED FOR THIS PLAT.

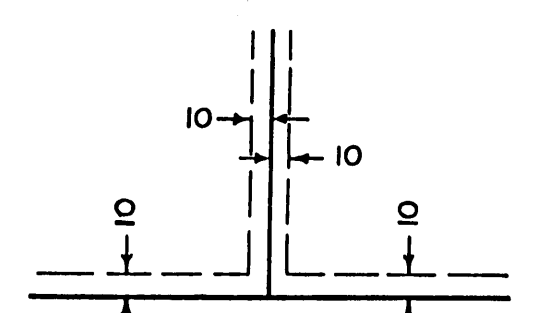
LINE	BEARING	DISTANCE
L1	S 45° 11' 59" E	141.65
L3	N 48° 05' 14" W	84.41
L8	N 11° 56' 00" W	80.00
L9	N 78° 04' 00" E	91.13
L10	S 89° 54' 03" E	86.12
L11	N 11° 56' 00" W	97.37
L12	N 10° 57' 19" W	118.85
L13	N 13° 54' 11" E	76.95

CUTTERS GROVE 1ST ADDITION

CITY OF ANOKA,
COUNTY OF ANOKA



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

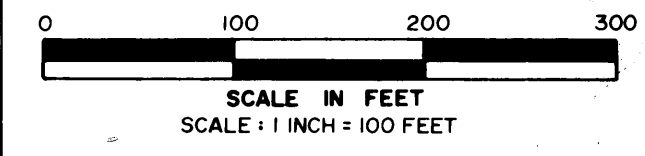


BENCH MARK: TOP NUT OF HYDRANT AT END OF BENTON STREET. ELEV. 853.10 FT. (N.G.V.D. - 1929)

LINE	BEARING	DISTANCE
L4	S 89°54'03" E	86.12
L5	N 11°56'00" W	97.37
L6	S 0°34'11" W	75.47
L7	S 89°25'49" E	33.67
L11	N 26°07'33" W	56.34
L12	N 8°33'14" W	73.58
L14	S 89°25'49" E	34.82

CURVE	ARC	DELTA	RADIUS
C5	43.71	62°36'46"	40.00
C7	55.14	50°22'16"	62.72

EAST LINE OF SEC. 2



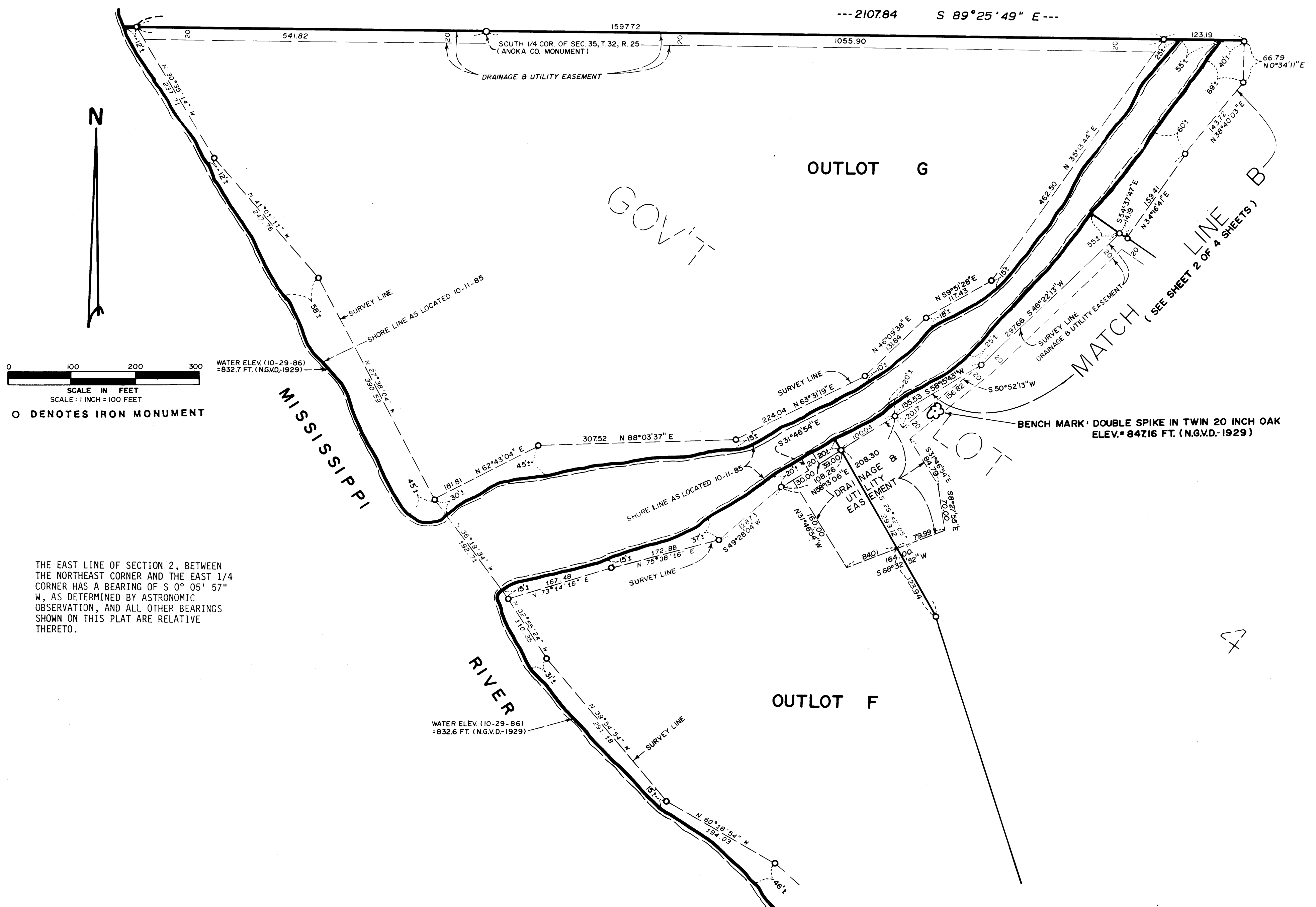
O DENOTES IRON MONUMENT

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CUTTERS GROVE 1ST ADDITION

CITY OF ANOKA,
COUNTY OF ANOKA



0 100 200 300
SCALE IN FEET
SCALE 1 INCH = 100 FEET
O DENOTES IRON MONUMENT

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