



DEER CREEK

CITY OF ST. FRANCIS
ANOKA COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That 544 Special, LLP, a Minnesota Limited Liability Partnership, owners and proprietors and Builders Mortgage Corporation, a Minnesota Corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota to wit:

All that part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, lying northerly of the centerline of County Road No. 81, except that part taken for State Trunk Highway 47 and also except that part of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the East quarter corner of said Section 31; thence on an assumed bearing of South 89 degrees 23 minutes 26 seconds West, along the North line of said Southeast Quarter, a distance of 320.02 feet to the point of beginning of the tract to be described; thence continue South 89 degrees 23 minutes 26 seconds West, along said North line of the Southeast Quarter, a distance of 496.03 feet; thence South 1 degree 13 minutes 51 seconds East, a distance of 1302.7 feet to the North line of the Southeast Quarter of the Southeast Quarter of said section 31; thence North 89 degrees 22 minutes 52 seconds East along said North line, a distance of 7.55 feet; thence South 1 degree 13 minutes 51 seconds East a distance of 114.88 feet to the center line of County Road No. 81 (Pederson Drive); thence Easterly, along said center line, a distance of 203.88 feet on a curve concave to the North and not tangential with the last described line, said curve having a radius of 1828.00 feet, a central angle of 06 degrees 23 minutes 25 seconds, and chord of said curve bearing South 88 degrees 00 minutes 58 seconds East; thence North 88 degrees 47 minutes 20 seconds East along said center line, tangent to said curve, a distance of 467.37 feet to the Westerly right-of-way line of State Trunk Highway No. 47; thence North 1 degree 11 minutes 17 seconds East, along said Westerly right-of-way line, a distance of 865.79 feet; thence North 0 degrees 17 minutes 32 seconds East, along said Westerly right-of-way line, a distance of 526.51 feet, thence South 89 degrees 23 minutes 26 seconds West, a distance of 232.92 feet; thence North 1 degree 13 minutes 51 seconds West, a distance of 30 feet to the point of beginning.

AND

All that part of the Northeast Quarter of the Southeast Quarter of Section 31, Township 34, Range 24 lying Westerly of the following described property: That part of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the East quarter corner of said Section 31; thence on an assumed bearing of South 89 degrees 23 minutes 26 seconds West, along the North line of said Southeast Quarter, a distance of 320.02 feet to the point of beginning of the tract to be described, thence continuing South 89 degrees 23 minutes 26 second West, along said North line of the Southeast Quarter, a distance of 496.03 feet; thence South 1 degree 13 minutes 51 seconds East, a distance of 1302.7 feet to the North line of the Southeast Quarter of the Southeast Quarter of said Section 31; thence North 89 degrees 22 minutes 52 seconds East along said North line, a distance of 7.55 feet; thence South 1 degree 13 minutes 51 seconds East a distance of 114.88 feet to the center line of County Road No. 81 (Pederson Drive); thence Easterly, along said center line, a distance of 203.88 feet on a curve concave to the North and not tangential with the last described line, said curve having a radius of 1828.00 feet, a central angle of 06 degrees 23 minutes 25 seconds, and chord of said curve bearing South 88 degrees 00 minutes 58 seconds East; thence North 88 degrees 47 minutes 20 seconds East along said center line, tangent to said curve, a distance of 467.37 feet to the Westerly right-of-way line of State Trunk Highway No. 47; thence North 1 degree 11 minutes 17 seconds East, along said Westerly right-of-way line, a distance of 865.79 feet; thence North 0 degrees 17 minutes 32 seconds East, along said Westerly right-of-way line, a distance of 526.51 feet, thence South 89 degrees 23 minutes 26 seconds West, a distance of 232.92 feet; thence North 1 degree 13 minutes 51 seconds West, a distance of 30 feet to the point of beginning.

AND

The Southwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota.

AND

The Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota. EXCEPT the following parcels:

EXCEPTION 1:

That part of the Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, described as follows: Beginning at the center of said section 31; thence South 0 degrees 09 minutes 25 seconds West along the West line of said Northwest Quarter of the Southeast Quarter a distance of 152.00 feet to the centerline of County Road No. 81, as now constructed and traveled; thence South 43 degrees 08 minutes 10 seconds East along said centerline a distance of 446.65 feet; thence North 46 degrees 53 minutes 05 seconds East a distance of 290.00 feet; thence North 43 degrees 08 minutes 10 seconds West a distance of 378.89 feet to the North line of the Northwest Quarter of the Southeast Quarter; thence West along the North line of said Northwest Quarter of the Southeast Quarter to the point of beginning.

EXCEPTION 2:

That part of the Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence South (assumed bearing) on the West line of said Northwest Quarter of the Southeast Quarter a distance of 150.23 feet to its intersection on the centerline of County Road No. 81 as now laid out and traveled; thence South 43 degrees 11 minutes 15 seconds East on said centerline a distance of 488 feet to the point of beginning of the land to be described; thence continue South 43 degrees 11 minutes 15 seconds East on said centerline a distance of 165 feet; thence Northeasterly at right angles to said centerline a distance of 264 feet; thence Northwesterly and parallel to said centerline a distance of 165 feet; thence Southwesterly at right angles to said centerline a distance of 264 feet to the point of beginning.

EXCEPTION 3:

That part of the East 416 feet of the South 416 feet of the Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, lying northeasterly of the centerline of County Road No. 81, as now laid out and traveled.

EXCEPTION 4:

That part of the Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence South 01 degrees 10 minutes 20 seconds East, assumed bearing, along the west line thereof 152.00 feet; thence South 44 degrees 27 minutes 55 seconds East 446.65 feet to the point of beginning; thence South 44 degrees 27 minutes 55 seconds East 41.35 feet; thence North 45 degrees 32 minutes 05 seconds East a distance of 290.00 feet; thence North 44 degrees 27 minutes 55 seconds West 41.25 feet to its intersection with a line that bears North 45 degrees 33 minutes 20 seconds East from the point of beginning; then South 45 degrees 33 minutes 20 seconds West 290.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as DEER CREEK and do hereby donate and dedicate to the public use forever the avenues, drive, streets and easements for drainage and utility purposes and dedicate to Anoka County the right of access to County Road No. 81 as shown on the plat.

In witness whereof said 544 Special, LLP, a Minnesota Limited Liability Partnership, by Tony Emmerich Construction, Inc. a Minnesota Corporation, a partner, has caused these presents to be signed by its proper officer this 9th day of APRIL, 1998.

544 SPECIAL LLP
BY TONY EMMERICH CONSTRUCTION, INC., PARTNER

Anthony J. Emmerich - President

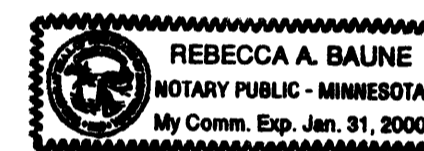
In witness whereof said Builders Mortgage Corporation, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 9th day of APRIL, 1998.

BUILDERS MORTGAGE CORPORATION

Ronald G. Stratton - President

STATE OF MINNESOTA
COUNTY OF Anoka

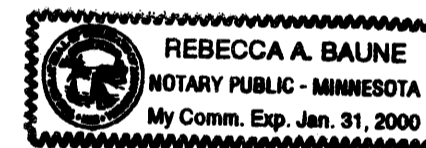
The foregoing instrument was acknowledged before me this 9th day of April, 1998, by Anthony J. Emmerich, President of Tony Emmerich Construction Inc., a Minnesota Corporation, as a partner for 544 Special, LLP, a Minnesota Limited Liability Partnership.



Notary Public, Anoka County, Minnesota
My commission expires 1-31-2000

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 9th day of April, 1998, by Ronald G. Stratton as President of Builders Mortgage Corporation, on behalf of the corporation.



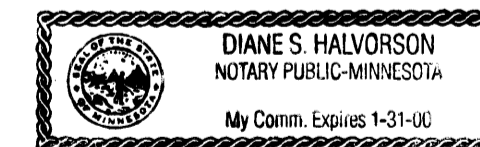
Notary Public, Anoka County, Minnesota
My commission expires 1-31-2000

I hereby certify that I have surveyed and platted the land described on this plat DEER CREEK; that this plat is a true and 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 said plat or will be placed as required by the local government unit as designated on said plat; that the outside boundary lines are correctly designated on the 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.

Rodney H. Halvorson, Land Surveyor
Minnesota License No. 10947

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 8th day of April, 1998, by Rodney H. Halvorson, Land Surveyor.



Notary Public, Anoka County, Minnesota
My commission expires 01-31-00

The foregoing plat of DEER CREEK was approved and accepted by the City Council of St. Francis, Minnesota at a regular meeting thereof held this 6th day of April, 1998. If applicable, the written comments and recommendations of the Commissioner of Transportation and 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 Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF ST. FRANCIS, MINNESOTA
By
Mayor
By
Clerk

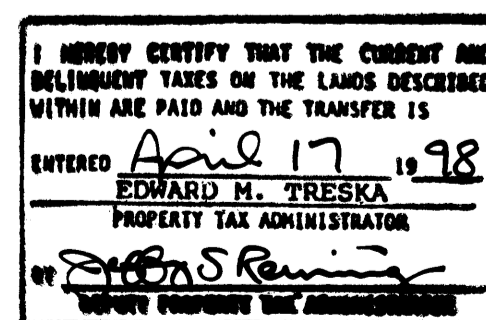


Checked and approved this 17th day of APRIL, 1998.

Anoka County Surveyor

1335342.0
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 17 A.D., 1998 at 2 o'clock P.M., and was duly recorded in book 55 page 42

County Recorder
By MAF Deputy



MIDWEST
Land Surveyors & Civil Engineers, Inc.

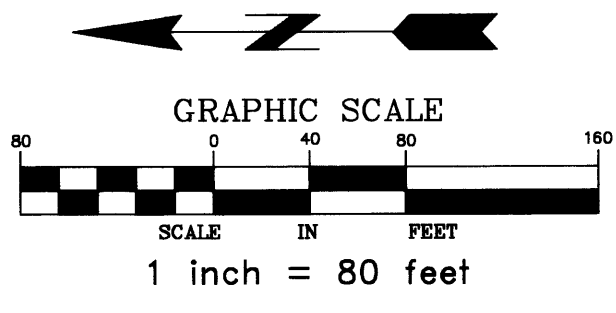
SE 1/4 OF SE 1/4

DEER CREEK

CITY OF ST. FRANCIS
ANOKA COUNTY, MINNESOTA

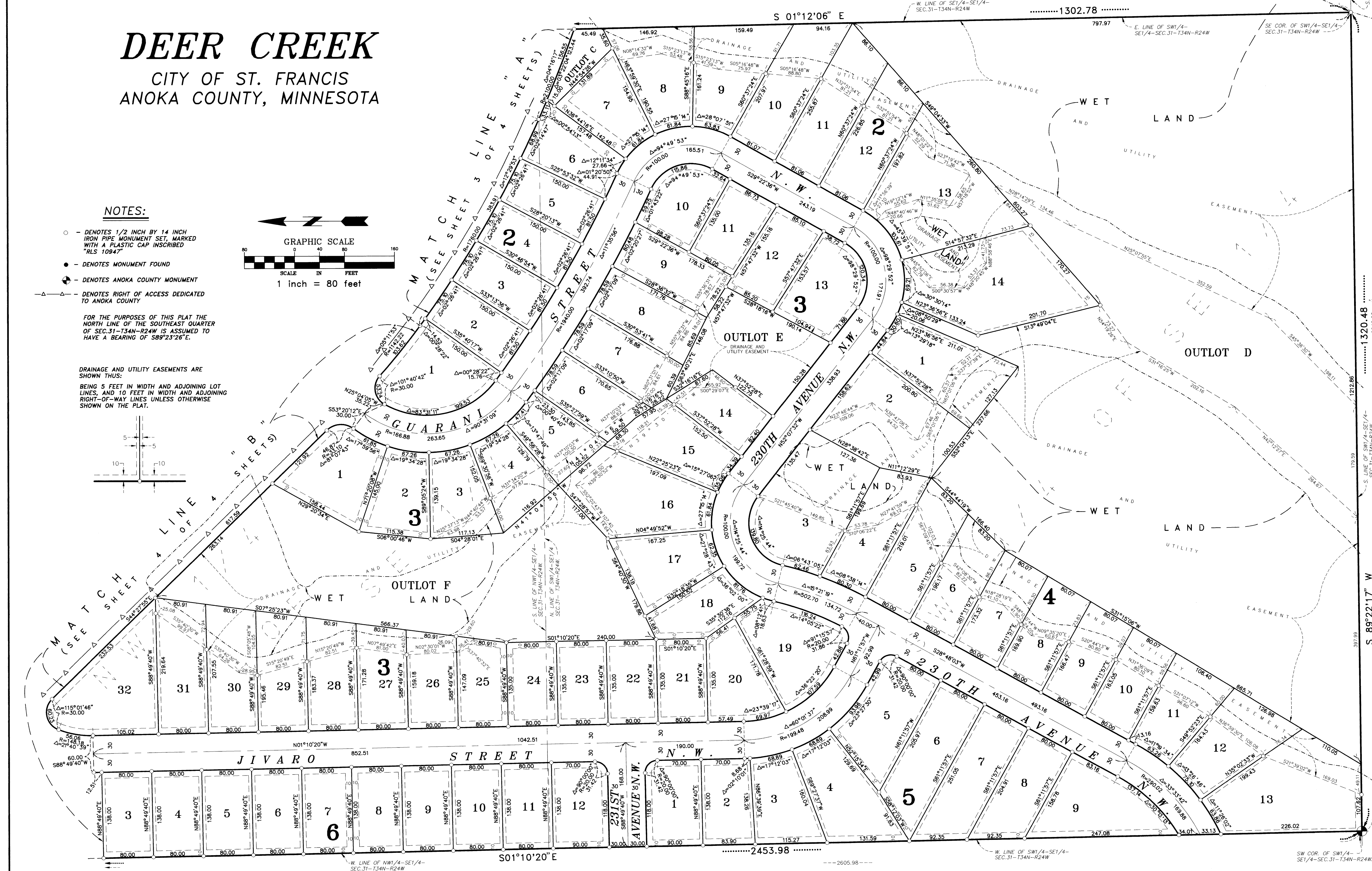
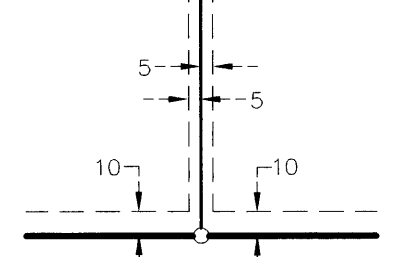
NOTES:

- - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED WITH A PLASTIC CAP INSCRIBED "RLS 10947"
- - DENOTES MONUMENT FOUND
- ⊠ - DENOTES ANOKA COUNTY MONUMENT
- △ - DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY



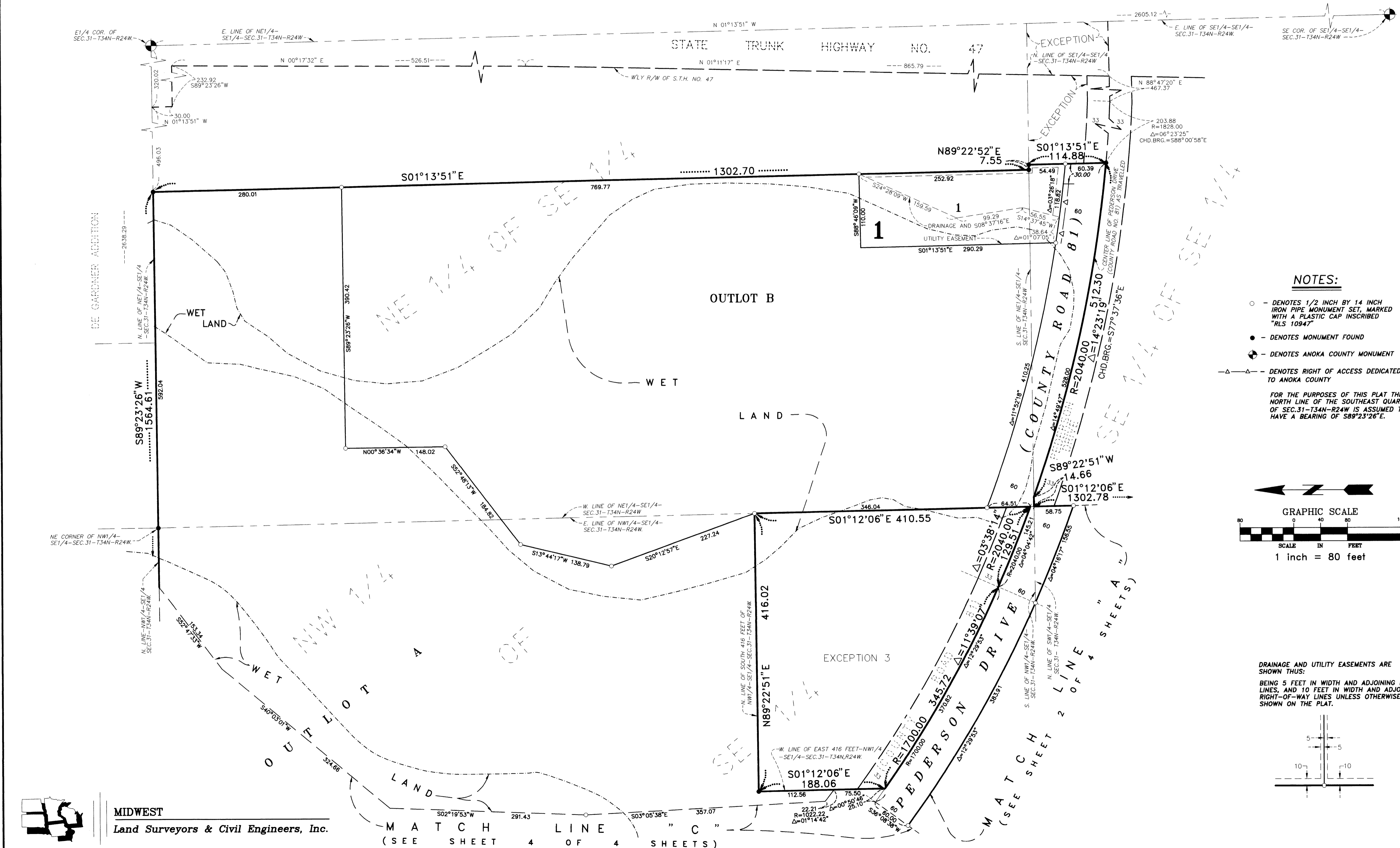
FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SEC.31-T34N-R24W IS ASSUMED TO HAVE A BEARING OF S89°23'26"E.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



DEER CREEK

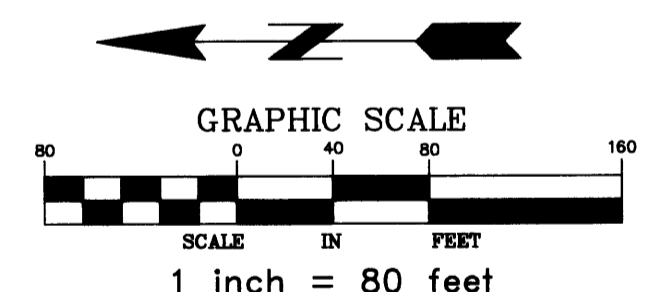
CITY OF ST. FRANCIS
ANOKA COUNTY, MINNESOTA



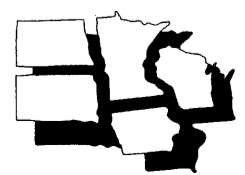
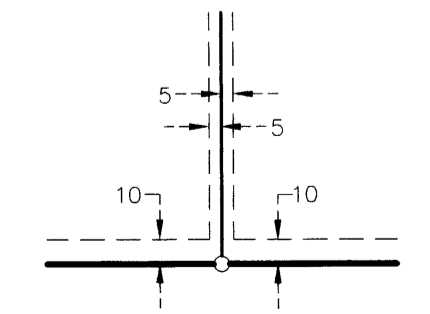
NOTES:

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- - DENOTES MONUMENT FOUND
- ⊙ - DENOTES ANOKA COUNTY MONUMENT
- ▲—▲— - DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SEC. 31-T34N-R24W IS ASSUMED TO HAVE A BEARING OF S89°23'26"E.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

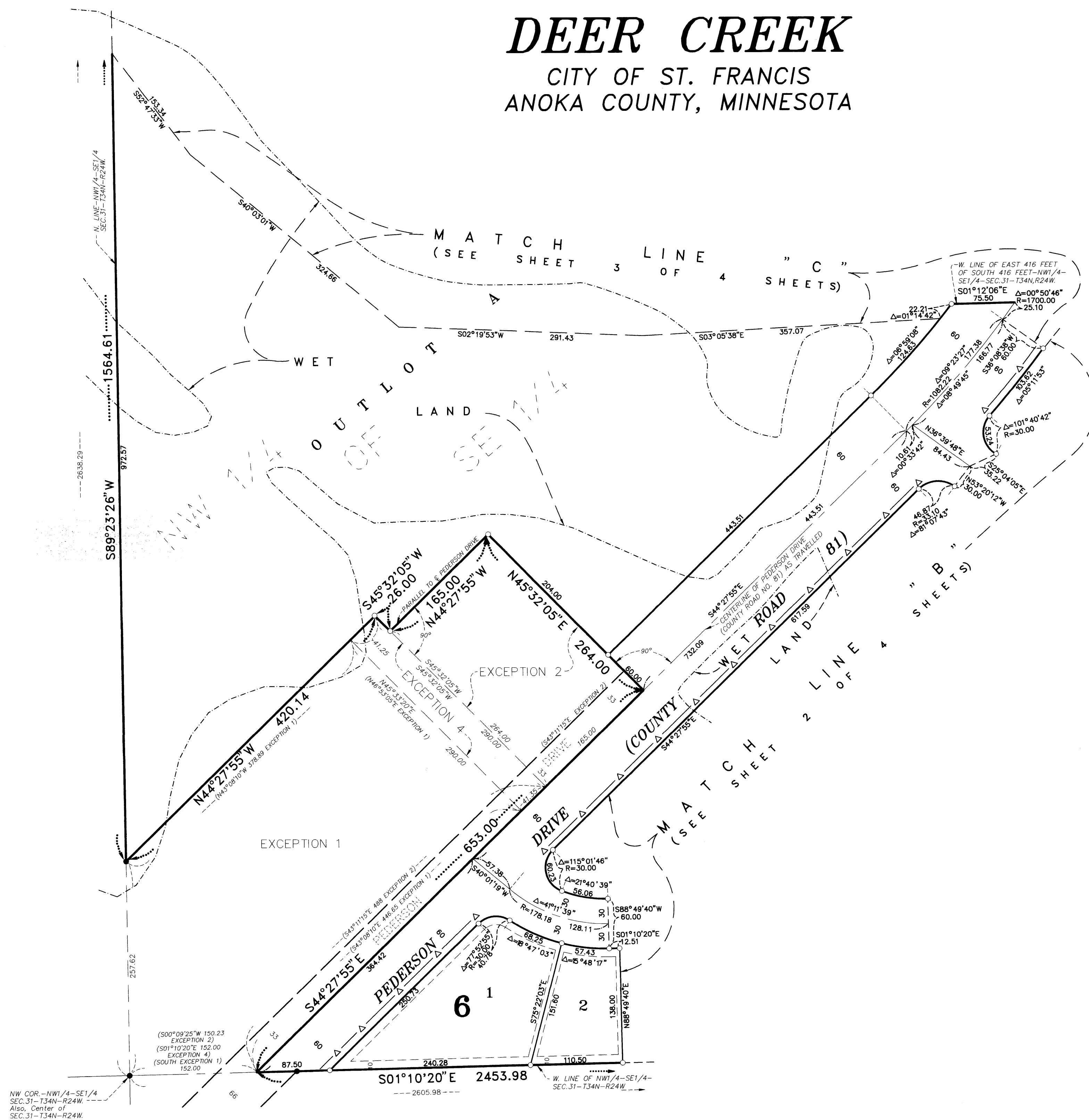


MIDWEST
Land Surveyors & Civil Engineers, Inc.

MATCH LINE "C"
(SEE SHEET 4 OF 4 SHEETS)

DEER CREEK

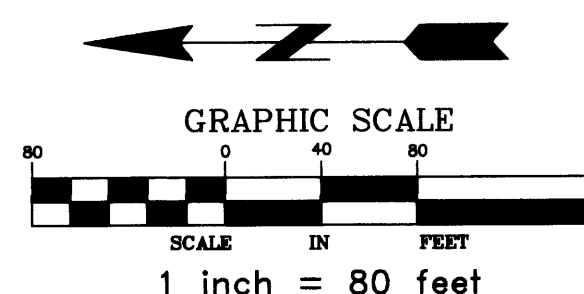
CITY OF ST. FRANCIS
ANOKA COUNTY, MINNESOTA



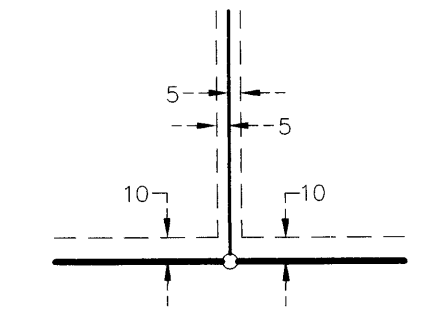
NOTES:

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- - DENOTES MONUMENT FOUND
- ⊙ - DENOTES ANOKA COUNTY MONUMENT
- △—△—△— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

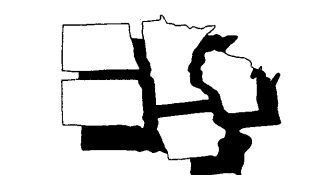
FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SEC. 31-134N-R24W IS ASSUMED TO HAVE A BEARING OF S89°23'26"E.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



NW COR - NW1/4 - SE1/4
SEC. 31 - T34N - R24W
Also, Center of
SEC. 31 - T34N - R24W.



MIDWEST
Land Surveyors & Civil Engineers, Inc.