

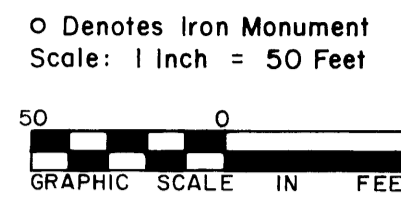
DOWDS ADDITION

City of Fridley County of Anoka

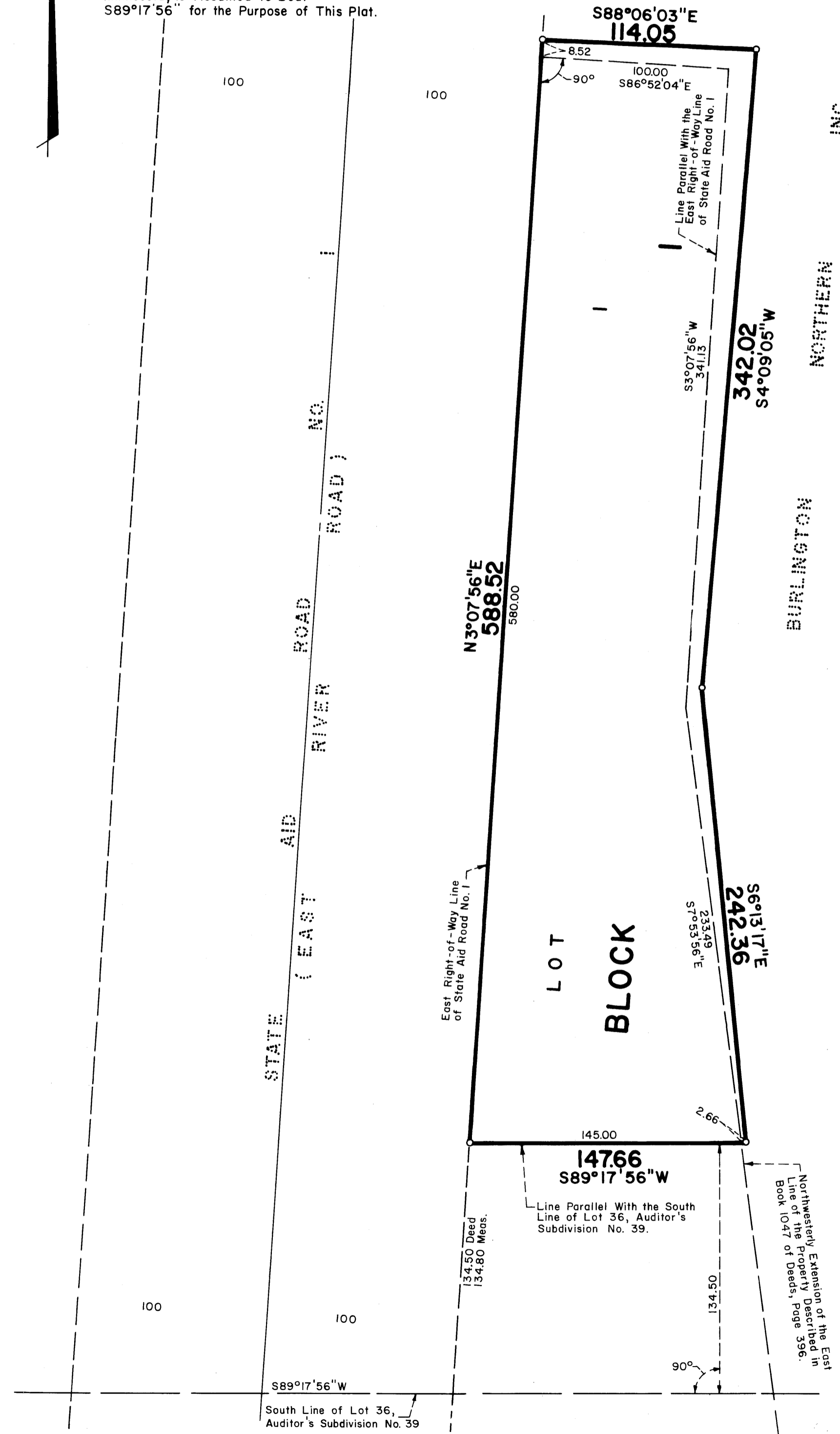
1082291

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 DEC 3 A.D. 1993 at 11 o'clock A. M., and was duly recorded in book 17 of Plat 2 page 40

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID OR TRANSFER IS
ENTERED Dec 3 1993
EDWARD W. WRESTER
PROPERTY TAX ADMINISTRATOR
BY S. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR



The South Line of Lot 36, Auditor's Subdivision No. 39, Anoka County, Minnesota, is Assumed to Bear S89°17'56" for the Purpose of This Plat.



KNOW ALL PERSONS BY THESE PRESENTS: That Glacier Park Company, a Delaware Corporation, fee owner and Prima Land, Inc., a Minnesota Corporation, contract purchaser of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That portion of the Northwest 1/4 Southeast 1/4 of Section 34, Township 30 North, Range 24 West, 4th P.M., Anoka County, Minnesota, described as follows, to-wit:

Commencing at the intersection of the South line of Lot 36, Auditor's Subdivision 39 of the City of Fridley, and the East right-of-way line of State Aid Road No. 1 (also known as East River Road) as said road is platted and opened, according to the plat thereof on file and of record in the office of Register of Deeds, Anoka County; thence Northerly along said East right-of-way line a distance of 134.5 feet; thence Easterly parallel with said South line of Lot 36 a distance of 145.0 feet to the True Point of Beginning of the parcel to be described; thence Westerly, deflecting 180° to the right, a distance of 145.0 feet; thence Northerly along said East right-of-way line of State Aid Road No. 1 a distance of 580.0 feet; thence Easterly at right angles to the last described course a distance of 100.00 feet; thence Southerly parallel with said East right-of-way line of State Aid Road No. 1 to the point of intersection with Northwesterly extension of the East line of the parcel described in that certain Correction Warranty Deed from Burlington Northern, Inc. and from the Minneapolis, Anoka and Cuyuna Range Railroad Company to Dunkley Surfacing Company, Inc., dated July 3, 1973, filed in the office of the Register of Deeds, Anoka County, on July 18, 1973, and recorded in Book 1047 of Deeds, page 396; thence Southeasterly along said Northwesterly extension to the True Point of Beginning.

And that Prima Land, Inc., a Minnesota Corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Northwest Quarter of the Southeast Quarter of Section 34, Township 30 North, Range 24 West, 4th Principal Meridian, Anoka County, Minnesota, described as follows:

Beginning at the intersection of the Easterly right-of-way line of Anoka County State Aid Highway No. 1 (also known as East River Road) with the North line and its Easterly extension of the South 134.5 feet of Lot 36, Auditor's Subdivision Number 39, Anoka County, Minnesota; thence Northerly on an assumed bearing of North 3 degrees 07 minutes 56 seconds East, along said Easterly right-of-way line, a distance of 588.52 feet; thence South 88 degrees 06 minutes 03 seconds East a distance of 114.05 feet; thence South 4 degrees 09 minutes 05 seconds West a distance of 342.02 feet; thence South 6 degrees 13 minutes 17 seconds East a distance 242.36 feet, more or less, to the intersection with said north line and its Easterly extension of the South 134.5 feet of said Lot 36; thence South 89 degrees 17 minutes 56 seconds West, along said North line and its Easterly extension, a distance of 147.66 feet, more or less, to the Point of Beginning.

Except that part described as follows:

That portion of the Northwest 1/4 Southeast 1/4 of Section 34, Township 30 North, Range 24 West, 4th P.M., Anoka County, Minnesota, described as follows, to-wit:

Commencing at the intersection of the South line of Lot 36, Auditor's Subdivision 39 of the City of Fridley, and the East right-of-way line of State Aid Road No. 1 (also known as East River Road) as said road is platted and opened, according to the plat thereof on file and of record in the office of Register of Deeds, Anoka County; thence Northerly along said East right-of-way line a distance of 134.5 feet; thence Easterly parallel with said South line of Lot 36 a distance of 145.0 feet to the True Point of Beginning of the parcel to be described; thence Westerly, deflecting 180° to the right, a distance of 145.0 feet; thence Northerly along said East right-of-way line of State Aid Road No. 1 a distance of 580.0 feet; thence Easterly at right angles to the last described course a distance of 100.00 feet; thence Southerly parallel with said East right-of-way line of State Aid Road No. 1 to the point of intersection with Northwesterly extension of the East line of the parcel described in that certain Correction Warranty Deed from Burlington Northern, Inc. and from the Minneapolis, Anoka and Cuyuna Range Railroad Company to Dunkley Surfacing Company, Inc., dated July 3, 1973, filed in the office of the Register of Deeds, Anoka County, on July 18, 1973, and recorded in Book 1047 of Deeds, page 396; thence Southeasterly along said Northwesterly extension to the True Point of Beginning.

Have caused the same to be surveyed and platted as DOWDS ADDITION.

In witness whereof said Glacier Park Company, a Delaware Corporation, has caused these presents to be signed by its proper officers this 18TH day of OCTOBER, 1993.

And in witness whereof said Prima Land, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 22ND day of NOVEMBER, 1993.

GLACIER PARK COMPANY
by: Bradley A. Berg its VICE PRESIDENT & CONTROLLER
by: Patrick Tynan its ASSISTANT CONTROLLER

PRIMA LAND, INC.
James A. Dowds, President
James A. Dowds, President

STATE OF WASHINGTON
COUNTY OF KING
The foregoing instrument was acknowledged before me this 18TH day of OCTOBER, 1993 by BRADLEY A. BERG its V.P. & CONTROLLER and by PATRICK TYNAN its ASSISTANT CONTROLLER of said Glacier Park Company, a Delaware Corporation, on behalf of the corporation.

Carla E. Richards
Notary Public KING County, WASHINGTON
My Commission Expires 11/22/94



STATE OF MINNESOTA
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 22nd day of November, 1993 by James A. Dowds, President of said Prima Land, Inc., a Minnesota Corporation, on behalf of the corporation.

Jeffrey M. Christ
Notary Public Ramsey County, Minnesota
My Commission Expires 6-2-94

I hereby certify that I have surveyed and platted the land described on this plat as DOWDS ADDITION; 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; and that there are no wetlands or public highways to be designated on said plat;

James M. Winter
James M. Winter, Land Surveyor
Minn. Lic. No. 12263

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 27TH day of SEPTEMBER, 1993 by James M. Winter, Land Surveyor.

Larry K. Affield
Notary Public HENNEPIN County, Minnesota
My Commission Expires 12-20-94

CITY OF FRIDLEY

We hereby certify that the City Council of the City of Fridley, Anoka County, Minnesota, duly accepted and approved the plat of DOWDS ADDITION at a regular meeting thereof held this 4th day of OCTOBER, 1993. 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. Nease Mayor By: William A. Champe Clerk
Check and approved this 3RD day of DECEMBER, 1993.

Merlyn P. Anderson
Merlyn Anderson, Anoka County Surveyor
deputy

