



MIDWEST
Land Surveyors & Civil Engineers, Inc.

EAGLE PASS

CITY OF CENTERVILLE
ANOKA COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Gor-Em, L.L.C., a Minnesota Limited Liability Company, owner and proprietor and that Premier Bank, a Minnesota Corporation, mortgagee of the following described property situated in the County of Anoka State of Minnesota to wit:

Lot 10, Auditors Subdivision Number 48 Revised, according to the plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota, except that part thereof lying north and east of the centerline of Clearwater Creek, also known as County Ditch No. 47 and Judicial Ditch No. 3; and except the west 100 feet of that part of said Lot 10 lying north of the easterly extension of the north line of C Street as the same is laid out and platted in the plat of CENTERVILLE, on file in the office of the County Recorder in and for Anoka County, Minnesota. The common line between Lots 10, 11, 12 and 13 of said Auditor's Subdivision No. 48 Revised, described as follows:

Commencing at the Southwest corner of Southeast Quarter of the Northwest Quarter of Section 23, Township 31, Range 22, Anoka County, Minnesota; thence east along the South line of said Southeast Quarter of the Northwest Quarter 626.13 feet to the point of beginning of the line to be described; thence North at right angles a distance of 417.42 feet; thence east at right angles 29.75 feet; the north deflecting to the left 91 degrees 05 minutes 45 seconds a distance of 183.18 feet to the South line of Heritage Street and there terminating.

The centerline of said Clearwater Creek described as follows:

Commencing at the northeast corner of the Southwest quarter of the Northeast quarter of Section 23, Township 31, Range 22, Anoka County, Minnesota; thence South 00 degrees 28 minutes 50 seconds West, assumed bearing, along the east line thereof 571.41 feet; thence North 89 degrees 01 minutes 28 seconds West 109.07 feet; thence North 79 degrees 01 minutes 53 seconds West 158.55 feet; thence North 43 degrees 19 minutes 45 seconds West 227.78 feet to its intersection with the southerly extension of the east line of Peterson's 2nd Addition to Centerville; thence South 01 degrees 13 minutes 13 seconds West along said southerly extension 9.64 feet to the point of beginning of the centerline to be described; thence North 51 degrees 29 minutes 38 seconds West 59.92 feet; thence northwesterly 45.91 feet along a tangential curve, concave to the southwest, having a radius of 80.00 feet and a central angle of 32 degrees 52 minutes 59 seconds; thence North 84 degrees 22 minutes 37 seconds West tangent to said curve 91.02 feet; thence North 81 degrees 31 minutes 42 seconds West 177.57 feet; thence North 76 degrees 26 minutes 04 seconds West 89.44 feet; thence North 84 degrees 41 minutes 39 seconds West 377.22 feet; thence North 80 degrees 06 minutes 11 seconds West 82.23 feet to a point on the west line of said Southwest quarter of the Northeast quarter distance 252.09 feet south from the northwest corner of said Southwest quarter of the Northeast quarter; thence continuing North 80 degrees 06 minutes 11 seconds West 176.05 feet; thence northwesterly 125.69 feet along a tangential curve concave to the northeast having a radius 125.00 and a central angle of 57 degrees 36 minutes 36 seconds; thence North 22 degrees 29 minutes 35 seconds West tangent to said curve 150.92 feet to the north line of said Lot 10, Auditor's Subdivision No. 48 Revised and said line there terminating.

AND

The Southwest Quarter of the Northeast Quarter, Section 23, Township 31, Range 22, Anoka County, Minnesota, except that part thereof lying west of the east line of Lot 2, Block 1, PETERSON'S 2ND ADDITION TO CENTERVILLE, according to the recorded plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota, and north of the centerline of Clearwater Creek, also known as Ditch No. 47 and Judicial Ditch No. 3 and except the following described land:

Beginning at the northeast corner of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 08 minutes 27 seconds West, assumed bearing, along the east line of said Southwest Quarter of the Northeast Quarter 571.41 feet; thence North 89 degrees 21 minutes 51 seconds West 109.07 feet; thence North 79 degrees 22 minutes 16 seconds West 158.55 feet; thence North 43 degrees 40 minutes 08 seconds West 228.27 feet to the point of intersection with the southerly prolongation of the east line of PETERSON'S 2ND ADDITION TO CENTERVILLE, according to the plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota; thence northerly along said southerly prolongation and the east line of said addition to the point of intersection with the north line of said Southwest Quarter of the Northeast Quarter; thence east along said north line to the point of beginning.

The centerline of said Clearwater Creek described as follows:

Commencing at the northeast corner of said Southwest quarter of the Northeast quarter; thence South 00 degrees 28 minutes 50 seconds West, assumed bearing, along the east line thereof 571.41 feet; thence North 89 degrees 01 minutes 28 seconds West 109.07 feet; thence North 79 degrees 01 minutes 53 seconds West 158.55 feet; thence North 43 degrees 19 minutes 45 seconds West 227.78 feet to its intersection with the southerly extension of the east line of Peterson's 2nd Addition to Centerville; thence South 01 degrees 13 minutes 13 seconds West along said southerly extension 9.64 feet to the point of beginning of the centerline to be described; thence North 51 degrees 29 minutes 38 seconds West 59.92 feet; thence northwesterly 45.91 feet along a tangential curve, concave to the southwest, having a radius of 80.00 feet and a central angle of 32 degrees 52 minutes 59 seconds; thence North 84 degrees 22 minutes 37 seconds West tangent to said curve 91.02 feet; thence North 81 degrees 31 minutes 42 seconds West 177.57 feet; thence North 76 degrees 26 minutes 04 seconds West 89.44 feet; thence North 84 degrees 41 minutes 39 seconds West 377.22 feet; thence North 80 degrees 06 minutes 11 seconds West 82.23 feet to a point on the west line of said Southwest quarter of the Northeast quarter distance 252.09 feet south from the northwest corner of said Southwest quarter of the Northeast quarter; thence continuing North 80 degrees 06 minutes 11 seconds West 176.05 feet; thence northwesterly 125.69 feet along a tangential curve concave to the northeast having a radius 125.00 and a central angle of 57 degrees 36 minutes 36 seconds; thence North 22 degrees 29 minutes 35 seconds West tangent to said curve 150.92 feet to the north line of said Lot 10, Auditor's Subdivision No. 48 Revised and said line there terminating.

AND

The North Half of the Northwest Quarter of the Southeast Quarter, Section 23, Township 31, Range 22, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as EAGLE PASS and do hereby donate and dedicate to the public use forever the lane, road, trail, park, and easements for drainage and utility purposes as shown on the plat.

In witness whereof said Gor-Em, L.L.C., a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 13th day of November, 1996.

GOR-EM, L.L.C.

Gary M. Gorham
Gary M. Gorham, Chief Manager

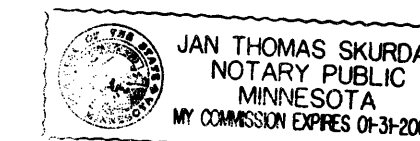
In witness whereof said Premier Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 18th day of November, 1996.

PREMIER BANK

Mark E. Novitzki
Mark E. Novitzki, Senior Vice President.

STATE OF MINNESOTA
COUNTY OF Anoka

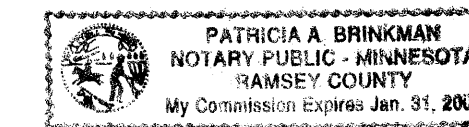
The foregoing instrument was acknowledged before me this 13th day of November, 1996, by Gary M. Gorham, Chief Manager, on behalf of Gor-Em, LLC, a Minnesota Limited Liability Company.



Jan Thomas Skurdal
Notary Public, Anoka County, Minnesota
My commission expires 03-31-00

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 18th day of November, 1996, by Mark E. Novitzki Senior Vice President of Premier Bank, a Minnesota corporation, on behalf of the corporation.



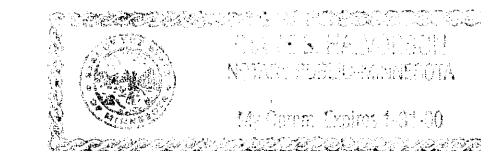
Patricia A. Brinkman
Notary Public, Ramsey County, Minnesota
My commission expires 1-31-2000

I hereby certify that I have surveyed and platted the land described on this plat EAGLE PASS; 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; and that there are no public highways to be designated on said plat.

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

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 13th day of November, 1996, by Rodney H. Halvorson, Land Surveyor.



Diane S. Halvorson
Notary Public, Anoka County, Minnesota
My commission expires 01-31-00

The foregoing plat of EAGLE PASS was approved and accepted by the City Council of Centerville, Minnesota at a regular meeting thereof held this 23rd day of October, 1996. 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.

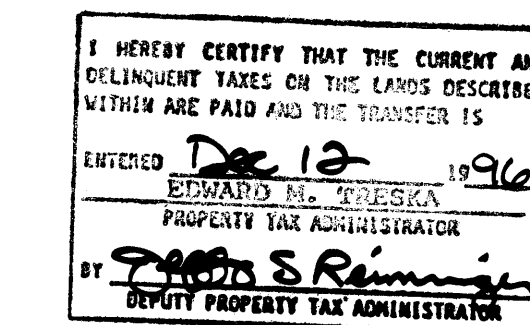
CITY COUNCIL OF CENTERVILLE, MINNESOTA

By Tom Wilson, Mayor

By Ry-Chel Gaustad, City Clerk

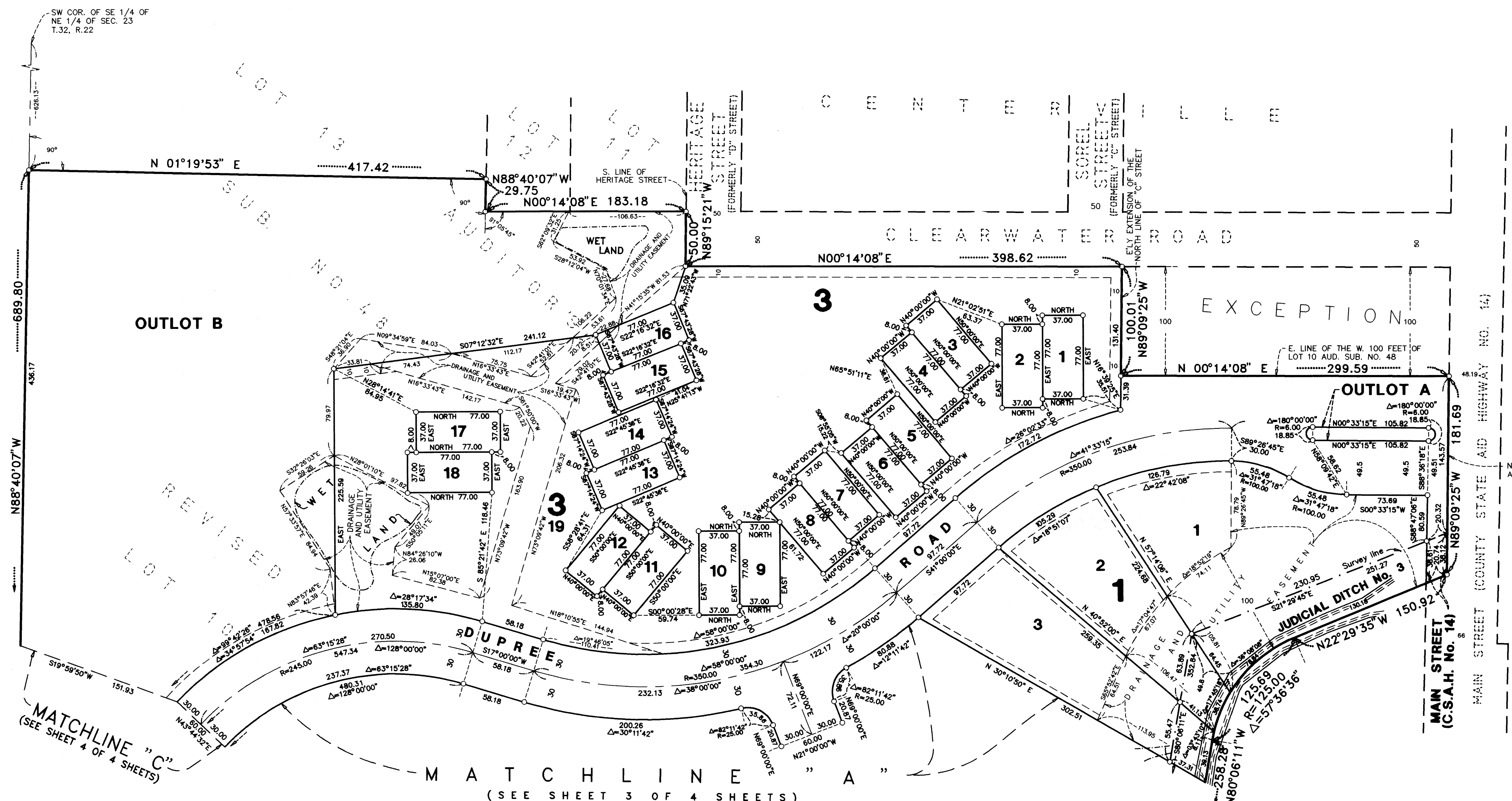
Checked and approved this 10th day of Dec., 1996.

Mark D. Auler
Anoka County Surveyor

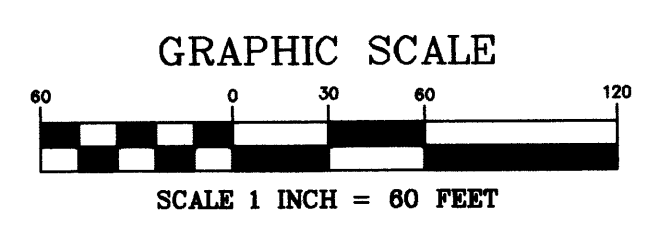
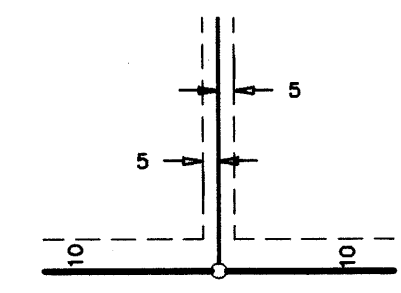


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CITY OF CENTERVILLE
ANOKA COUNTY, MINNESOTA



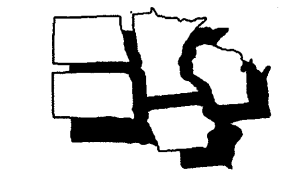
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



NOTES:

- DENOTES 1/2 INCH DIA. X 14 INCHES IN LENGTH IRON MONUMENT SET AND MARKED BY LICENSE No. 10947
- DENOTES MONUMENT FOUND

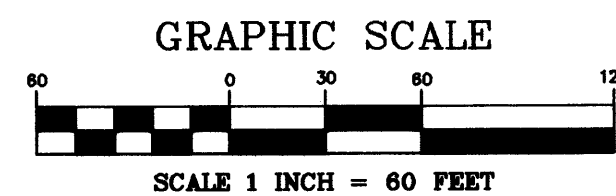
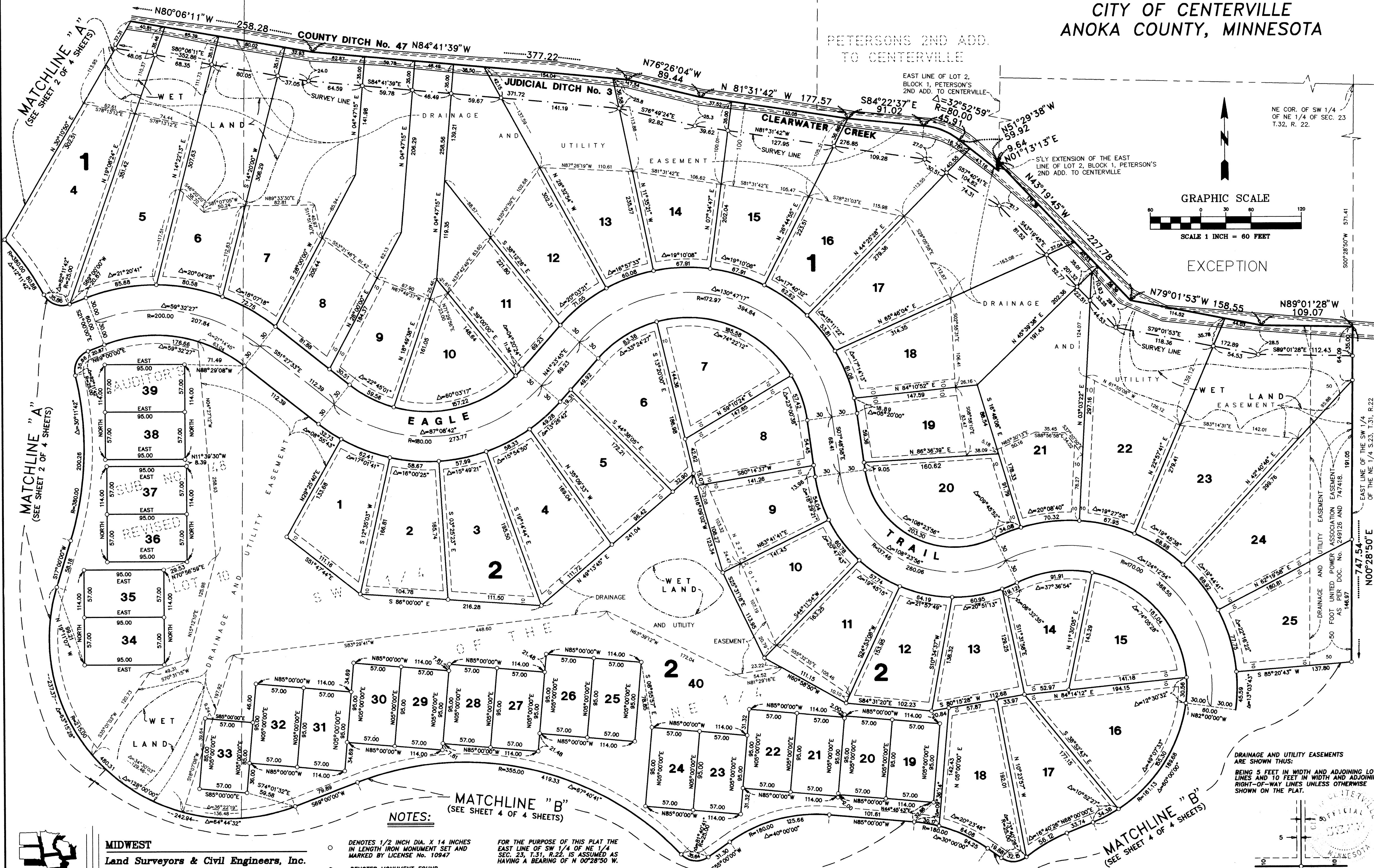
FOR THE PURPOSE OF THIS PLAT THE EAST LINE OF SW 1/4 OF NE 1/4 SEC. 23, T.31, R.22, IS ASSUMED AS HAVING A BEARING OF N 00°28'50" W.



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ANOKA COUNTY, MINNESOTA



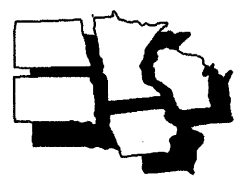
EXCEPTION

MATCHLINE "A"
(SEE SHEET 2 OF 4 SHEETS)

MATCHLINE "A"
(SEE SHEET 2 OF 4 SHEETS)

MATCHLINE "B"
(SEE SHEET 4 OF 4 SHEETS)

MATCHLINE "B"
(SEE SHEET 4 OF 4 SHEETS)

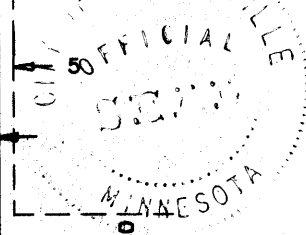


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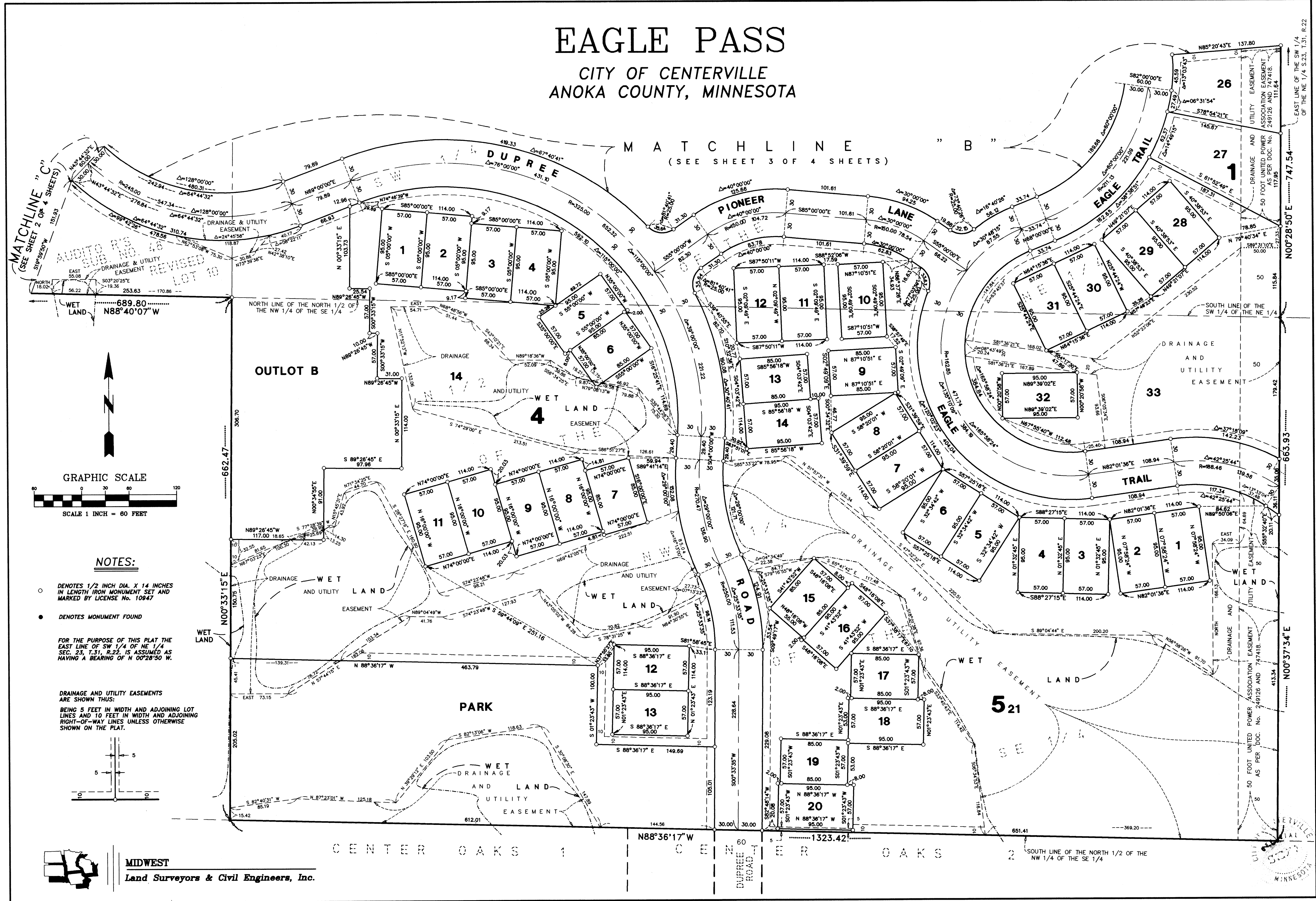
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