

**CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 29, T32N, R23W**

Parcel 1:

EXCEPT:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter distance 288 feet West. from the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence North at right angles to said South line a distance of 233 feet to actual point of beginning of the tract of land to be hereby described; thence continue North along last course a distance of 200 feet; thence East and parallel with the South line of said Northeast Quarter of the Southwest Quarter to the East line of said Northeast Quarter of the Southwest Quarter, thence South along said East line a distance of 200 feet, more or less, to its intersection with a line drawn parallel with the South line of said Northeast Quarter of the Southwest Quarter from the actual point of beginning; thence west along said parallel line to the actual point of beginning. Except that part thereof taken for State Trunk Highway No. 65.

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter distant 386 feet west from the Southwest corner of said Northeast Quarter of the Southwest Quarter; thence West along said South line a distance of 150 feet; thence North at right angles to said South line a distance of 233 feet; thence East at right angles to last course a distance of 150 feet; thence South at right angles to last course a distance of 233 feet to the point of commencement. Subject to an easement for road purposes over the South 33 feet thereof. Subject to an easement for telephone purposes over the West 10 feet thereof. According to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota, together with any part or portion of any street or alley lying adjacent thereto heretofore vacated or to be vacated.

Parcel 2:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter distant 386 feet west from the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence West along said South line a distance of 150 feet; thence North at right angles to said South line a distance of 233 feet; thence East at right angles to last course a distance of 150 feet, thence South at right angles to last course a distance of 233 feet to the point of commencement. Subject to an easement for road purposes over the South 33 feet thereof. Subject to an easement for telephone purposes over the West 10 feet thereof.

Parcel 3:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter a distance of 288 feet west from the southeast corner of said Northeast Quarter of the Southwest Quarter; thence North at right angles to said south line a distance of 233 feet to the actual point of beginning of the tract of land to be hereby described; thence continue north along last course a distance of 200 feet; thence east parallel with the south line of said Northeast Quarter of the Southwest Quarter to the east line of said Northeast Quarter of the Southwest Quarter; thence south along said east line a distance of 200 feet, more or less, to its intersection with a line drawn parallel with the south line of said Northeast Quarter of the Southwest Quarter from the actual point of beginning; thence west along said parallel line to the actual point of beginning.

In witness whereof said Lincoln Street Commercial, LLC, A North Dakota limited liability company, has caused these presents to be signed by its proper officer this 28th day of September, 2025.

(Signature)

STATE OF Minnesota
COUNTY OF Anoka

Salve Mack (Signature)

I have Mack (Print Name)

I, Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 21ST day of OCTOBER, 20 25.


Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 21st day of October, 2025 by Jason E. Rud.

LaVae Mack (Signature)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of ELWELL COMMERCIAL PARK was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 7th day of July, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.


City Council, City of Ham Lake, Minnesota

By: BZ Mayor

By Nanette Shinnell Deputy Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 9th day of December, 2025.


David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2025 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 9 day of December, 2025.

Pamela J LeBlanc
Property Tax Administrator

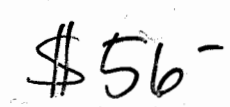
By Maria Earnest, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

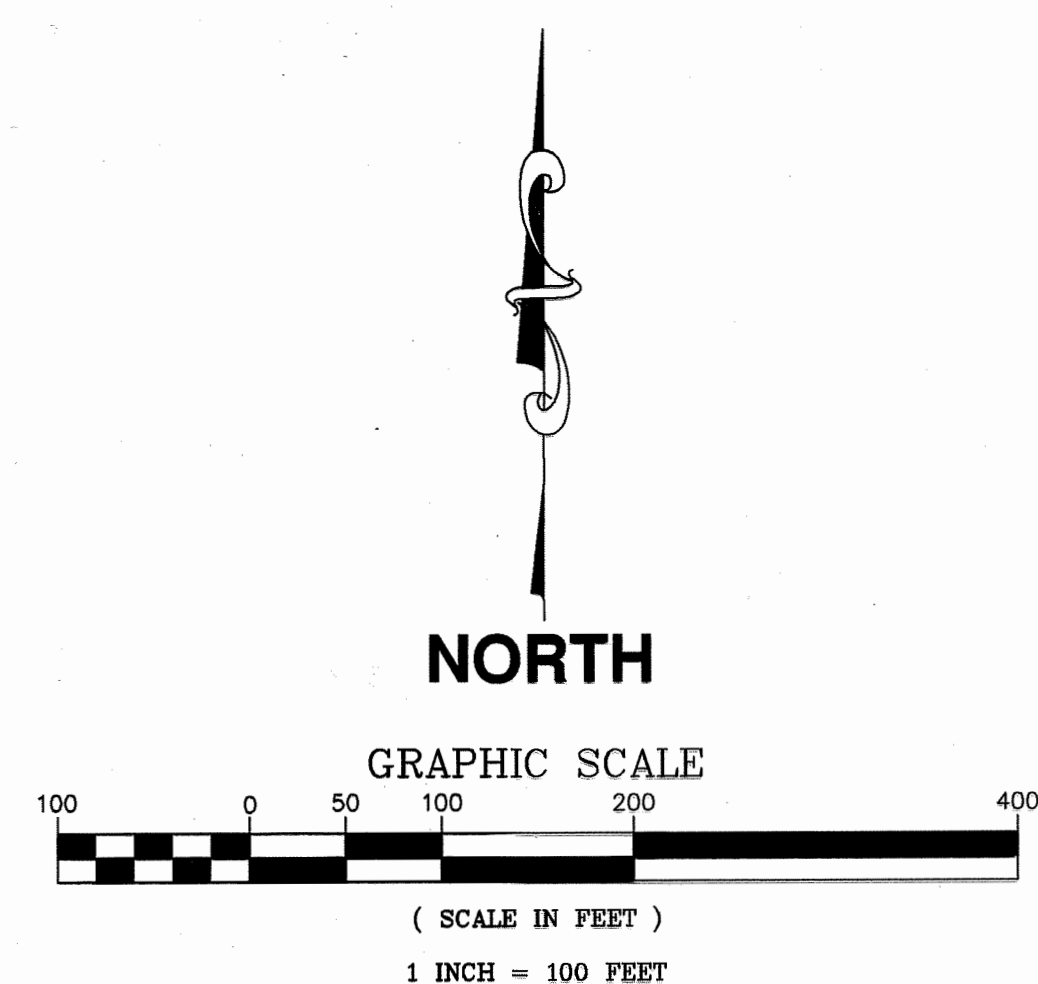
I hereby certify that this plat of ELWELL COMMERCIAL PARK was filed in the office of the County Recorder/Registrar of Titles for public record on this 9 day of December, 2025, at 9:49 o'clock A.M. and was duly recorded as Document Number 2455023.001.

Pamela J LeBlanc
County Recorder/Registrar of Titles

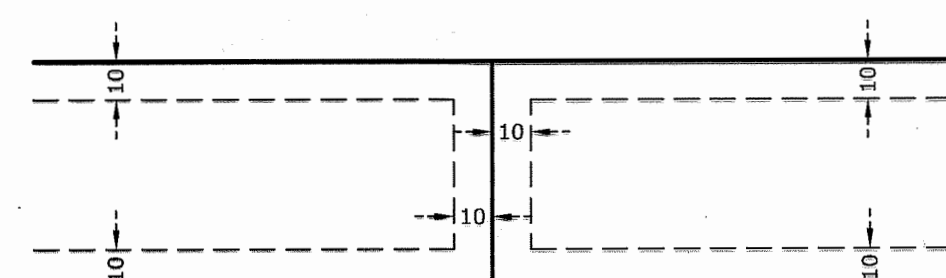
By Marcie Garrett, Deputy



ELWELL COMMERCIAL PARK



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED RLS NO. 41578.

● DENOTES 1/2 INCH IRON PIPE FOUND, MARKED RLS NO. 41578, UNLESS OTHERWISE NOTED.

▬ DENOTES WETLAND AS DELINEATED BY KOJHAUG ENVIRONMENTAL IN JULY, 2021

△ DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA

FOR THE PURPOSE OF THIS PLAT THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 32, RANGE 23 IS ASSUMED TO BEAR NORTH 89 DEGREES 51 MINUTES 06 SECONDS WEST

