

EVERGREEN BUSINESS PARK EAST

City of Coon Rapids

County of Anoka

KNOW ALL MEN BY THESE PRESENTS: That Glacier Park Company, a Delaware Corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lot 4, Block 6, EVERGREEN INDUSTRIAL PARK NORTH, according to the record plat thereof.

Also, Lot 1, Block 7, EVERGREEN INDUSTRIAL PARK NORTH, according to the record plat thereof.

Also, vacated 92nd Avenue as dedicated in the record plat of EVERGREEN INDUSTRIAL PARK NORTH.

Also, that part of the north 26 rods of the Southeast Quarter of the Northwest Quarter of Section 36, Township 31, Range 24, Anoka County, Minnesota, lying northeasterly of a line described as follows: Beginning at the northeast corner of Lot 2, Block 2, EVERGREEN INDUSTRIAL PARK SOUTH, according to the record plat thereof; thence southeasterly to the most easterly corner of Lot 1 in said Block 2 and there terminating.

Also, that part of the north 429.00 feet of the Southwest Quarter of the Northeast Quarter of Section 36, Township 31, Range 24, Anoka County, Minnesota, lying northeasterly of a line described as follows: Beginning at the northeast corner of Lot 2, Block 2, EVERGREEN INDUSTRIAL PARK SOUTH, according to the record plat thereof, thence southeasterly to the most easterly corner of Lot 1 in said Block 2; thence southeasterly along the northeasterly line of said EVERGREEN INDUSTRIAL PARK SOUTH, to the centerline of 90th Avenue as dedicated in said plat and there terminating, and lying northwesterly of a line described as follows: Beginning at the intersection of the centerline of 90th Avenue as dedicated in EVERGREEN INDUSTRIAL PARK SOUTH, according to the record plat thereof, and the northeasterly boundary line of said plat of EVERGREEN INDUSTRIAL PARK SOUTH; thence along the northeasterly extension of said centerline of 90th Avenue a distance of 108.40 feet; thence northeasterly a distance of 594.92 feet, along a tangential curve concave to the southeast having a radius of 983.60 feet and a central angle of 34 degrees 39 minutes 16 seconds, and there terminating.

Also, that part of the east half of the Northeast Quarter of the Northwest Quarter of Section 36, Township 31, Range 24 lying easterly and southerly of EVERGREEN INDUSTRIAL PARK NORTH according to the record plat thereof.

Also, that part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 31, Range 24 lying southwesterly of the southwesterly right-of-way line of Coon Rapids Boulevard, lying southeasterly of a line described as follows: Beginning at the intersection of the westerly line of said Northwest Quarter of the Northeast Quarter and the southeasterly line of EVERGREEN INDUSTRIAL PARK NORTH according to the record plat thereof; thence northeasterly, along said southeasterly line of EVERGREEN INDUSTRIAL PARK NORTH to the most easterly corner of Lot 1, Block 5, EVERGREEN INDUSTRIAL PARK NORTH; thence continuing northeasterly, along the northeasterly extension of the southeasterly line of said Lot 1, Block 5, to the southwesterly right-of-way line of Coon Rapids Boulevard and there terminating., and lying southwesterly, westerly and northwesterly of a line described as follows: Commencing at the point of intersection of the south line of the north 26 rods of the south half of the Northeast Quarter of said Section 36 with a line run parallel with and distant 88 feet westerly of the following described line;

Commencing at a point on the north line of said Section 36, distant 928.23 feet west of the northeast corner thereof; thence run southerly at an angle of 88 degrees 32 minutes 03 seconds from said north section line (measured from west to south) for a distance of 1090.90 feet; thence run northwesterly at an angle of 42 degrees 37 minutes 30 seconds from said line for 292.21 feet; thence deflect to the right at an angle of 70 degrees 29 minutes 15 seconds for 100 feet to the point of beginning of the line to be described; thence run southwesterly on the last described course for 151.79 feet; thence deflect to the left on a tangential curve having a radius of 674.07 feet and a delta angle of 48 degrees 14 minutes 30 seconds for 567.55 feet; thence on tangent to said curve for 188.73 feet; thence deflect to the right on a tangential curve having a radius of 3819.73 feet and a delta angle of 10 degrees 30 minutes 00 seconds for 700 feet and there terminating;

Thence on an assumed bearing of south 89 degrees 59 minutes 59 seconds west along the south line of said north 26 rods a distance of 359.98 feet to the point of beginning of the line to be described; thence north 10 degrees 53 minutes 33 seconds west a distance of 145.33 feet; thence northwesterly a distance of 279.70 feet along a tangential curve, concave to the southwest having a delta of 51 degrees 16 minutes 54 seconds and a radius of 312.50 feet; thence northwesterly a distance of 162.77 feet along a reverse curve concave to the northeast having a central angle of 40 degrees 45 minutes 41 seconds and a radius of 228.79 feet; thence north 21 degrees 24 minutes 46 seconds west a distance of 308.41 feet; thence northerly and northeasterly a distance of 508.97 feet along a tangential curve concave to the east having a central angle of 70 degrees 14 minutes 19 seconds and a radius of 415.18 feet; thence north 48 degrees 49 minutes 33 seconds east a distance of 220.00 feet to the southwesterly right of way line of Coon Rapids Boulevard and said line there terminating., and lying northwesterly of a line described as follows: Beginning at the intersection of the centerline of 90th Avenue as dedicated in EVERGREEN INDUSTRIAL PARK SOUTH, according to the record plat thereof, and the northeasterly boundary line of said plat of EVERGREEN INDUSTRIAL PARK SOUTH; thence along the northeasterly extension of said centerline of 90th Avenue a distance of 108.40 feet; thence northeasterly a distance of 594.92 feet along a tangential curve concave to the southeast having a radius of 983.60 feet and a central angle of 34 degrees 39 minutes 16 seconds; thence northeasterly, tangent to said curve, a distance of 100.00 feet and there terminating.

Has caused the same to be surveyed and platted as EVERGREEN BUSINESS PARK EAST and does hereby donate and dedicate to the public for public use forever the avenue, drive, street and drainage and utility easements as shown on this plat.

779468
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 SEP. 18, 1987 at 11:30 o'clock P.M., and was duly recorded in book 384F page 23
By D. J. O'Rourke
County Recorder
By G. D. Swanson
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Sept 16, 1987
Charles R. Lafshure
Auditor, Anoka County
By S. Culver
Deputy

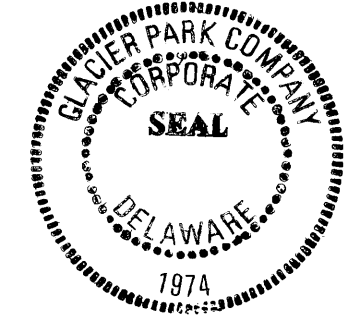
I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1987 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey, M.D.
Anoka County Treasurer

In witness whereof said Glacier Park Company, a Delaware Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this Third day of September, 1987.

GLACIER PARK COMPANY

W.C. Pontius
W.C. Pontius
F.C. Fisher
F.C. Fisher

its Vice President - Operations
its Vice President - Central Region



STATE OF Minnesota
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this Third day of September, 1987 by W.C. Pontius its Vice President - Operations and by F.C. Fisher its Vice President - Central Region of said Glacier Park Company, a Delaware Corporation, on behalf of the corporation.

LARRY K. AFFIELD
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My commission expires Nov. 13, 1990

Larry K. Affield
Notary Public Hennepin County, Minnesota
My Commission Expires NOVEMBER 13, 1990

I hereby certify that I have surveyed and platted the property described on this plat as EVERGREEN BUSINESS PARK EAST; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wet lands or public highways to be designated on said plat, other than shown thereon.

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

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before this 3rd day of SEPTEMBER, 1987, by James M. Winter, Land Surveyor.

LARRY K. AFFIELD
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My commission expires Nov. 13, 1990

Larry K. Affield
Notary Public Hennepin County, Minnesota
My Commission Expires NOVEMBER 13, 1990

CITY OF COON RAPIDS

This plat of EVERGREEN BUSINESS PARK EAST was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 16th day of July, 1987.

BY: Michael J. Koc VICE Chairman BY: David A. Zeff Clerk

CITY OF COON RAPIDS

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of EVERGREEN BUSINESS PARK EAST at a regular meeting thereof held this 4th day of August, 1987. 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: Robert B. Lewis Mayor BY: Betty Backes, M.C. Clerk

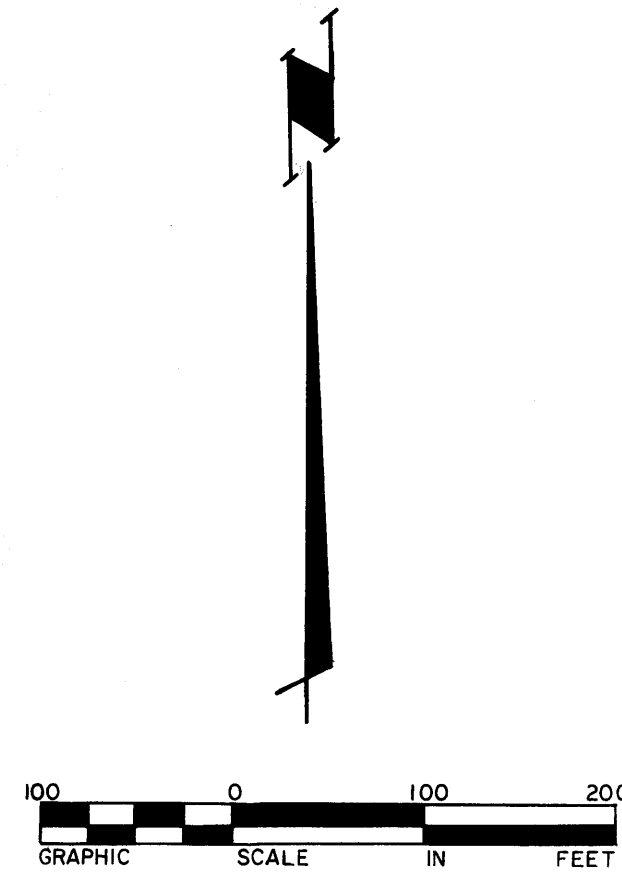
Checked and approved this 14th day of SEPTEMBER, 1987.

MERYLN D. ANDERSON
Meryl Anderson, Anoka County Surveyor

by Larry D. Honin deputy

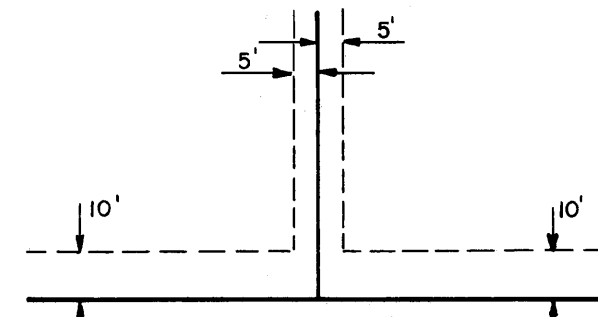


EVERGREEN BUSINESS PARK EAST
 City of Coon Rapids County of Anoka



SCALE 1 INCH = 100 FEET
 O DENOTES IRON MONUMENT
 BEARINGS SHOWN ARE ASSUMED

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, unless otherwise indicated and adjoining lot lines, and 10 feet in width, and adjoining street lines, as shown on the plat.

