

EVERGREEN COMMERCIAL ADDITION

City Of Coon Rapids
Anoka County, MN

KNOW ALL MEN BY THESE PRESENTS: That Shamrock Development, Inc. a Minnesota corporation, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

That part of the South Half of the Southwest Quarter, and of the Southwest Quarter of the Southeast Quarter, both within Section 25, Township 31, Range 24, described as follows:

Beginning at the most Northerly corner of Lot 3, Block 1, of the duly recorded plat of EVERGREEN INDUSTRIAL PARK NORTH 2ND ADDITION; thence North 41 degrees 06 minutes 30 seconds West, parallel with the centerline of Coon Rapids Boulevard as the same is now laid out, for a distance of 680 feet; thence South 71 degrees 05 minute 08 seconds West for a distance of 364.64 feet; thence South 39 degrees 22 minutes 18 seconds East, along a line to be hereafter known as "Line C" for the purposes of this description, for a distance of 774.91 feet to the most Westerly corner of said Lot 3, Block 1, EVERGREEN INDUSTRIAL PARK NORTH 2ND ADDITION; thence North 55 degrees 42 minutes 43 seconds East along the Northwesterly line of said Lot 3 for a distance of 363.83 feet to the Point Of Beginning.

EXCEPTING therefrom the two following described tracts:

- 1) That part thereof taken for State Trunk Highway No. 610 according to said duly recorded plat of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-2, filed as Document No. 665920, and as corrected by Land Surveyor's Certificate Of Correction to Plat filed as Document No. 733276, files of the Anoka County Recorder.
- 2) The Northeasterly 8.00 feet, as measured at right angles, thereof taken for Coon Rapids Boulevard N.W., also known as County Road No. 3, as described in Document No. 419429 and Document No. 483717, files of said Anoka County Recorder.

AND

That part of said South Half of the Southwest Quarter described as follows: Commencing at Minnesota Department of Transportation Right-of-way Monument No. B 19 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-2, filed as Document No. 665920, and as corrected by Land Surveyor's Certificate Of Correction to Plat filed as Document No. 733276, files of the Anoka County Recorder; thence South 71 degrees 27 minutes 57 seconds West, along the Southerly line of the right-of-way of State Trunk Highway No. 610, for a distance of 358.84 feet, to intersect the above described Line C, said point of intersection also being the actual Point Of Beginning of the land to be hereby described; thence continue South 71 degrees 27 minutes 57 seconds West, along said Southerly line of the right-of-way of State Trunk Highway No. 610, for a distance of 548.69 feet to Monument No. B-20 as shown on said plat as corrected; thence South 66 degrees 55 minutes 03 seconds West, along said Southerly line of the right-of-way of State Trunk Highway No. 610 (said right-of-way line, if extended, would terminate at Monument No. B-21 as shown on said plat as corrected) for a distance of 215.08 feet to intersect the Northeasterly line of said Lot 1, Block 2, of the duly recorded plat of EVERGREEN INDUSTRIAL PARK NORTH; thence South 49 degrees 53 minutes 19 seconds East, along the Northeasterly line of said Lot 1 and of Lot 2, said Block 2, for a distance of 184.76 feet to the most Northerly corner of Lot 3, said Block 2, EVERGREEN INDUSTRIAL PARK NORTH; thence South 35 degrees 21 minutes 04 seconds East, along the Northeasterly line of said Lot 3, Block 2, for a distance of 308.17 feet, to intersect the Northerly line of 94th Avenue N.W. as shown on said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-2, said point of intersection also being at Monument No. B 25 as shown on said plat; thence northeasterly along said Northerly line of 94th Avenue, being a non tangential curve concave to the south with a radius of 274.52 feet and a central angle of 44 degrees 20 minutes 37 seconds (the chord of said curve bears to North 68 degrees 44 minutes 39 seconds East) and a length of 212.69 feet to Monument No. B 26 as shown on said plat; thence South 89 degrees 05 minutes 03 seconds East, along said Northerly line of 94th Avenue, and tangent to said last curve, for a distance of 123.64 feet to Monument No. B-27 as shown on said plat; thence North 34 degrees 00 minutes 20 seconds East, along a line to be hereafter known as "Line E" for the purposes of this description, for a distance of 433.82 feet to intersect said Line C (said point of intersection to be hereafter known as "Point D" for the purposes of this description) at a point on said Line C a distance of 464.47 feet northwesterly of said most Westerly corner of Lot 3, Block 1, EVERGREEN INDUSTRIAL PARK NORTH 2ND ADDITION, as measured along said Line C; thence North 39 degrees 22 minutes 18 seconds West along said Line C for a distance of 253.90 feet to the Point Of Beginning.

Has caused the same to be surveyed and platted as EVERGREEN COMMERCIAL ADDITION and does hereby donate and dedicate to the public for the public use forever the easements for drainage and utility purposes only as shown on this plat. Also dedicating to the County of Anoka the right of access onto County Road No. 3 as shown on the plat.

In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 17th day of March, 1998.

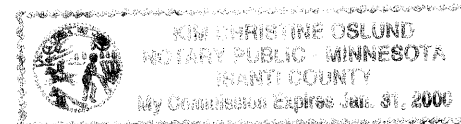
SHAMROCK DEVELOPMENT INC.
By: James M. Stanton President
James M. Stanton

State of Minnesota, County of Anoka

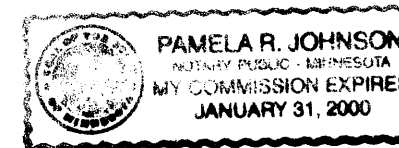
The foregoing instrument was acknowledged before me this 17th day of March, 1998 by James M. Stanton as President of Shamrock Development, Inc. a Minnesota corporation, on behalf of the corporation.

Kim Christine Oslund Notary Public
Isanti County, Minnesota

My Commission expires: 1/31/2000



I hereby certify that I have surveyed and platted the property described in this plat as EVERGREEN COMMERCIAL ADDITION and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.



John O. Oliver
John O. Oliver, Land Surveyor
Minnesota Registration No. 8194

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 18th day of March, 1998 by John O. Oliver, Land Surveyor, Minnesota Registration No. 8194.

Pamela R. Johnson Notary Public
Sherburne County, Minnesota

My Commission expires: January 31, 2000

Annexed plat of EVERGREEN COMMERCIAL ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 19th day of February, 1998.

By: Dorena M. Nasse Chairman

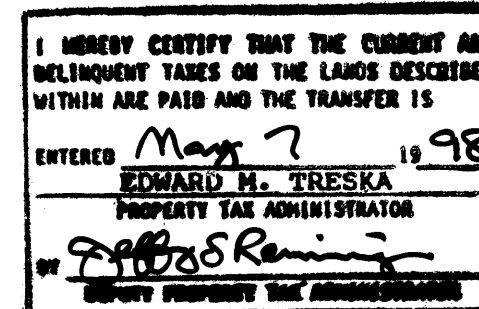
Annexed plat of EVERGREEN COMMERCIAL ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 17th day of March, 1998. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes Section 505.03, Subdivision 2.

By: William F. Thompson Mayor
Attest: Betty Backes, CMC Clerk



This plat has been checked and approved this 7th day of MAY, 1998.

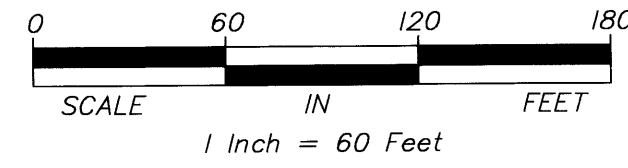
Larry D. Hain Anoka County Surveyor



1340117
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 MAY 07 A.D., 1998 at 4:12 o'clock P.M., and was duly recorded in Book 55 page 47
Edward M. Treska
County Recorder
By: JTA

EVERGREEN COMMERCIAL ADDITION

City Of Coon Rapids
Anoka County, MN

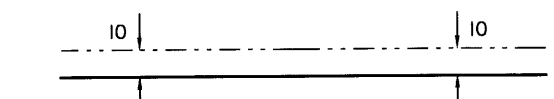


For the purposes of this plat, the Southeastery line of Parcel 21 As Shown on MnDOT R.O.W. PLAT NO. 02-2 is assumed to bear South 71°27'57" West



- (EIPN) Denotes Distances Per Plat Of EVERGREEN INDUSTRIAL PARK NORTH
- (EIPN2) Denotes Distances Per Plat Of EVERGREEN INDUSTRIAL PARK 2ND ADD.
- Denotes 1/2 inch x 14 inch iron pipe set with a plastic cap marked R.L.S. 8194
- Denotes MnDOT R.O.W. monument found
- Denotes iron monument found.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right-of-way lines, unless otherwise indicated, as shown on the plat.

--- Denotes Restricted Access

