

EVERGREEN ESTATES

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC.21, T32N, R23W

KNOW ALL PERSONS BY THESE PRESENTS: That Evergreen Development Company LLC, a Minnesota limited liability company, owner, and Bank of Elk River, a Minnesota corporation, mortgagee of the following described property:

That part of the Northeast Quarter of Section 21, Township 32, Range 23, Anoka County, Minnesota, lying southerly of the following described line:

Beginning at a point on the East line of said Northeast Quarter distant 1240.74 feet Southerly of the Northeast corner thereof, for the purpose of this description, said East line is assumed to bear South 00 degrees 21 minutes 16 seconds East; thence South 87 degrees 38 minutes 10 seconds West 476.67 feet; thence South 75 degrees 28 minutes West 163.64 feet; thence North 85 degrees 10 minutes 27 seconds West 536.89 feet; thence North 70 degrees 25 minutes 49 seconds West 261.00 feet; thence North 88 degrees 02 minutes 11 seconds West 1057.63 feet; thence South 77 degrees 06 minutes West 88.96 feet to the West line of said Northeast Quarter and said line there terminating.

EXCEPT

The South 363 feet of the East 363 feet of the Northeast Quarter of Section 21, Township 32, Range 23, Anoka County, Minnesota

ALSO EXCEPT

That part of the South Half of the Northeast Quarter of Section 21, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at a point on the South line thereof, distant 1590.68 feet Westerly of the Southeast corner of said South Half of the Northeast Quarter; thence North 88 degrees 44 minutes 59 seconds West, assumed bearing along said South line a distance of 380.00 feet; thence North 01 degrees 15 minutes 01 seconds East, a distance of 60.00 feet; thence Northeasterly along a tangential curve, concave to the Southeast having a radius of 420.96 feet and a central angle of 53 degrees 55 minutes 59 seconds, a distance of 396.25 feet; thence North 55 degrees 11 minutes 00 seconds East, tangent to said curve, a distance of 151.88 feet; thence Northeasterly along a tangential curve, concave to the Northwest having a radius of 289.65 feet and a central angle of 22 degrees 44 minutes 54 seconds, a distance of 115.00 feet; thence South 59 degrees 02 minutes 45 seconds East, not tangent to said curve, a distance of 405.92 feet; thence South 58 degrees 44 minutes 22 seconds West, a distance of 410.00 feet to the intersection with a line which bears North 01 degree 15 minutes 01 second East from the point of beginning; thence South 01 degree 15 minutes 01 second West, along said line, a distance of 152.35 feet to the point of beginning, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as EVERGREEN ESTATES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County Road No. 61 as shown on this plat.

In witness whereof said Evergreen Development Company LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 31st day of August, 2021.

Evergreen Development Company LLC
Timothy Lang
Timothy Lang, President

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me this 31st day of August, 2021 by Timothy Lang, President of Evergreen Development Company LLC, a Minnesota limited liability company.

Dawnette M. Shimek (Signature)
Dawnette Shimek (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires 1/31/2025



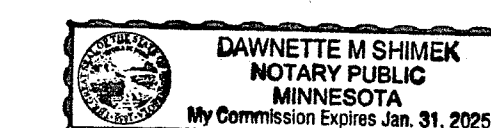
In witness whereof said Bank of Elk River, a Minnesota corporation, has caused these presents to be signed by its proper officer this 31st day of August, 2021.

Bank of Elk River
Becky Montz its Vice President

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me this 31st day of August, 2021 by Becky Montz, its Vice President of Bank of Elk River, a Minnesota corporation, on behalf of the corporation.

Dawnette M. Shimek (Signature)
Dawnette M. Shimek (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires 1/31/2025



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 20th day of AUGUST, 2021.

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

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 20th day of August, 2021 by Jason E. Rud.

Lalae Mack (Signature)
Lalae Mack (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2022

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of EVERGREEN ESTATES was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 24th day of August, 2021, 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 Acting Mayor Mayor By [Signature] 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 15th day of September, 2021.

David M. Ziegler
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 15th day of September, 2021.

Pamela J. LeBlanc
Property Tax Administrator

By [Signature] Deputy

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

I hereby certify that this plat of EVERGREEN ESTATES was filed in the office of the County Recorder/Registrar of Titles for public record on this 15th day of September, 2021, at 2:10 o'clock P.M. and was duly recorded as Document Number 2336569.009.

Pamela J. LeBlanc
County Recorder/Registrar of Titles

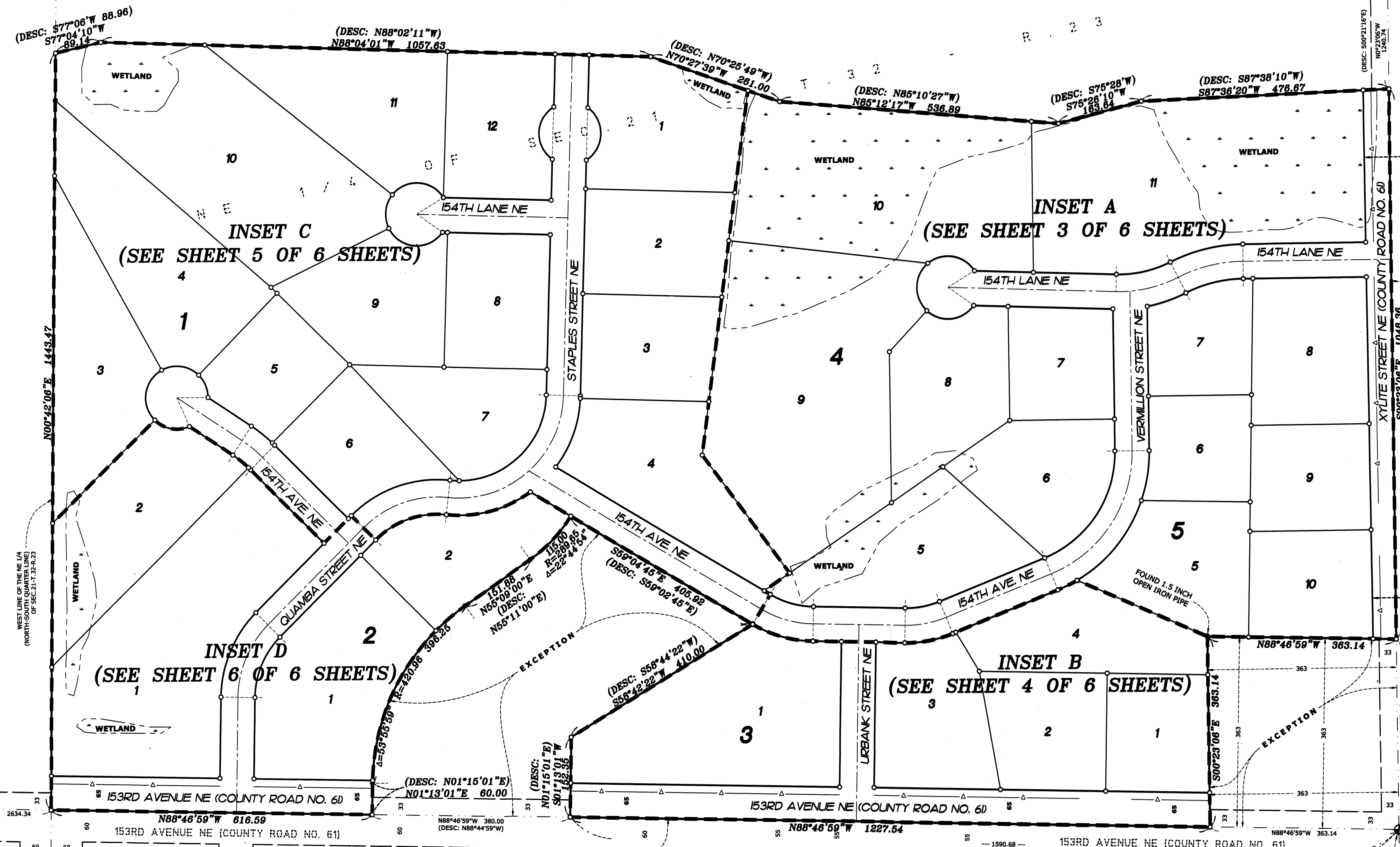
By [Signature] Deputy



EVERGREEN ESTATES

2336569.009

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC.21, T32N, R23W

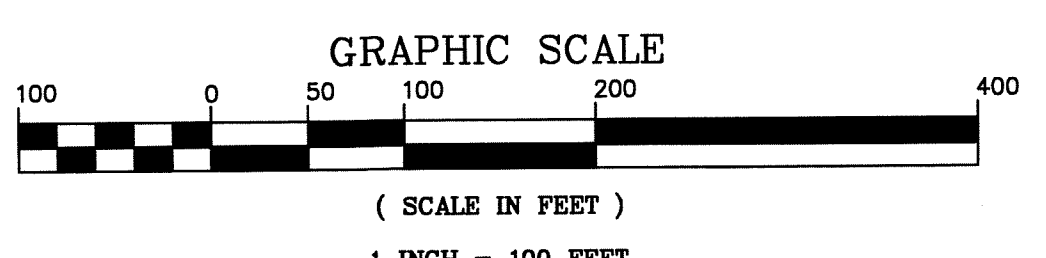


INSET C
(SEE SHEET 5 OF 6 SHEETS)

INSET A
(SEE SHEET 3 OF 6 SHEETS)

INSET D
(SEE SHEET 6 OF 6 SHEETS)

INSET B
(SEE SHEET 4 OF 6 SHEETS)



- N88°46'59"W 5221.61 ---
- DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED RLS NO. 41578.
- DENOTES 1/2 INCH IRON PIPE FOUND, MARKED RLS NO. 12251, UNLESS OTHERWISE SHOWN.
- △--- DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA
- WETLAND--- DENOTES WETLAND AS DELINEATED BY KOJLHAUG ENVIRONMENTAL IN JULY, 2020

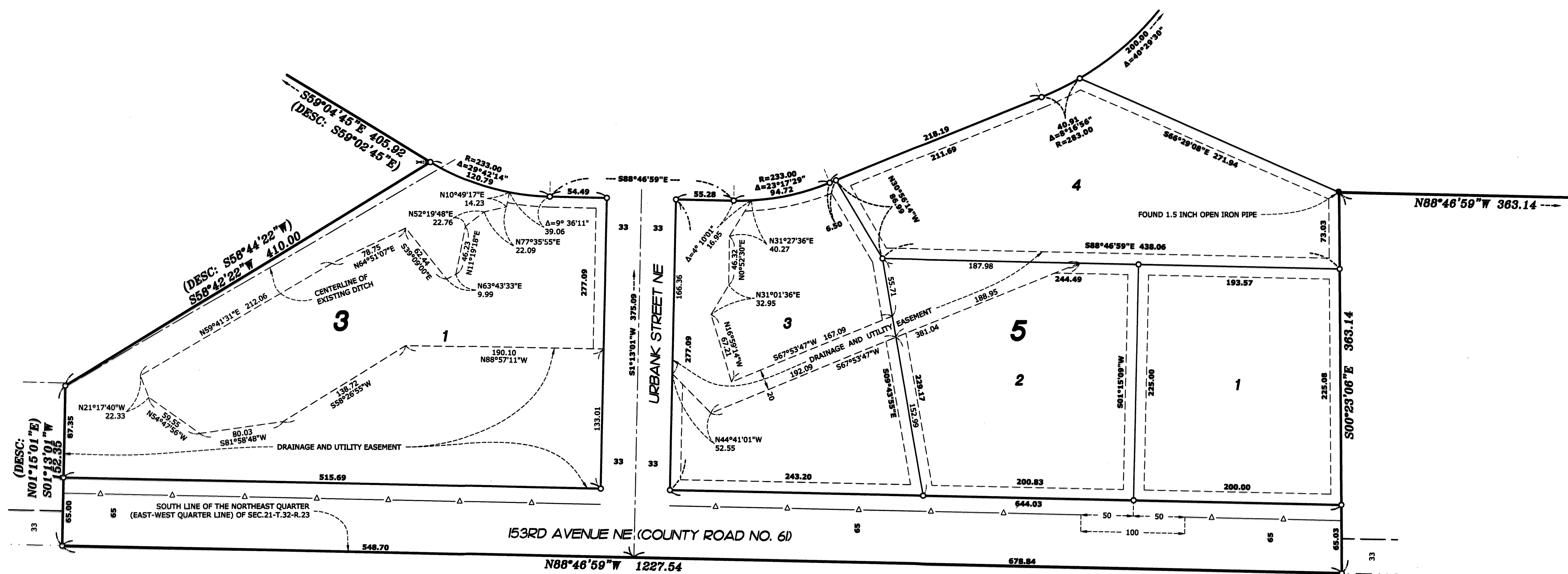
FOR THE PURPOSE OF THIS PLAT THE EAST-WEST QUARTER LINE OF SECTION 21, TOWNSHIP 32, RANGE 23, IS ASSUMED TO BEAR NORTH 88 DEGREE 46 MINUTES 59 SECONDS WEST.

E. G. RUD & SONS, INC.
EST. 1877 Professional Land Surveyors

INSET B

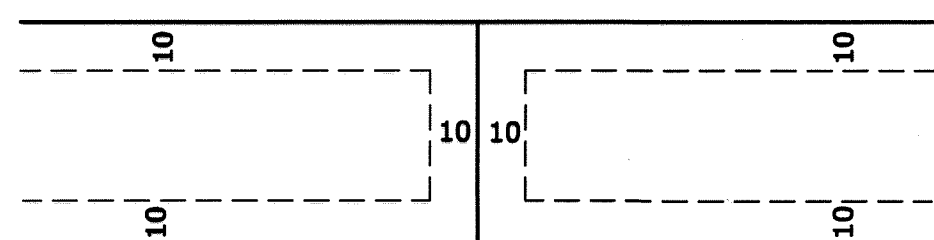
EVERGREEN ESTATES

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC.21, T32N, R23W



TYPICAL EASEMENTS

(NOT TO SCALE)

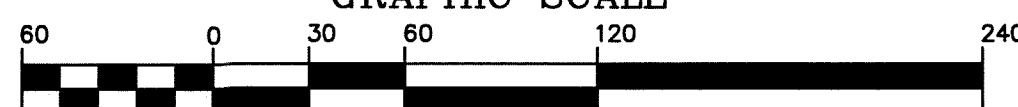


BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.



NORTH

GRAPHIC SCALE



(SCALE IN FEET)

1 INCH = 60 FEET

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● DENOTES 1/2 INCH IRON PIPE FOUND, MARKED RLS NO. 12251, UNLESS OTHERWISE SHOWN.

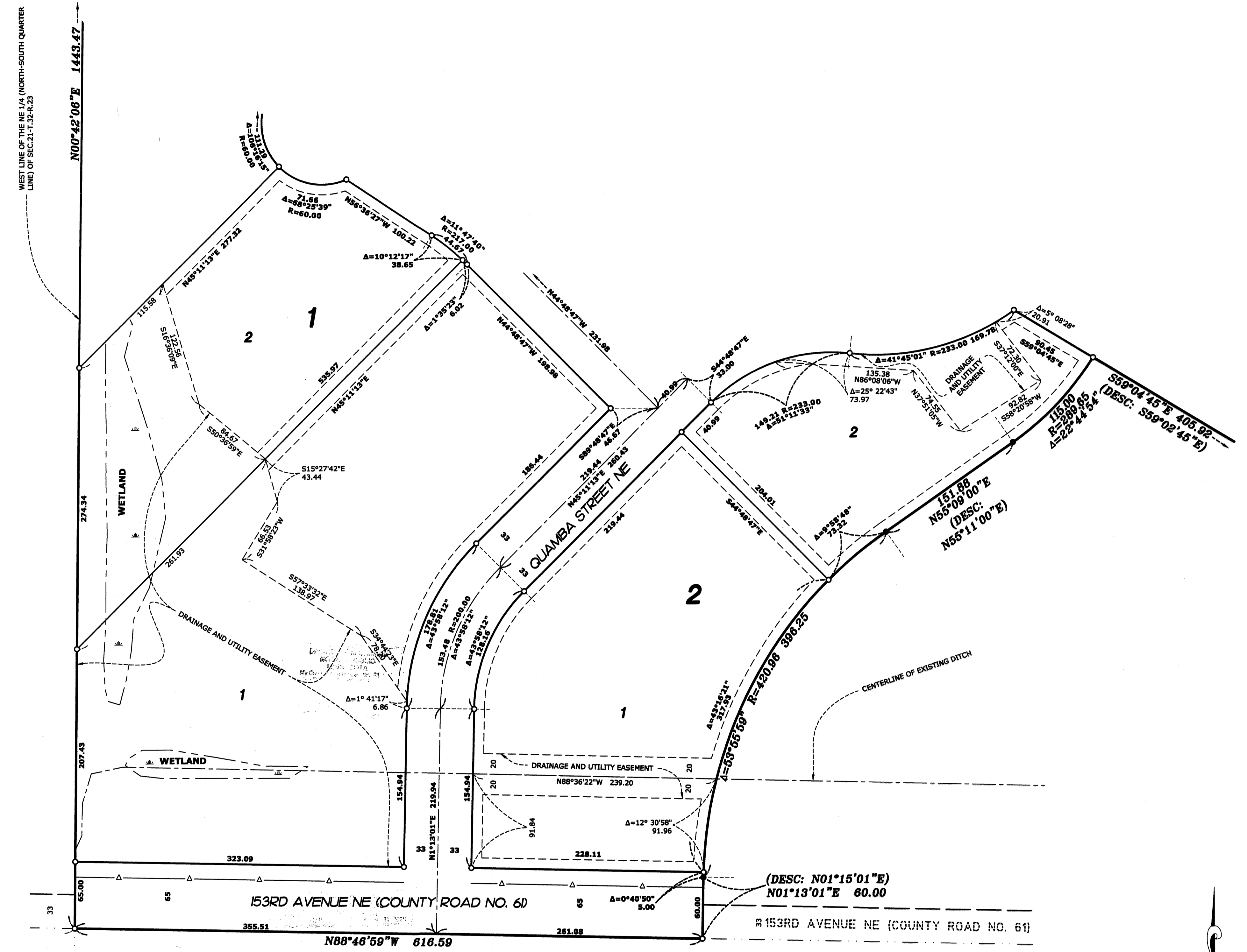
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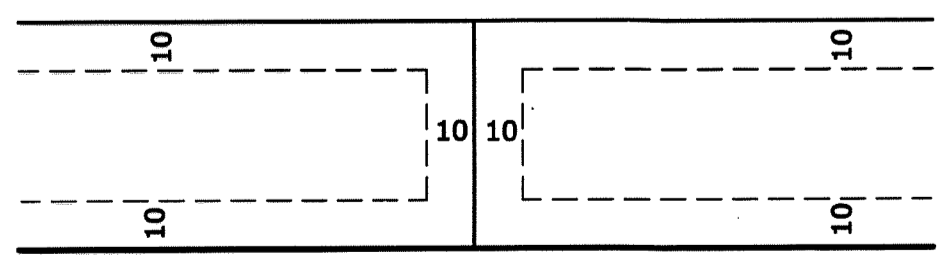
INSET D

EVERGREEN ESTATES



TYPICAL EASEMENTS

(NOT TO SCALE)

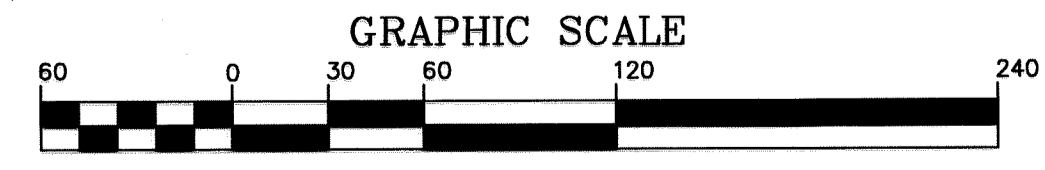


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NORTH



(SCALE IN FEET)
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