

EVERGREEN INDUSTRIAL PARK NORTH

CASWELL AND ASSOCIATES

ENGINEERS AND LAND SURVEYORS

CITY COON RAPIDS COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Jordan Christoff and Anna D. Christoff, husband and wife, fee owners, and UNITED POWER AND LAND COMPANY, a Minnesota Corporation, contract purchasers, of the following described property situated in the State of Minnesota, County of Anoka, to wit:

All that part of the following described tracts:

Lot 20, Auditors Subdivision No. 57 2nd Revision, Section 26, Township 31, Range 24, Anoka County, Minnesota.

The South 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4, Section 25, Township 31, Range 24, Anoka County, Minnesota.

Lot 14, Auditors Subdivision No. 43 and the Northeast 1/4 of the Northwest 1/4 and the North 1/2 of the Northeast 1/4 of Section 36, Township 31, Range 24, Anoka County, Minnesota.

Lying within the perimeter of the following described boundary:

Commencing at the Northwest corner of the Northeast 1/4 of Section 36, Township 31, Range 24, Anoka County, Minnesota; thence North 89° 57' 44" East along the North line of said Northeast 1/4 a distance of 191.73 feet to the point of beginning of the tract of land to be described; thence South 63° 43' West a distance of 124.13 feet; thence South 26° 17' East a distance of 271.68 feet; thence South 61° 50' 30" West a distance of 236.27 feet; thence South 58° 48' 01" West a distance of 437.12 feet; thence South 31° 23' 32" East a distance of 268.12 feet; thence South 57° 30' 49" West a distance of 39.15 feet; thence South 32° 29' 11" East a distance of 60.0 feet; thence South 19° 29' 09" East a distance of 403.91 feet to the South line of the Northeast 1/4 of said Northwest 1/4; thence North 89° 56' 37" West along said South line a distance of 751.81 feet; thence North 16° 40' 10" West a distance of 294.51 feet; thence North 34° 06' 15" West a distance of 298.84 feet; thence North 24° 55' 55" East a distance of 116.62 feet; thence North 34° 06' 15" West a distance of 325.0 feet; thence South 52° 39' 49" West a distance of 397.43 feet; thence South 17° 53' 30" East a distance of 145.0 feet; thence South 72° 06' 30" West a distance of 774.64 feet to the Easterly right of way line of the Northern Pacific Railway Co.; thence North 17° 53' 30" West along said Railway right of way a distance of 1838.61 feet to the Southerly right of way line of Foley Boulevard (County State Aid Highway No. 11); thence Northeasterly along said Southerly right of way line a distance of 254.83 feet on a circular curve concave to the Northwest, having a radius of 1179.30 feet, a central angle of 12° 22' 51" and a chord bearing of North 35° 07' 04" East; thence North 28° 55' 39" East along said Southerly right of way line, tangent to said curve, a distance of 92.52 feet; thence Northeasterly along said Southerly right of way line a distance of 409.69 feet on a tangential curve to the North line of the South 1/2 of the Southwest 1/4 of Section 25, Township 31, Range 24, said tangential curve being concave to the Southeast having a radius of 1113.31 feet, a central angle of 21° 05' 04" and a chord bearing of North 39° 28' 11" East; thence South 89° 59' 47" East 501.90 feet along said North line to a point distant 712.24 feet East of the Northwest corner of the South 1/2 of said Southwest 1/4; thence South 31° 37' 21" East a distance of 434.35 feet; thence South 49° 53' 29" East a distance of 438.04 feet; thence South 35° 28' 52" East a distance of 307.16 feet; thence South 43° 31' 13" East a distance of 60.0 feet; thence Northeasterly a distance of 166.61 feet along a circular curve concave to the Southeast having a radius of 214.82 feet, a central angle of 44° 26' 13" and a chord bearing of North 68° 41' 54" East; thence South 89° 05' East tangent to last described curve a distance of 120.0 feet; thence South 0° 55' West a distance of 194.74 feet; thence South 38° 57' 52" East a distance of 220.79 feet; thence North 55° 53' 45" East a distance of 300.77 feet; thence South 53° 27' 01" East a distance of 190.43 feet; thence North 56° 14' 49" East a distance of 214.52 feet; thence South 26° 56' 24" East a distance of 255.65 feet; thence Northeasterly a distance of 23.81 feet along a circular curve concave to the Southeast having a radius of 2077.53 feet, a central angle of 0° 39' 24" and a chord bearing of North 63° 23' 18" East; thence North 63° 43' East tangent to last described curve a distance of 450.89 feet to the Southwesterly right of way line of Coon Rapids Boulevard (Municipal S.A.R. No. 116); thence South 41° 10' 27" East along said Southwesterly right of way line a distance of 93.12 feet to its intersection with a line bearing North 63° 43' East from the point of beginning; thence South 63° 43' West a distance of 350.70 feet to the point of beginning.

Have caused the same to be surveyed and platted as EVERGREEN INDUSTRIAL PARK NORTH and do hereby donate and dedicate to the public for public use forever the circle, boulevard, avenue and the utility and drainage easements as shown on this plat.

In witness whereof said Jordan Christoff and Anna D. Christoff, husband and wife, have hereunto set their hands and seals this 28th day of February, 1970, A.D. and said UNITED POWER AND LAND COMPANY, a Minnesota corporation has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 24th day of February, 1970, A.D.

IN PRESENCE OF: John J. Ripstein Jr. and G.V. Carter; Jordan Christoff and Anna D. Christoff; UNITED POWER AND LAND COMPANY: R.H. Engels (Vice President) and M.D. Vance (Secretary).

State of Minnesota County of Hennepin

On this 28th day of February, 1970, A.D., before me, a notary public within and for said County and State, personally appeared Jordan Christoff and Anna D. Christoff, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

Notary Public, Hennepin County, Minnesota; My Commission expires May 24, 1976.

State of Minnesota County of Hennepin

On this 24th day of February, 1970, A.D., before me a notary public within and for said County and State, personally appeared R.H. Engels and M.D. Vance to me personally known, who each being duly sworn did say that they are respectively Vice President and Secretary of UNITED POWER AND LAND COMPANY, a Minnesota Corporation, the corporation named in the foregoing instrument and that the seal affixed to the same instrument is the corporate seal of said corporation; that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said R.H. Engels and M.D. Vance acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, Hennepin County, Minnesota; My Commission expires May 24, 1976.

I hereby certify that I have surveyed and platted the property described in this plat as EVERGREEN INDUSTRIAL PARK NORTH; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

Registered Land Surveyor; Minnesota Registration No. 7452.

State of Minnesota County of Hennepin

The Surveyors certificate was subscribed and sworn to, before me, a notary public, this 19th day of February, 1970, A.D.

Notary Public, Hennepin County, Minnesota; My Commission expires Jan. 21, 1977.

This plat was approved and accepted by the Planning Commission of the City of Coon Rapids, Minnesota, at a regular meeting held this 20th day of November, 1969, A.D.

Chairman; Secretary.

This plat was approved and accepted by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 3rd day of March, 1970, A.D.

Mayor; Clerk.

OFFICE OF REGISTER OF DEEDS STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office for record on this 8th day of April, 1970, at 2:32 o'clock P.M. and was duly recorded in book 5 of Plate 2, page 1A.

By Margaret Russell, Deputy.

Checked and approved this 31st day of March, 1970, A.D.

Roland W. Anderson, County Surveyor, Anoka County, Minnesota.

TAXES PAID

This 8th day of April, 1970; Kenneth W. Simpson, Auditor, Anoka County, Minn.

EVERY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1970 ON THE LANDS DESCRIBED WITHIN ARE PAID.

Anoka County Treasurer.

LAND SURVEYORS CERTIFICATE OF CORRECTION TO PLAT

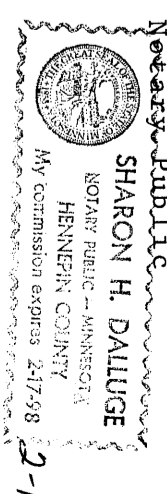
Name of Plat: EVERGREEN INDUSTRIAL PARK NORTH, Laws of Minnesota, 1957 James W. Winter, the undersigned a Registered Land Surveyor in and for the State of Minnesota, declares as follows:

- 1. That the plat of EVERGREEN INDUSTRIAL PARK NORTH dated February 19, 1970 and filed on April 8, 1970 in the office of County Recorder, Anoka County, Minnesota, in Book 5 of Plates, page 1A, was prepared by a Registered Land Surveyor who is not now available for the following reasons: The Land Surveyor is retired from practice.
2. The said plat contains errors, omissions, or defects in the following particulars, to wit: The portion of lot 19, Auditors Subdivision No. 57 2nd Revision, contained in the plat was not included in the description.
3. That said plat is hereby corrected in the following particulars, to wit: The description is to include: That part of lot 19 Auditors Subdivision No. 57 2nd Revision, lying southeasterly of the southeasterly right-of-way line of Foley Boulevard.

Dated: April 9, 1972. The above Certificate of Correction to the Plat of EVERGREEN INDUSTRIAL PARK NORTH has been approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof, held on the 28th day of April, 1972.

This Certificate of Correction has been checked and approved this day of May, 1972.

STATE OF MINNESOTA COUNTY OF HENNEPIN: This instrument was drafted by: SHARON H. DALUGE, Registered Professional Land Surveyor, Hennepin County, Minnesota, No. 55303.



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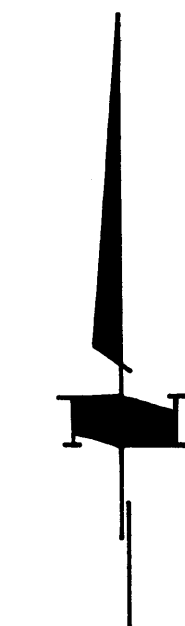
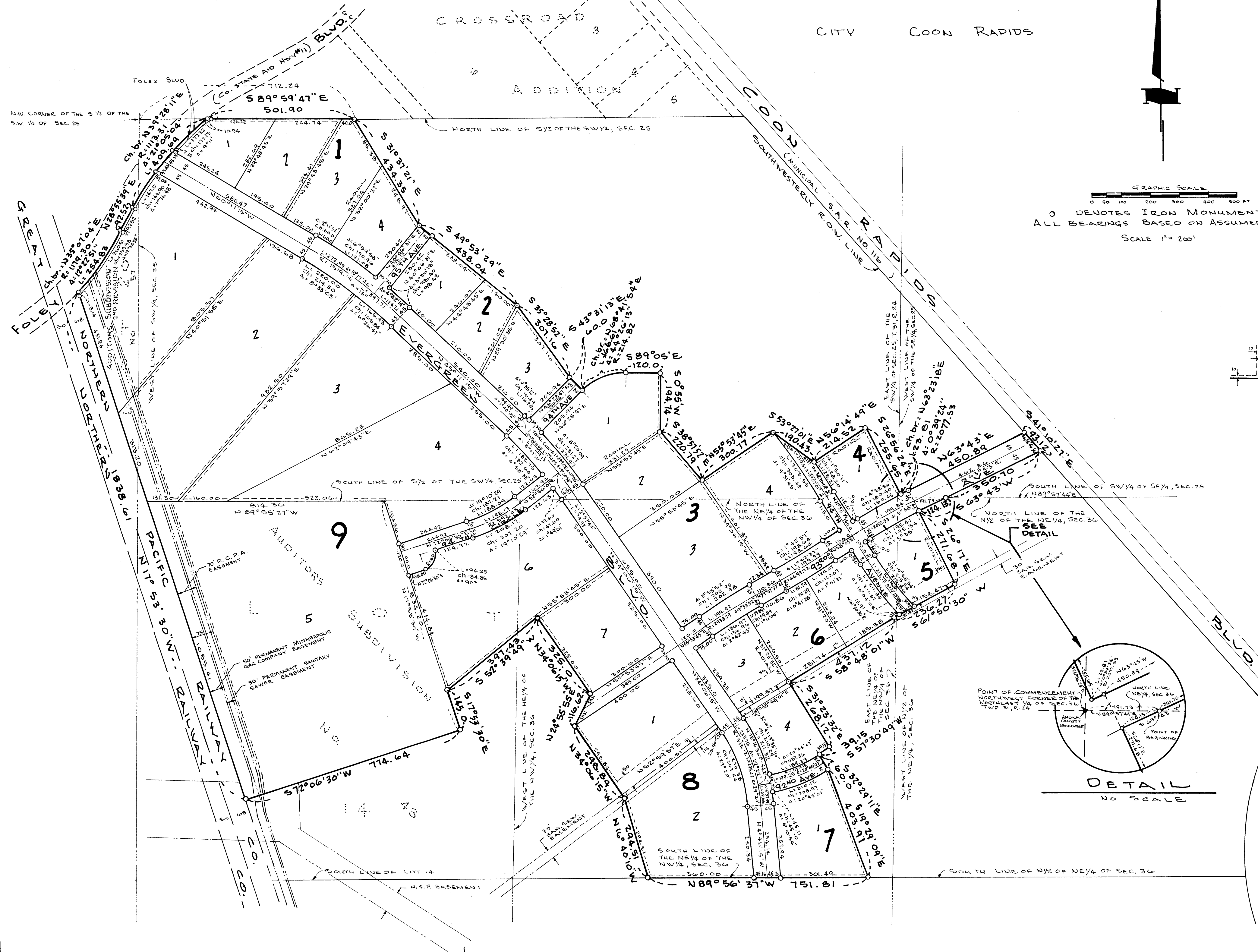
EVERGREEN INDUSTRIAL PARK NORTH

CASWELL AND ASSOCIATES

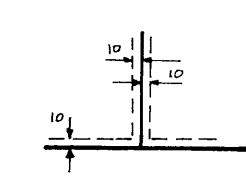
ENGINEERS AND LAND SURVEYORS

CITY COON RAPIDS

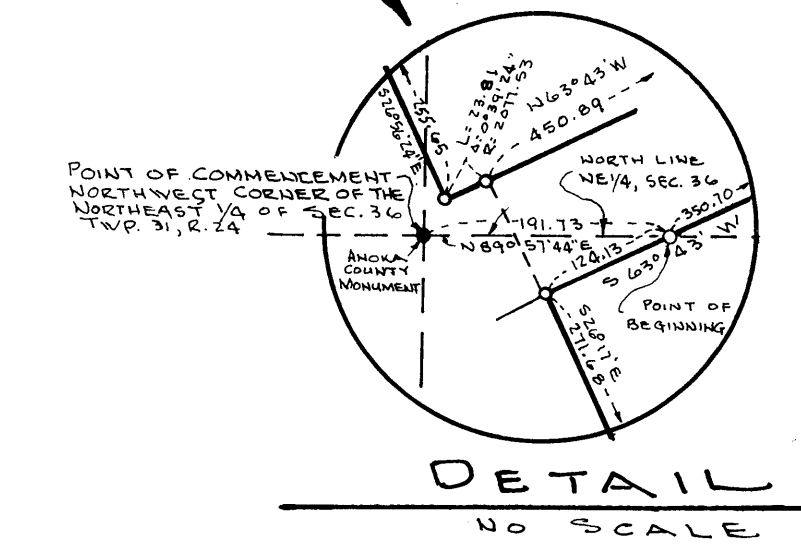
COUNTY OF ANOKA



GRAPHIC SCALE
 0 50 100 200 300 400 500 FT
 O DENOTES IRON MONUMENT
 ALL BEARINGS BASED ON ASSUMED DATUM
 SCALE 1" = 200'



UTILITY AND DRAINAGE EASEMENT SHOWS THIS BEING 10 FEET ON EACH SIDE OF LOT LINE UNLESS OTHERWISE SHOWN



U.S. HIGHWAY 10