

EVERGREEN INDUSTRIAL PARK SOUTH

144163

CASWELL AND ASSOCIATES

ENGINEERS AND LAND SURVEYORS

CITY OF COON RAPIDS COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Ralph F. Hays and Donald E. Roberts as Co-Executors of the Estates of F. J. Hays, fee owner and C.R. Development Properties, a limited partnership, by Premier Realty, Inc., a Minnesota Corporation, its general partner, contract purchaser of the following described property situated in the State of Minnesota, County of Anoka, to wit:

That part of the North 26 rods of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 31, Range 24, Anoka County, Minnesota, lying West of the following described line: Commencing at the Northwest corner of said Southeast 1/4 of the Northwest 1/4; thence South 89 degrees, 56 minutes, 37 seconds East along the North line thereof a distance of 1225.08 feet to the actual point of beginning of the line to be described; thence South 1 degree, 03 minutes, 40 seconds West a distance of 160.00 feet; thence South 56 degrees, 04 minutes, 02 seconds East a distance of 335.27 feet; thence South 31 degrees, 06 minutes, 45 seconds East a distance of 77.21 feet; thence South 28 degrees, 46 minutes, 49 seconds West from a point on the North line of said North 26 rods distant 473.27 feet East of the Northwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 36.

And that Aloysius T. Dingmanns trustee of the Aloysius T. Dingmann Revocable Trust and Gladys E. Dingmanns trustee of the Gladys E. Dingmann Revocable Trust, fee owners and C.R. Development Properties, a limited partnership, by Premier Realty, Inc., a Minnesota Corporation, its general partner, contract purchaser of the following described property situated in the State of Minnesota, County of Anoka, to wit:

That part of the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 31, Range 24, Anoka County, Minnesota described as commencing at the Northwest corner of the East 1/2 of said Northwest 1/4 of the Southeast 1/4; thence South 1 degree, 05 minutes, 17 seconds West along the West line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 a distance of 832.91 feet to the actual point of beginning of the land to be described; thence North 89 degrees, 56 minutes, 20 seconds West a distance of 498.78 feet; thence North 24 degrees, 42 minutes, 13 seconds East a distance of 24.34 feet; thence in a Northwesterly direction on a curve to the right, the radius of which is 572.33 feet, the central angle of which is 24 degrees, 51 minutes, 17 seconds and the chord of which bears North 52 degrees, 52 minutes, 09 seconds West a distance of 248.27 feet; thence N 44° 33' 30" E on a line radial to said last described curve a distance of 60 feet; thence North 40 degrees, 26 minutes, 30 seconds West a distance of 23.09 feet; thence North 33 degrees, 55 minutes, 58 seconds East a distance of 627.76 feet; thence North 56 degrees, 04 minutes, 02 seconds West a distance of 1697.02 feet; thence North 28 degrees, 46 minutes, 49 seconds East a distance of 519.99 feet more or less to the North line of said Southeast 1/4 of the Northwest 1/4 of Section 36; thence South 89 degrees, 56 minutes, 37 seconds East along the North line of said Southeast 1/4 of the Northwest 1/4 of Section 36; thence South 1 degree, 03 minutes, 40 seconds West a distance of 160.00 feet; thence South 56 degrees, 04 minutes, 02 seconds East a distance of 335.27 feet; thence South 31 degrees, 06 minutes, 45 seconds East a distance of 77.21 feet; thence South 56 degrees, 04 minutes, 02 seconds East a distance of 402.13 feet; thence North 42 degrees, 22 minutes, 47 seconds East a distance of 197.26 feet; thence South 27 degrees, 01 minutes, 03 seconds East a distance of 405.00 feet; thence South 16 degrees, 49 minutes, 47 seconds East a distance of 486.55 feet, more or less, to the North line of said Northwest 1/4 of the Southeast 1/4; thence South 3 degrees, 28 minutes, 28 seconds East a distance of 834.52 feet, more or less, to an intersection with a line that bears South 89 degrees, 56 minutes, 20 seconds East from the actual point of beginning; thence North 89 degrees, 56 minutes, 20 seconds West a distance of 447.40 feet, more or less, to the actual point of beginning; excepting therefrom that part of the North 26 rods of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of said Section 36, Township 31, Range 24, lying West of the following described line: Commencing at the Northwest corner of said Southeast 1/4 of the Northwest 1/4; thence South 89 degrees, 56 minutes, 37 seconds East along the North line thereof a distance of 1225.08 feet to the actual point of beginning of the line to be described; thence South 1 degree, 03 minutes, 40 seconds West a distance of 160.00 feet; thence South 56 degrees, 04 minutes, 02 seconds East a distance of 335.27 feet; thence South 31 degrees, 06 minutes, 45 seconds East a distance of 77.21 feet; thence South 56 degrees, 04 minutes, 02 seconds East a distance of 402.13 feet and there terminating; and lying East of a line drawn South 28 degrees, 46 minutes, 49 seconds West from a point on the North line of said North 26 rods distant 473.27 feet East of the Northwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 36.

Excepting from the above described property all that portion thereof lying East of the West line of the East 60 acres of said North 1/2 of the Southeast 1/4.

Also including that part of the East 60 acres of the North 1/2 of the Southeast 1/4 of Section 36, Township 31, Range 24, described as beginning at the Northwest corner of said East 60 acres; thence South 1 degree, 05 minutes, 17 seconds West along the West line of said East 60 acres a distance of 832.91 feet; thence South 89 degrees, 56 minutes, 20 seconds East a distance of 447.4 feet; thence North 3 degrees, 28 minutes, 28 seconds West a distance of 834.52 feet, more or less, to the North line of said East 60 acres of the North 1/2 of the Southeast 1/4; thence North 89 degrees, 57 minutes, 45 seconds West along the North line thereof to the point of beginning.

Have caused the same to be surveyed and platted as EVERGREEN INDUSTRIAL PARK SOUTH and do hereby donate and dedicate to the public for the public use forever the Boulevard, Street, Avenue and Circle, and the utility and drainage easement as shown on the plat.

In witness whereof said Ralph F. Hays and Donald E. Roberts signed these presents as Co-Executors of the Estate of F. J. Hays this 27 day of February, 1970, A.D. and said Aloysius T. Dingmanns signed these presents as trustee of the Aloysius T. Dingmann Revocable Trust this 27 day of February, 1970, A.D. and Gladys E. Dingmanns signed these presents as trustee of the Gladys E. Dingmann Revocable Trust this 27 day of February, 1970, A.D., also in witness whereof said C.R. Development Properties a limited partnership by Premier Realty, Inc., general partner, has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 27 day of February, 1970, A.D.

IN PRESENCE OF

SIGNED

Patricia J. Klawitter and Gerald A. Young
Patricia J. Klawitter and Gerald A. Young
Melvin D. Devault and R. L. Smith
Melvin D. Devault and R. L. Smith
Bruce D. Hasselberg and Pamela Langness

Co-Executors of the Estate of F. J. Hays
Ralph F. Hays
Donald E. Roberts
Aloysius T. Dingmanns trustee of the Aloysius T. Dingmann Revocable Trust
Gladys E. Dingmanns trustee of the Gladys E. Dingmann Revocable Trust
C.R. Development Properties
by: Premier Realty, Inc.
by: Willis R. Schwaner its Pres.

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1970 ON THE LANDS DESCRIBED WITHIN ARE PAID
Robert M. Sommer
Anoka County Treasurer

TAXES PAID

This 17 day of Dec 1970
Francis W. Anderson
Anoka County Auditor

CORPORATE SEAL

State of Minnesota
County of Hennepin

On this 19th day of March, 1970, A.D., before me, a notary public within and for said County and State, personally appeared Ralph F. Hays and Donald E. Roberts as Co-Executors of the estate of F. J. Hays, 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.

Patricia J. Klawitter
Notary Public, Hennepin County, Minnesota
My Commission expires December 19, 1975

OFFICE OF REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on the 19th day of AUG 16 1970 at 4:30 o'clock P.M.
Fred J. Sandahl
By: Joan Chasa
REGISTRAR OF TITLES

State of Minnesota
County of Hennepin

On this 27 day of February, 1970, A.D., before me, a notary public within and for said County and State, personally appeared Aloysius T. Dingmanns trustee of the Aloysius T. Dingmann Revocable Trust and Gladys E. Dingmanns trustee of the Gladys E. Dingmann Revocable Trust, 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.

Robert J. Brennan
Notary Public, Hennepin County, Minnesota
My Commission expires July 12, 1974

State of Minnesota
County of Hennepin

On this 27 day of February, 1970, A.D. before me, a notary public within and for said County and State, personally appeared William R. Schwaner, to me known to be the President of Premier Realty, Inc., general partner of C.R. Development Properties, a limited partnership, who, being by me duly sworn acknowledged that the within instrument was executed by him as said officer of Premier Realty, Inc. as its free act and deed and as the free act and deed of C.R. Development Properties.

Robert J. Brennan
Notary Public, Hennepin County, Minnesota
My Commission expires July 12, 1974

I hereby certify that I have surveyed and platted the property described in this plat as EVERGREEN INDUSTRIAL PARK SOUTH; 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 designed on said plat other than as shown thereon.

Harold R. Olson
Registered Land Surveyor
Minnesota Registration No. 2039

State of Minnesota
County of Hennepin

The surveyor's certificate was subscribed and sworn to, before me, a notary public, this 20th day of February, 1970, A.D.

Patricia A. Chouinard
Notary Public, Hennepin County, Minnesota
My Commission expires June 22, 1974

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.

Robert M. Sommer Chairman
William J. McLean Secretary
Robert C. Vora Mayor
Mary G. Nestum Clerk

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.

Checked and approved this 18th day of August, 1970, A.D.

Poland W. Anderson

343258
OFFICE OF REGISTER OF DEEDS
STATE OF MINNESOTA, COUNTY OF ANOKA } ss
I hereby certify that the within instrument was filed in this office for record on the 18th day of August, 1970, A.D., 195... at 11:30 o'clock A.M., and was duly recorded in book 6 of Plate page 13.

Fred J. Sandahl
By: Margaret Russell, Deputy
SHEET 1 OF 2

EVERGREEN INDUSTRIAL PARK SOUTH

CASWELL AND ASSOCIATES

ENGINEERS AND LAND SURVEYORS

CITY OF COON RAPIDS

COUNTY OF ANOKA

LAND SURVEYORS CERTIFICATE OF CORRECTION TO PLAT 643886

Name of plat: Evergreen Industrial Park South
Pursuant to the provisions of Chapter 505, Laws of Minnesota, as amended, the undersigned, a Registered Land Surveyor in and for the State of Minnesota, declares as follows:

1. That said plat of Evergreen Industrial Park South dated February 20, 1970 and filed on December 17, 1970 in the office of the County Recorder, Anoka County, Minnesota, in Book 6 of Plats, page 13, Doc. No. 343258.

That said plat, prepared and recorded as stated above, was prepared by a Registered Land Surveyor who is not now available for the following reasons: He is working only part-time and is unavailable at this time.

2. That said plat contains errors, omissions, or defects in the following particulars, to wit:

A. On sheet 1 of 2, fourth paragraph down on left side of sheet, third line should be changed to read as follows:

"described as commencing at the Northwest corner of the East 60 acres of the North 1/2 of the Southeast 1/4 of said Section 36; thence South"

B. On sheet 1 of 2, fourth paragraph down on left side of sheet, fourth line should be changed to read as follows:

"1 degree, 05 minutes, 17 seconds West along the West line of said East 60 acres of the North 1/2 of the Southeast 1/4 a"

C. On sheet 2 of 2 the label "East line of the W1/2 of the NW1/4 of the SE1/4 of Sec. 36" should be removed.

D. On sheet 2 of 2 the most Southerly line of the plot should be labeled as follows:

"line parallel with the South line of the N1/2 of the SE1/4 of Sec. 36"

E. On sheet 2 of 2 the North line of the NE1/4 of the SW1/4 is mislabeled. It should be changed to read as follows:

"North line of the NE1/4 of the SW1/4 of Sec. 36"

F. On sheet 2 of 2 the line labeled "North line of the W1/2 of the NW1/4 of the SE1/4 of Sec. 36" should be changed to read as follows:

"North line of the NW1/4 of the SE1/4 of Sec. 36"

ENTERED

James T. ...
Charles R. ...
S. ...

G. On sheet 2 of 2 the line labeled "South line of W1/2 of the NW1/4 of the SE1/4 of Sec. 36" should be changed to read as follows:

"South line of the NW1/4 of the SE1/4 of Sec. 36"

3. That said plat is hereby corrected in the following particulars, to wit:

A. On sheet 1 of 2, fourth paragraph down on left side of sheet, third line is corrected to read as follows:

"described as commencing at the Northwest corner of the East 60 acres of the North 1/2 of the Southeast 1/4 of said Section 36; thence South"

B. On sheet 1 of 2, fourth paragraph down on left side of sheet, fourth line is corrected to read as follows:

"1 degree, 05 minutes, 17 seconds West along the West line of said East 60 acres of the North 1/2 of the Southeast 1/4 a"

C. On sheet 2 of 2 the label "East line of the W1/2 of the NW1/4 of the SE1/4 of Sec. 36" is removed.

D. On sheet 2 of 2 the most Southerly line of the plat is labeled as follows:

"line parallel with the South line of the N1/2 of the SE1/4 of Sec. 36"

E. On sheet 2 of 2 the North line of the NE1/4 of the SW1/4 is mislabeled. It is corrected to read as follows:

"North line of the NE1/4 of the SW1/4 of Sec. 36"

F. On sheet 2 of 2 the line labeled "North line of the W1/2 of the NW1/4 of the SE1/4 of Sec. 36" is changed to read as follows:

"North line of the NW1/4 of the SE1/4 of Sec. 36"

G. On sheet 2 of 2 the line labeled "South line of W1/2 of the NW1/4 of the SE1/4 of Sec. 36" is changed to read as follows:

"South line of the NW1/4 of the SE1/4 of Sec. 36"

Dated December 14, 1983.

Lynn P. Caswell
Registered Land Surveyor
No. 13057
State of Minnesota

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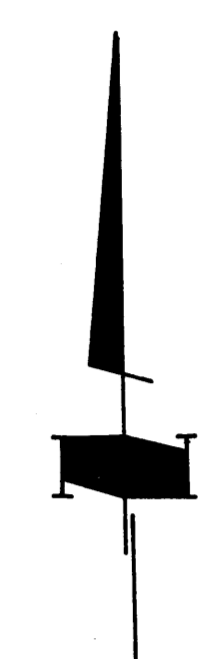
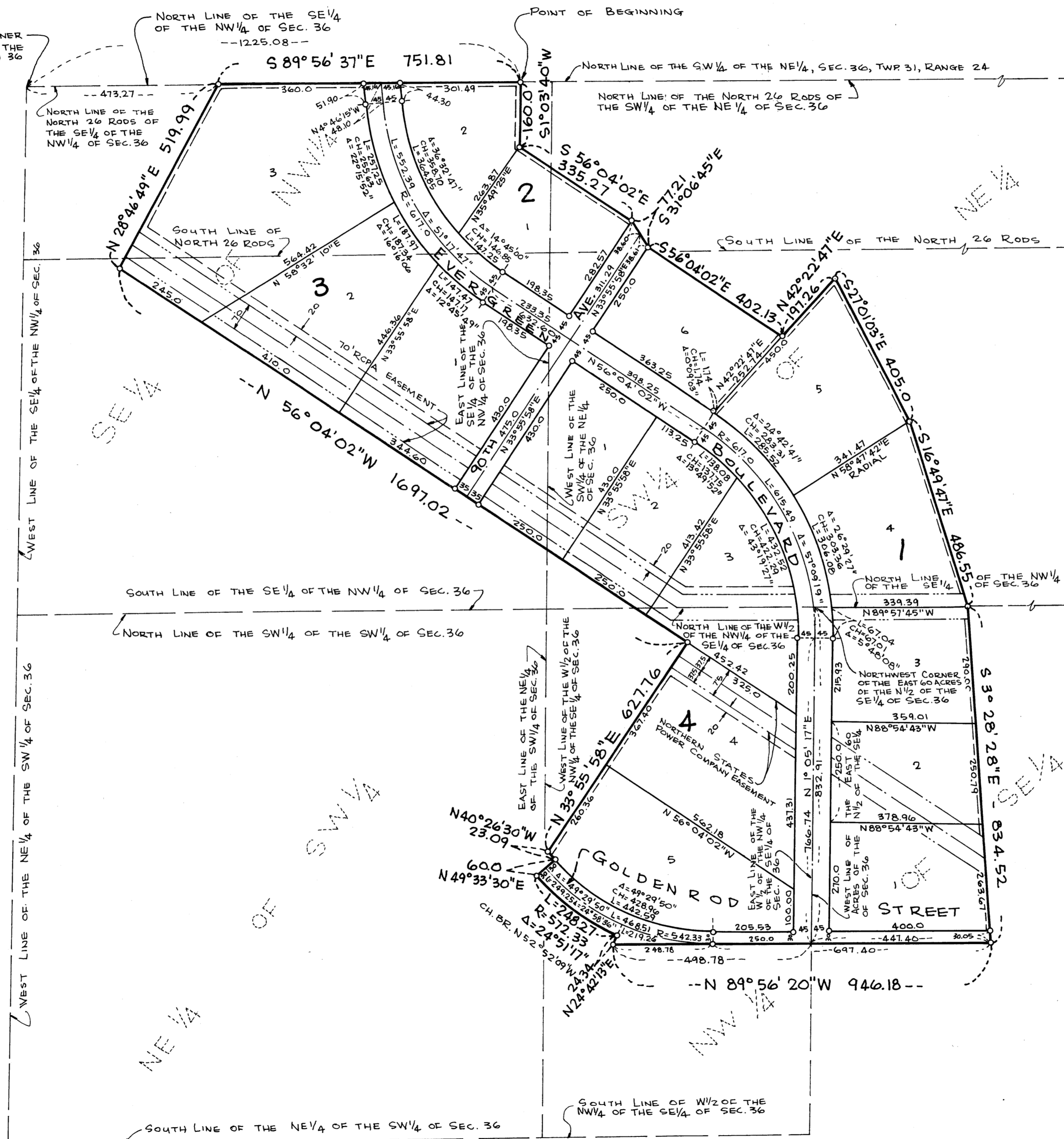
The above Certificate of Correction to the plat of Evergreen Industrial Park South has been approved by the City of Coon Rapids at a regular meeting of the City Council of Coon Rapids, Minnesota, held on the 14th day of February, 1984.

Betty Bell, Clerk
City Clerk

Checked and approved this 30th day of January, 1984.

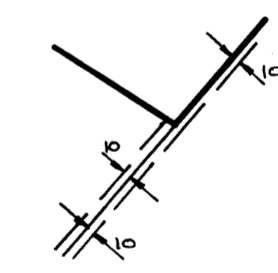
Robert W. Anderson
Anoka County Surveyor

THIS INSTRUMENT WAS DRAFTED BY:
Lynn P. Caswell, Registered Land Surveyor
Consulting Engineer's Diversified, Inc.
200-7200 Hemlock Lane North
Maple Grove, MN 55369



SCALE: 1 INCH = 200 FEET
GRAPHIC SCALE

0 DENOTES IRON MONUMENT
ALL BEARINGS BASED ON ASSUMED DATUM



UTILITY AND DRAINAGE EASEMENTS SHOWN THUS BEING 10 FEET ON EACH SIDE OF LOT LINE UNLESS OTHERWISE INDICATED.