

HEALTH PARTNERS ADDITION

CITY OF ANOKA
COUNTY OF ANOKA
SEC. 01, TWP. 31, RNG. 25

Book 716 Abs 18 pg 18

KNOW ALL PERSONS BY THESE PRESENTS: That Health Partners Services, Inc., a Minnesota non-profit corporation, owner of the following described property:

That part of the Northwest Quarter of Section 1, Township 31, Range 25, Anoka County, Minnesota, described as follows:

Commencing at Monument A-123 on the northeasterly right-of-way boundary line of Trunk Highway No. 10, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M8, filed as Anoka County Recorder Document No. 541045, thence on an assumed bearing of South 52 degrees 06 minutes 00 seconds East, along said northeasterly right-of-way boundary line, a distance of 402.00 feet, thence North 37 degrees 54 minutes 00 seconds East a distance of 250.00 feet to the northeasterly right-of-way line of Jacob Lane, thence South 52 degrees 06 minutes 00 seconds East, along said northeasterly right-of-way line of Jacob Lane, a distance of 73.25 feet to the point of beginning of the land to be herein described, thence North 37 degrees 54 minutes 00 seconds East 300.00 feet, thence North 60 degrees 06 minutes 53 seconds East 53.04 feet, thence South 68 degrees 23 minutes 15 seconds East 350.00 feet to the westerly right-of-way line of U.S. Trunk Highway No. 10 as described in Book 569 at page 97, thence South 21 degrees 36 minutes 45 seconds West, along said westerly right-of-way line a distance of 37.50 feet, thence South 27 degrees 55 minutes 11 seconds West, along said westerly right-of-way line, a distance of 182.05 feet, thence southerly, along said westerly right-of-way line, on a non-tangential curve concave to the East, having a radius of 1343.24 feet and a central angle of 7 degrees 40 minutes 22 seconds and a chord bearing of South 17 degrees 46 minutes 34 seconds West, a distance of 179.88 feet, thence South 70 degrees 10 minutes 36 seconds West, along said westerly right-of-way line, a distance of 74.75 feet to its intersection with said northeasterly right-of-way line of Jacob Lane, thence North 52 degrees 06 minutes 00 seconds West along said northeasterly right-of-way line 420.00 feet to the point of beginning. (Said tract is also known as part of Lots 2 and 3, REVISED AUDITOR'S SUBDIVISION NO. 66.)

EXCEPT that part which lies north of the following described line:

Commencing at Monument A-123 on the northeasterly right-of-way boundary line of Trunk Highway No. 10, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M8, filed as Anoka County Recorder Document No. 541045, thence on an assumed bearing of South 52 degrees 06 minutes 00 seconds East, along said northeasterly right-of-way boundary line, a distance of 402.00 feet, thence North 37 degrees 54 minutes 00 seconds East a distance of 250.00 feet to the northeasterly right-of-way line of Jacob Lane, thence North 52 degrees 06 minutes 00 seconds East, along said northeasterly right-of-way line of Jacob Lane, a distance of 167.45 feet to the point of beginning of the line being described, thence northeasterly a distance of 136.96 feet along a nontangential curve, concave to the northwest, having a radius of 290.00 feet, a central angle of 27 degrees 03 minutes 35 seconds and a chord bearing of North 80 degrees 13 minutes 18 seconds East, thence North 66 degrees 41 minutes 31 seconds East tangent to said curve a distance of 184.08 feet, thence easterly a distance of 164.64 feet along a tangential curve concave to the south having a radius of 210.00 feet and a central angle of 44 degrees 55 minutes 14 seconds to the northeasterly line of the above described tract and there terminating.

Anoka County, Minnesota
Torrens Property
Torrens Certificate No. 122837

AND

That part of the Northwest Quarter of Section 1, Township 31, Range 25, Anoka County, Minnesota, described as lying southerly of the easterly extension of Line A described below, easterly of Line B described below, westerly of a line drawn 90.00 feet westerly of Line C described below and its northerly and southerly extensions, and northerly of the westerly extension of Line D described below.

Line A is described as commencing at Monument A-123 on the Northeasterly Right-Of-Way line of Trunk Highway No. 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M8, filed as Document No. 541045; thence on an assumed bearing of South 52 degrees 06 minutes 00 seconds East along said Northeasterly Right-Of-Way line a distance of 402.00 feet; thence North 37 degrees 54 minutes 00 seconds East a distance of 250.00 feet to the Northeasterly Right-Of-Way line of Jacob Lane, thence South 52 degrees 06 minutes 00 seconds East along said Northeasterly Right-Of-Way line of Jacob Lane a distance of 73.25 feet; thence North 37 degrees 54 minutes 00 seconds East a distance of 300.00 feet; thence North 60 degrees 06 minutes 53 seconds East a distance of 53.04 feet to the point of beginning of Line A; thence South 68 degrees 23 minutes 15 seconds East a distance of 350.00 feet to the Westerly Right-Of-Way line of Trunk Highway No. 10 as described in Warranty Deed dated August 9, 1962, filed September 10, 1962, as Document No. 238417 in Book 569 of Deeds, Page 97, and said Line A there terminating.

Line B is described as beginning at said point of termination of Line A described above; thence South 21 degrees 36 minutes 45 seconds West a distance of 37.50 feet to an angle point in said westerly right-of-way of Trunk Highway No. 10; thence South 27 degrees 55 minutes 11 seconds West along said westerly right-of-way of Trunk Highway No. 10 a distance of 182.05 feet to a point of non-tangential curve on said westerly right-of-way of Trunk Highway No. 10, thence southwesterly a distance of 114.15 feet along said westerly right-of-way of Trunk Highway No. 10 being a non-tangential curve concave to the east having a radius of 1343.24 feet, a central angle of 4 degrees 52 minutes 09 seconds and a chord bearing of South 19 degrees 10 minutes 40 seconds West to the intersection with the westerly extension of said Line D described below.

Line C is described as commencing at the northeast corner of the South Half of the Northwest Quarter of said Section 1; thence South 00 degrees 00 minutes 35 seconds West along the east line of said South Half of the Northwest Quarter of Section 1 a distance of 368.45 feet; thence North 87 degrees 36 minutes 37 seconds West a distance of 182.18 feet; thence southwesterly a distance of 71.54 feet along a tangential curve concave to the southeast having a radius of 60.00 feet and a central angle of 68 degrees 19 minutes 00 seconds to the point of beginning of said Line C; thence South 24 degrees 04 minutes 23 seconds West tangent to said curve a distance of 60.48 feet, thence southerly a distance of 221.47 feet along a tangential curve concave to the east having a radius of 1392.40 feet and a central angle of 9 degrees 06 minutes 48 seconds and said Line C there terminating.

Line D is described as beginning at said point of termination of Line C described above; thence South 88 degrees 05 minutes 41 seconds East a distance of 126.09 feet and said Line D there terminating.

AND

That part of Lots 2, 3 and 4, REVISED AUDITOR'S SUBDIVISION NO. 66, Anoka County, Minnesota, lying northeasterly of the northeasterly right-of-way line of Jacob Lane, lying southeasterly and southerly of Line F described below and lying easterly, southwesterly and southeasterly of Line G described below and lying northwesterly of Line E described below:

Commencing at Monument A-123 on the northeasterly right-of-way line of Trunk Highway No. 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M8, filed as Document No. 541045; thence on an assumed bearing of South 52 degrees 06 minutes 00 seconds East along said northeasterly right-of-way line 402.00 feet; thence North 37 degrees 54 minutes 00 seconds East 250.00 feet to a point on said northeasterly right-of-way line of Jacob Lane, said point being hereinafter referred to as Point A; thence South 52 degrees 06 minutes 00 seconds East along said northeasterly right-of-way line of Jacob Lane 73.25 feet to the point of beginning of Line E; thence North 37 degrees 54 minutes 00 seconds East 300.00 feet; thence North 60 degrees 06 minutes 53 seconds East 53.04 feet and said Line E there terminating.

Line F is described as commencing at said Point A; thence North 52 degrees 06 minutes 00 seconds West along said northeasterly right-of-way line of Jacob Lane 167.45 feet to the point of beginning of said Line F; thence northeasterly 136.96 feet along a non-tangential curve, concave to the northwest, having a radius of 290.00 feet, a central angle of 27 degrees 03 minutes 35 seconds and a chord bearing of North 80 degrees 13 minutes 18 seconds East to a point hereinafter referred to as Point B; thence North 66 degrees 41 minutes 31 seconds East along said Line F and tangent to said curve, 184.08 feet; thence easterly 164.64 feet along a tangential curve, concave to the south, having a radius of 210.00 feet and a central angle of 44 degrees 55 minutes 14 seconds and said Line F there terminating.

Line G is described as commencing at said Point A; thence North 52 degrees 06 minutes 00 seconds West along said northeasterly right-of-way line of Jacob Lane 58.14 feet to the point of beginning of said Line G; thence North 21 degrees 28 minutes 28 seconds East 91.54 feet to said Line F; thence northeasterly 14.23 feet along said Line F, being a non-tangential curve, concave to the northwest, having a radius of 290.00 feet, a central angle of 2 degrees 48 minutes 42 seconds and a chord bearing of North 68 degrees 05 minutes 52 seconds East to said Point B; thence North 66 degrees 41 minutes 31 seconds East along said Line F and tangent to said curve 60.90 feet; thence South 46 degrees 59 minutes 40 seconds East 80.64 feet; thence North 37 degrees 54 minutes 24 seconds East 74.86 feet; thence South 87 degrees 20 minutes 06 seconds East 16.64 feet; thence North 43 degrees 21 minutes 41 seconds East 85.23 feet to said Line F and said Line G there terminating.

And that the City of Anoka, a Minnesota municipal corporation, owner of the following described property:

That part of Lots 2, 3 and 4, REVISED AUDITOR'S SUBDIVISION NO. 66, Anoka County, Minnesota, lying northeasterly of the northeasterly right-of-way line of Jacob Lane, lying westerly, northeasterly and northwesterly of Line G described below and lying southeasterly of Line F described below:

Commencing at Monument A-123 on the northeasterly right-of-way line of Trunk Highway No. 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M8, filed as Document No. 541045; thence on an assumed bearing of South 52 degrees 06 minutes 00 seconds East along said northeasterly right-of-way line 402.00 feet; thence North 37 degrees 54 minutes 00 seconds East 250.00 feet to a point on the northeasterly right-of-way line of Jacob Lane, said point hereinafter referred to as Point A; thence North 52 degrees 06 minutes 00 seconds West along said northeasterly right-of-way line of Jacob Lane 167.45 feet to the point of beginning of said Line F; thence northeasterly 136.96 feet along a non-tangential curve, concave to the northwest, having a radius of 290.00 feet, a central angle of 27 degrees 03 minutes 35 seconds and a chord bearing of North 80 degrees 13 minutes 18 seconds East to a point hereinafter referred to as Point B; thence North 66 degrees 41 minutes 31 seconds East, tangent to said curve, 184.08 feet; thence easterly 164.64 feet along a tangential curve, concave to the south, having a radius of 210.00 feet and a central angle of 44 degrees 55 minutes 14 seconds and said Line F there terminating.

Line G is described as commencing at said Point A; thence North 52 degrees 06 minutes 00 seconds West along said northeasterly line of Jacob Lane 58.14 feet to the point of beginning of said Line G; thence North 21 degrees 28 minutes 28 seconds East 91.54 feet to said Line F; thence northeasterly 14.23 feet along said Line F, being a non-tangential curve, concave to the northwest, having a radius of 290.00 feet, a central angle of 2 degrees 48 minutes 42 seconds and a chord bearing of North 68 degrees 05 minutes 52 seconds East to said Point B; thence North 66 degrees 41 minutes 31 seconds East tangent to said curve 60.90 feet; thence South 46 degrees 59 minutes 40 seconds East 80.64 feet, thence North 37 degrees 54 minutes 24 seconds East 74.86 feet; thence South 87 degrees 20 minutes 06 seconds East 16.64 feet; thence North 43 degrees 21 minutes 41 seconds East 85.23 feet to said Line F and said Line G there terminating.

AND

That part of the Northwest Quarter of Section 1, Township 31, Range 25, Anoka County, Minnesota, described as follows:

Commencing at Monument A-123 on the northeasterly right-of-way boundary line of Trunk Highway No. 10, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M8, filed as Anoka County Recorder Document No. 541045, thence on an assumed bearing of South 52 degrees 06 minutes 00 seconds East, along said northeasterly right-of-way boundary line, a distance of 402.00 feet, thence North 37 degrees 54 minutes 00 seconds East a distance of 250.00 feet to the northeasterly right-of-way line of Jacob Lane, thence South 52 degrees 06 minutes 00 seconds East, along said northeasterly right-of-way line of Jacob Lane, a distance of 73.25 feet to the point of beginning of the land to be herein described, thence North 37 degrees 54 minutes 00 seconds East 300.00 feet, thence North 60 degrees 06 minutes 53 seconds East 53.04 feet, thence South 68 degrees 23 minutes 15 seconds East 350.00 feet to the westerly right-of-way line of U.S. Trunk Highway No. 10 as described in Book 569 at page 97, thence South 21 degrees 36 minutes 45 seconds West, along said westerly right-of-way line a distance of 37.50 feet, thence South 27 degrees 55 minutes 11 seconds West, along said westerly right-of-way line, a distance of 182.05 feet, thence southerly, along said westerly right-of-way line, on a non-tangential curve concave to the East, having a radius of 1343.24 feet and a central angle of 7 degrees 40 minutes 22 seconds and a chord bearing of South 17 degrees 46 minutes 34 seconds West, a distance of 179.88 feet, thence South 70 degrees 10 minutes 36 seconds West, along said westerly right-of-way line, a distance of 74.75 feet to its intersection with said northeasterly right-of-way line of Jacob Lane, thence North 52 degrees 06 minutes 00 seconds West along said northeasterly right-of-way line 420.00 feet to the point of beginning. (Said tract is also known as part of Lots 2 and 3, REVISED AUDITOR'S SUBDIVISION NO. 66.)

which lies north of the following described line:

Commencing at Monument A-123 on the northeasterly right-of-way boundary line of Trunk Highway No. 10, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M8, filed as Anoka County Recorder Document No. 541045, thence on an assumed bearing of South 52 degrees 06 minutes 00 seconds East, along said northeasterly right-of-way boundary line, a distance of 402.00 feet, thence North 37 degrees 54 minutes 00 seconds East a distance of 250.00 feet to the northeasterly right-of-way line of Jacob Lane, thence North 52 degrees 06 minutes 00 seconds East, along said northeasterly right-of-way line of Jacob Lane, a distance of 167.45 feet to the point of beginning of the line being described, thence northeasterly a distance of 136.96 feet along a nontangential curve, concave to the northwest, having a radius of 290.00 feet, a central angle of 27 degrees 03 minutes 35 seconds and a chord bearing of North 80 degrees 13 minutes 18 seconds East, thence North 66 degrees 41 minutes 31 seconds East tangent to said curve a distance of 184.08 feet, thence easterly a distance of 164.64 feet along a tangential curve concave to the south having a radius of 210.00 feet and a central angle of 44 degrees 55 minutes 14 seconds to the northeasterly line of the above described tract and there terminating.

Anoka County, Minnesota
Torrens Property
Torrens Certificate No. 122838

Have caused the same to be surveyed and platted as HEALTH PARTNERS ADDITION and do hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Health Partners Services, Inc., a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this 31 day of October, 2012.

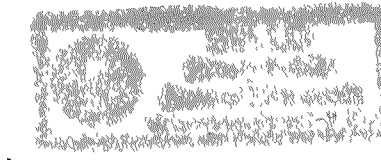
SIGNED: Health Partners Services, Inc.

NOMcCleure Sr. VP HAMG: Clinics

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on 31 day of October, 2012 by Nancy McClure Sr. VP HAMG: C of Health Partners Services, Inc., a Minnesota non-profit corporation, on behalf of the corporation.

Lia So
Notary Public, Dakota County, Minnesota
My Commission Expires 31 January 2015



In witness whereof said City of Anoka, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 5th day of NOVEMBER, 2012.

SIGNED: City of Anoka, Minnesota

Mayor Phil Rice City Clerk

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me on 19th day of November, 2012 by Phil Rice Mayor and Amy Ochler of the City of Anoka, a Minnesota municipal corporation, on behalf of the corporation.

Mark C. Bowman
Notary Public, Anoka County, Minnesota
My Commission Expires Jan 31, 2015



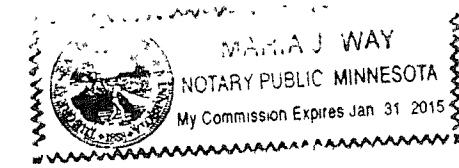
I Mark S. Hanson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the 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 29th day of OCTOBER, 2012

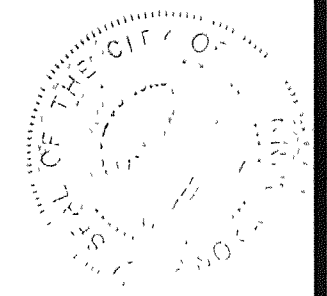
Mark S. Hanson
Mark S. Hanson, Licensed Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on this 29th day of October, 2012 by Mark S. Hanson.



Maria J. Way
Notary Public, Dakota County, Minnesota
My Commission Expires Jan 31, 2015



Anoka Planning Commission

Be it known that at a meeting held on this 5th day of JUNE, 2012 the Planning Commission of the City of Anoka, Minnesota, did hereby approve this plat of HEALTH PARTNERS ADDITION.

Planning Commission, City of Anoka, Minnesota

By: Chairman

By: Secretary

CITY COUNCIL, CITY OF ANOKA, MINNESOTA

This plat of HEALTH PARTNERS ADDITION was approved and accepted by the City Council of the City of Anoka, Minnesota at a regular meeting thereof held this 19th day of JUNE, 2012 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ANOKA, MINNESOTA

By: Mayor

By: City 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 21st day of NOVEMBER, 2012

Larry D. Islam
Larry D. Islam, Anoka County Surveyor

512211.002 + 2044853.002

Office of RECORDER/REGISTRAR

OF TITLES
STATE OF MINNESOTA COUNTY OF ANOKA

I hereby certify that the within instrument was filed in

this office for record on the 5th day of

December, 2012 at 12:03 o'clock P.M.

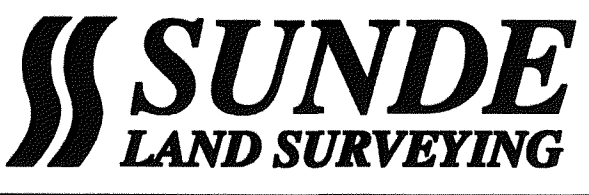
and was duly recorded in book 76 page

18
Larry D. Islam
Recorder/Registrar of Titles

By: Deputy

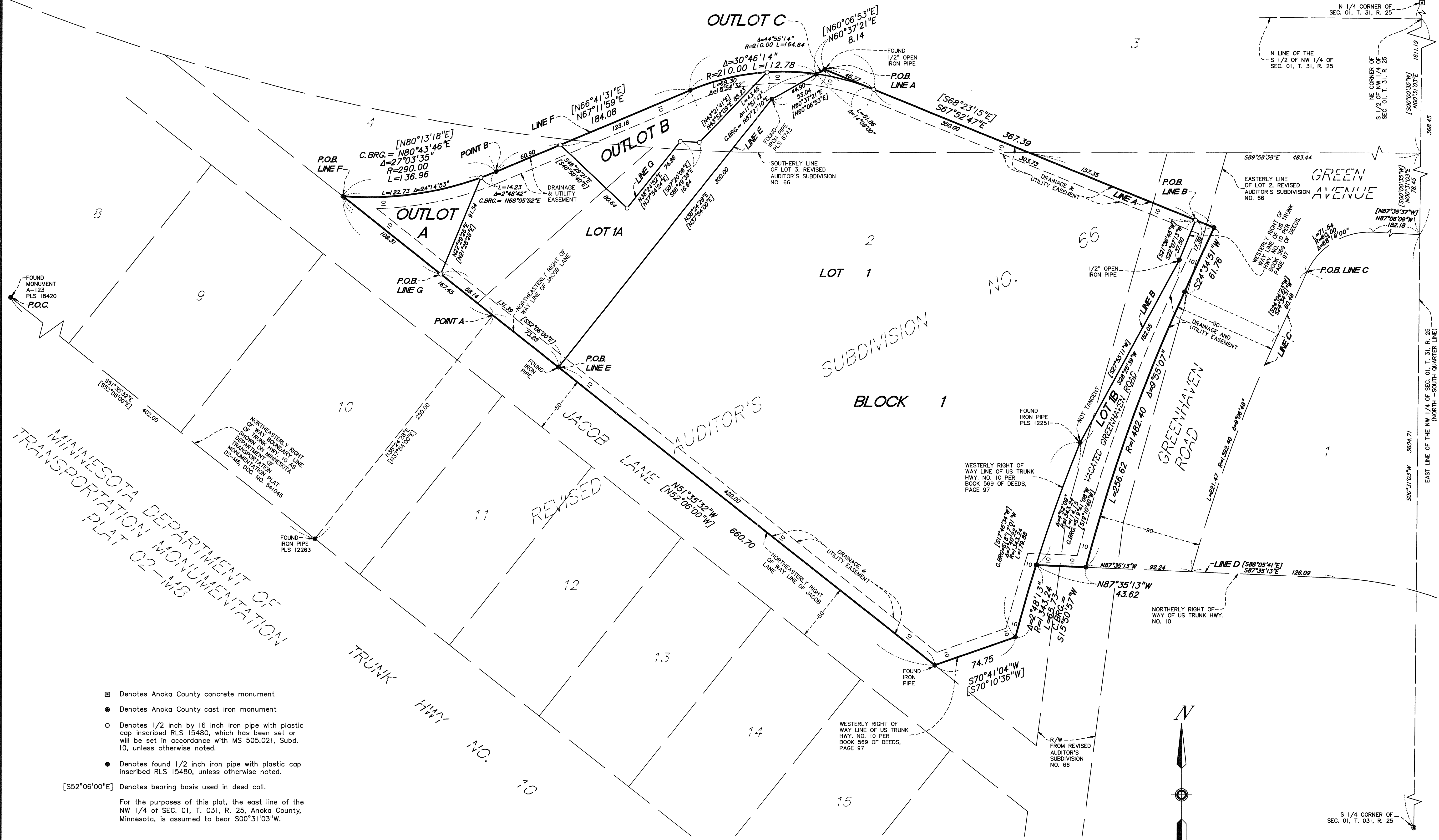
\$56.00 \$56.00

HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED December 5, 2012
Larry W. Ochler
PROPERTY TAX ADMINISTRATOR
BY: Deputy
DEPUTY



HEALTH PARTNERS ADDITION

CITY OF ANOKA
COUNTY OF ANOKA
SEC. 01, TWP. 31, RNG. 25



MINNESOTA DEPARTMENT OF
TRANSPORTATION MONUMENTATION
PLAT 02-M8

- Denotes Anoka County concrete monument
- Denotes Anoka County cast iron monument
- Denotes 1/2 inch by 16 inch iron pipe with plastic cap inscribed RLS 15480, which has been set or will be set in accordance with MS 505.021, Subd. 10, unless otherwise noted.
- Denotes found 1/2 inch iron pipe with plastic cap inscribed RLS 15480, unless otherwise noted.

[S52°06'00"E] Denotes bearing basis used in deed call.
For the purposes of this plat, the east line of the NW 1/4 of SEC. 01, T. 031, R. 25, Anoka County, Minnesota, is assumed to bear S00°31'03"W.

