

# HILLS OF BUNKER LAKE 2ND ADDITION

City of Andover,  
Anoka County, Mn.

KNOW ALL MEN BY THESE PRESENTS: That Hills, Inc., a Minnesota Corporation, owners; and AIR-Anoka Properties, a Minnesota Partnership, a partnership under the laws of the State of Minnesota, mortgagee, of the following described property situated in said State of Minnesota, County of Anoka, to-wit:

That part of the North Half of Section 35, Township 32, Range 24, Anoka County, Minnesota described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 35; thence South 89 degrees, 49 minutes, 13 seconds East, along the North line of the Northeast Quarter of said Section 35, a distance of 968.95 feet to an intersection with the West line of the Burlington Northern Railroad Company right of way; thence South 0 degrees, 27 minutes, 04 seconds West, along said right of way, a distance of 410.00 feet to the point of beginning of the land to be described; thence North 89 degrees, 38 minutes, 05 seconds West a distance of 410.63 feet; thence South 7 degrees, 41 minutes, 42 seconds West a distance of 250.16 feet; thence South 21 degrees, 35 minutes, 58 seconds East a distance of 66.60 feet; thence South 1 degree, 16 minutes, 09 seconds West a distance of 154.60 feet; thence North 89 degrees, 50 minutes, 04 seconds West a distance of 35.00 feet; thence North 73 degrees, 14 minutes, 32 seconds West a distance of 100.00 feet; thence South 16 degrees, 45 minutes, 28 seconds West a distance of 228.74 feet; thence Northeasterly a distance of 31.17 feet along a non-tangential curve, concave to the Southeast, the central angle of which is 89 degrees, 17 minutes, 56 seconds, the radius of which is 20.00 feet and the chord of which bears North 61 degrees, 24 minutes, 26 seconds East; thence Easterly a distance of 115.00 feet along a reverse curve concave to the North, the central angle of which is 5 degrees, 05 minutes, 17 seconds and the radius of which is 1295.02 feet; thence South 17 degrees, 04 minutes, 53 seconds West, not tangent to the last described curve, a distance of 155.01 feet; thence South 25 degrees, 54 minutes, 06 seconds West a distance of 100.00 feet; thence South 33 degrees, 29 minutes, 43 seconds West a distance of 223.84 feet; thence South 23 degrees, 12 minutes, 23 seconds West a distance of 220.20 feet; thence South 82 degrees, 04 minutes, 25 seconds West a distance of 127.80 feet; thence a distance of 100.53 feet along a non-tangential curve concave to the East, the central angle of which is 23 degrees, 24 minutes, 03 seconds, the radius of which is 246.14 feet and the chord of which bears South 15 degrees, 30 minutes, 47 seconds East; thence South 27 degrees, 12 minutes, 49 seconds East, tangent to said curve, for a distance of 146.00 feet; thence Southerly a distance of 150.06 feet along a tangential curve concave to the West, the central angle of which is 22 degrees, 43 minutes, 29 seconds and the radius of which is 378.34 feet; thence South 4 degrees, 29 minutes, 20 seconds East a distance of 136.31 feet; thence Southerly a distance of 163.99 feet along a tangential curve concave to the East, the central angle of which is 3 degrees, 43 minutes, 58 seconds and the radius of which is 2517.10 feet; thence Southeasterly a distance of 31.42 feet along a compound curve concave to the Northeast, the central angle of which is 90 degrees, 00 minutes, 00 seconds and the radius of which is 20.00 feet; thence South 8 degrees, 13 minutes, 18 seconds East, not tangent to the last described curve a distance of 60.00 feet to the centerline of said County Road No. 116; thence North 81 degrees, 46 minutes, 42 seconds East, along said centerline, a distance of 707.00 feet to an intersection with the said West line of said Railroad right of way; thence North 0 degrees, 27 minutes, 04 seconds East, along said right of way, a distance of 1953.63 feet to the point of beginning.

Have caused the same to be surveyed and platted as HILLS OF BUNKER LAKE 2ND ADDITION, and do hereby donate and dedicate to the public for the public use forever the Boulevard, Lanes, Avenue, and Street. Also dedicating to the public the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Hills, Inc., Minnesota Corporation, has caused these presents to be signed by its proper officers this 24th day of July, 1987.

HILLS, INC.  
James J. Green, James J. Green, Treasurer  
Anthony J. Emmerich, Anthony J. Emmerich, Vice-president

Also in witness whereof said AIR-Anoka Properties, a Minnesota Partnership, has caused these presents to be signed by its partners this 24th day of July, 1987.

AIR-Anoka Properties  
Arnold E. Geroux, Arnold E. Geroux  
W. G. Kuban, W. G. Kuban  
PARTNER PARTNER

State of Minnesota, County of Anoka  
The foregoing instrument was acknowledged before me this 24th day of July, 1987, by James J. Green, treasurer and Anthony J. Emmerich, vice-president, of Hills, Inc., a Minnesota Corporation on behalf of said Corporation.

K. Dugals Notary Public, Anoka County, Minnesota  
My commission expires: 5-23-91

State of Minnesota, County of Anoka  
The foregoing instrument was acknowledged before me this 24th day of July, 1987, by Arnold E. Geroux and W.G. Kuban, partners, on behalf of AIR-Anoka Properties, a Minnesota Partnership.

K. Dugals Notary Public, Anoka County, Minnesota  
My commission expires: 5-23-91

I hereby certify that I have surveyed and platted the property described in this plat as HILLS OF BUNKER LAKE 2ND 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 or public highways to be designated on the plat other than as shown thereon.

Lynn P. Caswell  
Lynn P. Caswell, Land Surveyor  
Minnesota Registration No. 13057

State of Minnesota, County of Shuburne  
The foregoing instrument was acknowledged before me this 2nd day of July, 1987, by Lynn P. Caswell, Land Surveyor.

Lynn P. Caswell Notary Public, Shuburne County, Minnesota  
My commission expires: April 24, 1991

Annexed plat of HILLS OF BUNKER LAKE 2ND ADDITION was approved by the City Council of Andover, Minnesota at a regular meeting thereof held this 2nd day of August, 1987. 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.

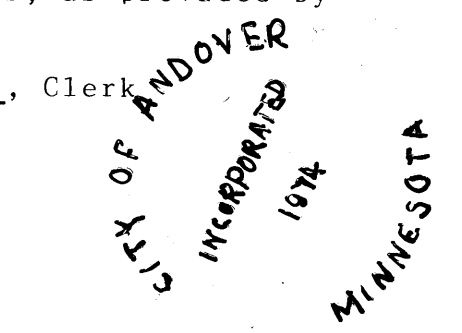
By: John Wilford, Mayor Attest: Kevin Bell, Clerk

This plat has been checked and approved this 24th day of July, 1987.  
M. J. D. Anderson, Anoka County Surveyor

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1987 ON THE LANDS DESCRIBED WITHIN ARE PAID  
Donald P. Bailey, Anoka County Treasurer

"NO DELINQUENT TAXES AND TRANSFER ENTERED"  
Charles A. Debevoise, Auditor, Anoka County  
By: Charles Schultz, Deputy

776313  
OFFICE OF COUNTY REFORMER  
STATE OF MINNESOTA  
I hereby certify that the above instrument was filed in this office on the AUG 26, 1987 at 4:30 o'clock P.M. and that the same is in book 38 of Plats, page 18.  
John Oliver, County Recorder

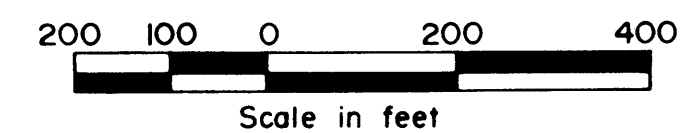
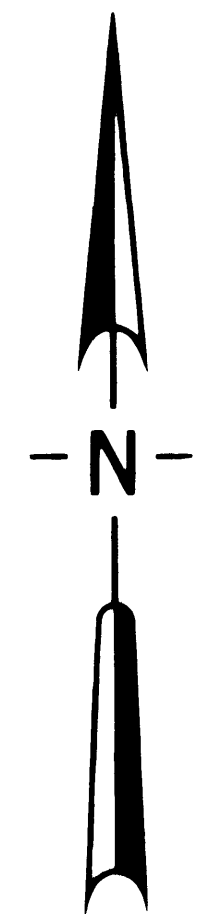
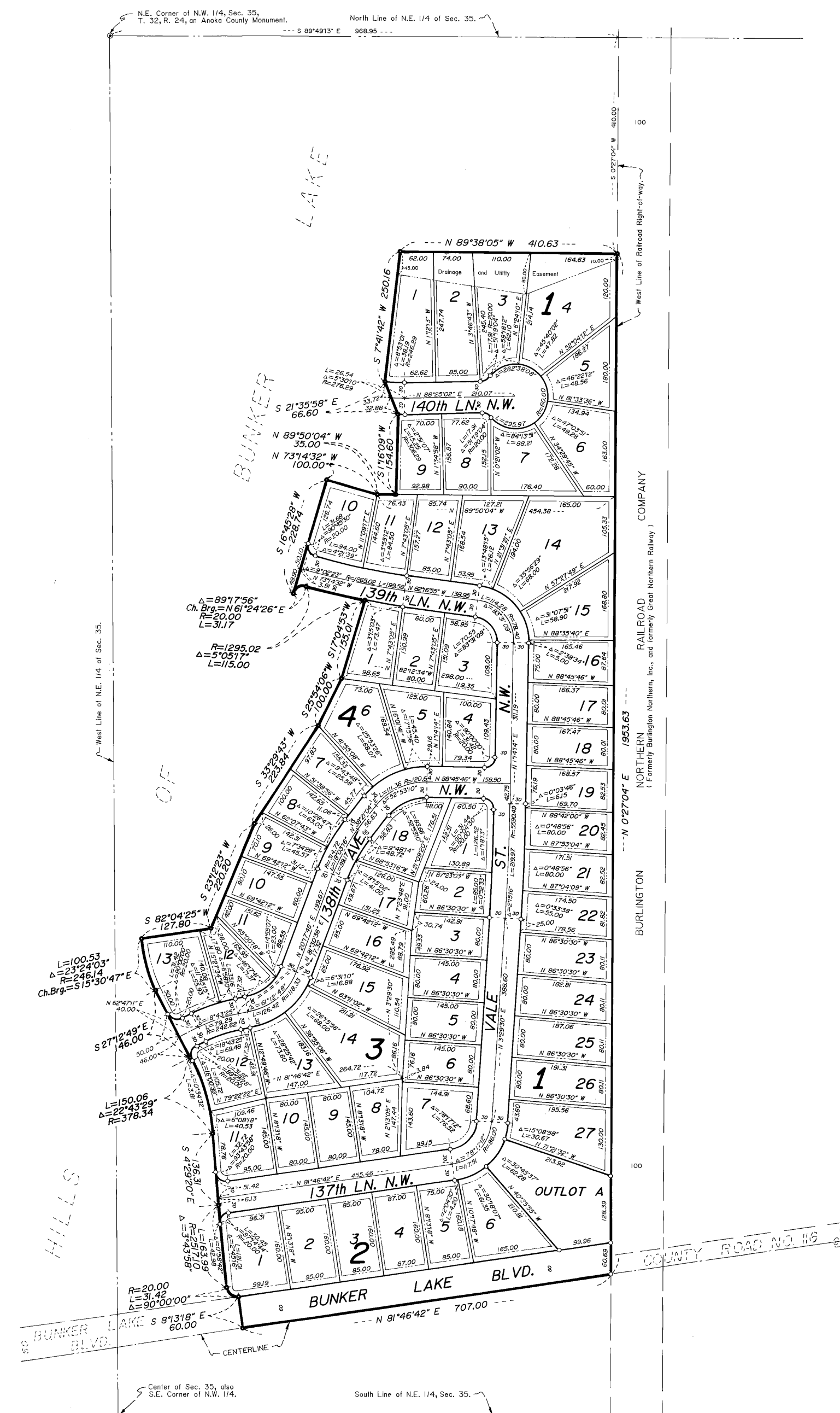


JOHN OLIVER & ASSOCIATES, INC.  
922 Main Street  
Elk River, Minnesota 55330  
(612) 441-2072

SHEET 1 of 2

# HILLS OF BUNKER LAKE 2ND ADDITION

City of Andover,  
Anoka County, Mn.



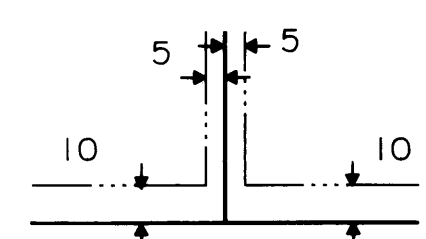
Scale : 1 inch = 200 feet.

Bearings are on an assumed datum.

○ Denotes 1/2 inch iron pipe set with a plastic plug stamped RLS 13057.

● Denotes found iron pipe.

Drainage and Utility Easements are shown thus :



Being 10 feet in width and adjoining front and rear lot lines, also being 5 feet in width and adjoining side lot lines, or as shown.

JOHN OLIVER & ASSOCIATES, INC.

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Ely River, Minnesota 55330  
(612) 443-2072

Land Surveying  
Subdivision Design  
Site Planning