

HILLS OF BUNKER LAKE

KNOW ALL MEN BY THESE PRESENTS: That Hills, Inc., a Minnesota Corporation, and Wasteco, Inc., a Minnesota Corporation, owners; and Hills, Inc., a Minnesota Corporation, contract purchasers; 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: Beginning at the Northeast corner of the Northwest Quarter of said Section 35; thence on an assumed bearing of North 89 degrees, 49 minutes, 13 seconds West, along the North line of said Northwest Quarter a distance of 278.71 feet; thence South 33 degrees, 31 minutes, 53 seconds West a distance of 361.53 feet; thence South 56 degrees, 28 minutes, 07 seconds East a distance of 15.00 feet; thence South 33 degrees, 31 minutes, 53 seconds West a distance of 198.00 feet; thence North 56 degrees, 28 minutes, 07 seconds West a distance of 100.00 feet; thence North 59 degrees, 19 minutes, 40 seconds West a distance of 61.07 feet; thence South 84 degrees, 31 minutes, 51 seconds West a distance of 95.00 feet; thence North 82 degrees, 56 minutes, 25 seconds West a distance of 170.00 feet; thence South 5 degrees, 28 minutes, 09 seconds East a distance of 16.57 feet; thence South 5 degrees, 09 minutes, 45 seconds East a distance of 218.38 feet; thence South 68 degrees, 31 minutes, 25 seconds West a distance of 105.00 feet; thence South 83 degrees, 31 minutes, 48 seconds West a distance of 265.00 feet; thence South 5 degrees, 15 minutes, 15 seconds West a distance of 215.00 feet; thence South 0 degrees, 14 minutes, 53 seconds East a distance of 160.00 feet; thence South 89 degrees, 12 minutes, 34 seconds East a distance of 196.61 feet; thence South 0 degrees, 06 minutes, 13 seconds West a distance of 140.10 feet; thence South 4 degrees, 04 minutes, 21 seconds West a distance of 60.10 feet; thence South 0 degrees, 47 minutes, 27 seconds West a distance of 149.75 feet; thence North 89 degrees, 12 minutes, 33 seconds West a distance of 160.00 feet; thence South 2 degrees, 07 minutes, 40 seconds West a distance of 143.52 feet; thence West a distance of 135.03 feet along a non-tangential curve, concave to the South, the central angle of which is 4 degrees, 59 minutes, 22 seconds, the radius of which is 1550.57 feet and the chord of which bears South 89 degrees, 37 minutes, 53 seconds West; thence South 2 degrees, 51 minutes, 42 seconds East a distance of 58.24 feet; thence South 16 degrees, 12 minutes, 36 seconds West a distance of 208.26 feet; thence North 84 degrees, 33 minutes, 04 seconds West a distance of 87.02 feet; thence South 67 degrees, 38 minutes, 59 seconds West a distance of 168.16 feet; thence South 0 degrees, 14 minutes, 53 seconds East a distance of 400.69 feet to the South line of said North Half of Section 35; thence South 89 degrees, 59 minutes, 47 seconds East, along said South line, a distance of 773.91 feet to an intersection with the centerline of County Road No. 116; thence North 81 degrees, 46 minutes, 42 seconds East, along said centerline, a distance of 1860.19 feet to an intersection with the West line of the Burlington Northern Railroad Company right of way; thence North 0 degrees, 27 minutes, 04 seconds East, along said right of way, a distance of 2363.63 feet to an intersection with the North line of the Northeast Quarter of said Section 35; thence North 89 degrees, 49 minutes, 13 seconds West, along said North line, a distance of 968.95 feet to the point of beginning.

Excepting that part of said North Half of Section 35 described as follows: Commencing at said Northeast corner of the Northwest Quarter; 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 said West line of the said Railroad 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, and do hereby donate and dedicate to the public for the public use forever the Boulevard, Lanes, Avenues, Streets, Road, and Parks. Also dedicating to the public the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Hills, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 2nd day of April, 1987.

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

HILLS, INC.

Also in witness whereof, said AIR-Anoka Properties, a Minnesota Partnership, has caused these presents to be signed by its partners this 3 day of APRIL, 1987.

AIR-Anoka Properties
Arnold E. Geroux PARTNER
W. G. Kuban PARTNER
State of Minnesota, County of ANOKA

The foregoing instrument was acknowledged before me this 2nd day of April, 1987, by James J. Green, treasurer and Anthony J. Emmerich, vice-president, of Hills, Inc., a Minnesota Corporation on behalf of said Corporation.

W. Hughes Notary Public, Anoka County, Minnesota
My commission expires: DEC. 01 1990

State of Minnesota, County of ANOKA
The foregoing instrument was acknowledged before me this 3 day of APRIL, 1987, by Arnold E. Geroux and W.G. Kuban, partners, on behalf of AIR-Anoka Properties, a Minnesota Partnership.

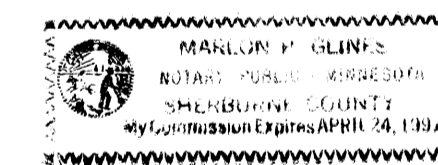
Shirley M. Swaert Notary Public, ANOKA County, Minnesota
My commission expires: DEC. 01 1990

I hereby certify that I have surveyed and platted the property described in this plat as HILLS OF BUNKER LAKE 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 Shelburne
The foregoing instrument was acknowledged before me this 2nd day of April, 1987, by Lynn P. Caswell, Land Surveyor.

W. Nelson P. Collins Notary Public, Shelburne County, Minnesota
My commission expires: April 24, 1991



Annexed plat of HILLS OF BUNKER LAKE was approved by the City Council of Andover, Minnesota at a regular meeting thereof held this 21st day of April, 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: James Wisniewski, Mayor Attest: Antonia Bell, Clerk

This plat has been checked and approved this 27th day of April, 1987.
W. J. O. Chalmers Deputy, Anoka County Surveyor

THIS INSTRUMENT TAKES EFFECT UPON RECORDING

April 27 1987

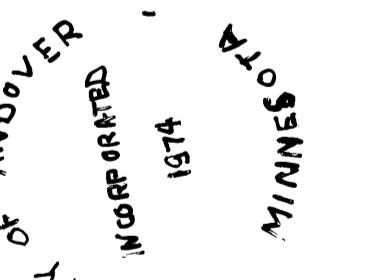
Charles R. Lefebvre
Recorder, Anoka County

Donald C. Parker
Deputy

I HEREBY CERTIFY THAT THE TAXES DUE ON THIS INSTRUMENT AS OF THE DATE OF RECORDING HAVE BEEN PAID

756386
OFFICE OF COUNTY RECORDER
STATE OF MINN. CO. COUNTY OF ANOKA
I hereby certify that this instrument was filed in my office for record on the APR 21 1987 at 4:30 o'clock P.M. and was duly recorded in book 37 of page 37

Fred J. Sandell
County Recorder
P. J. Helderness

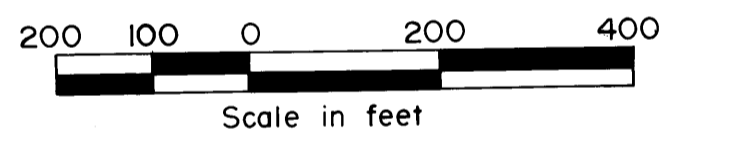
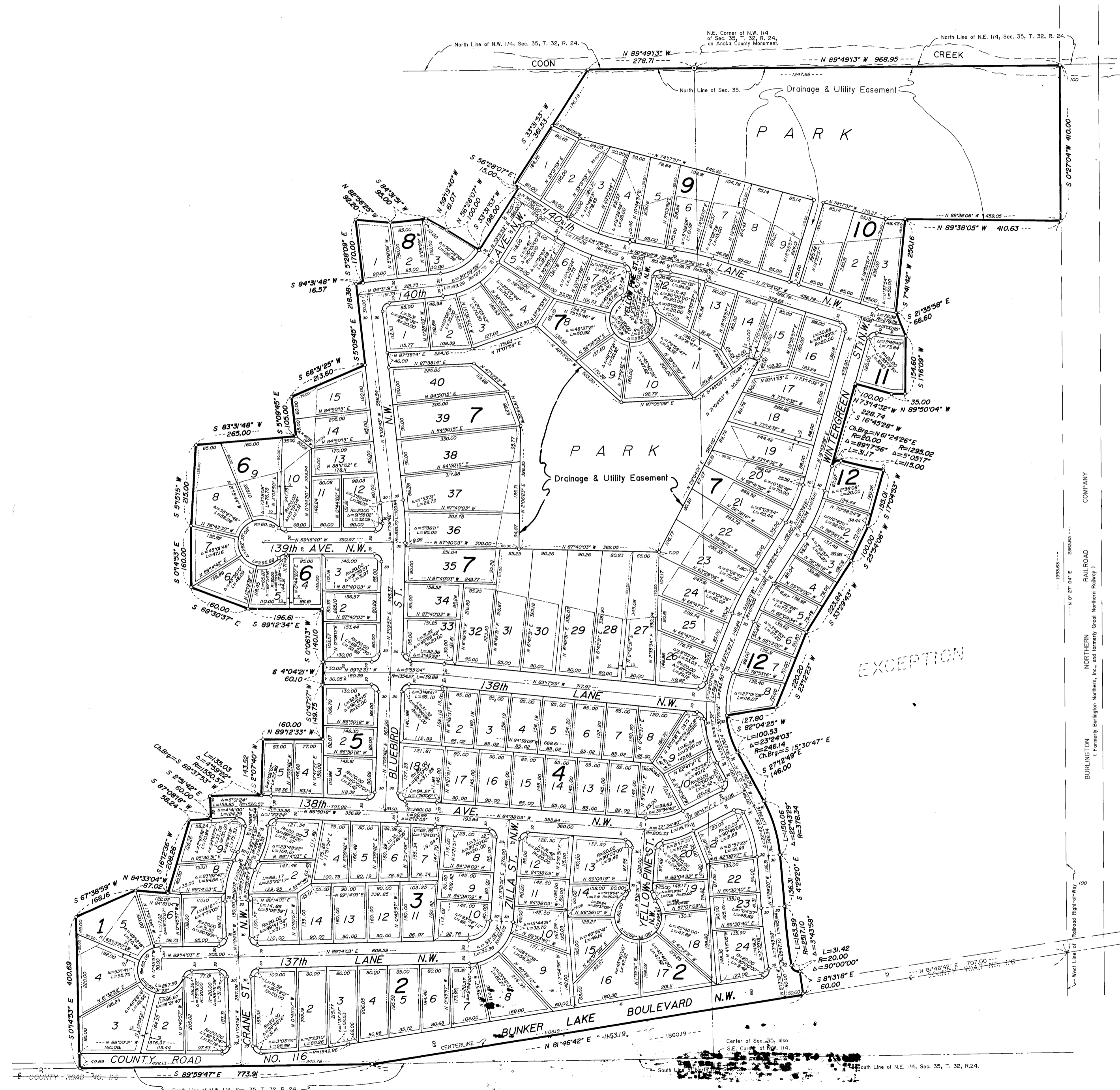


JOHN OLIVER & ASSOCIATES, INC.

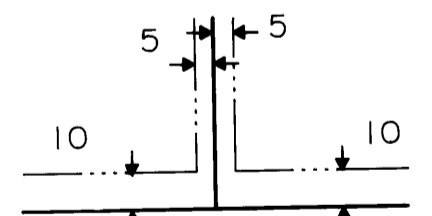
922 Main Street
Elk River, Minnesota 55330
(612) 441-2072

Land Surveying
Subdivision Design
Site Planning

HILLS OF BUNKER LAKE



Scale : 1 inch = 200feet
 Bearings are on an assumed datum.
 o Denotes iron pipe set with a plastic plug stamped RLS 13057
 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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 Elk River, Minnesota 55330
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