

HONEY GROVE

City of Blaine - County of Anoka

KNOW ALL MEN BY THESE PRESENTS: that James J. Cashman and Mildred Ann Cashman, husband and wife, owners of the following described property situated in the State of Minnesota, County of Anoka to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County Minnesota described as follows: Beginning at a point on the east line of said Southeast Quarter of the Southwest Quarter which is 582.00 feet south of the northeast corner thereof; thence West and parallel with the north line of said Southeast Quarter of the Southwest Quarter for a distance of 435.00 feet; thence North and parallel with said east line for a distance of 100.00 feet; thence West and parallel with said north line 69.16 feet; thence South and parallel with said east line to the north line of the south 537.16 feet (as measured along said east line) of said Southeast Quarter of Southwest Quarter; thence East along said north line to the east line of said Southeast Quarter of the Southwest Quarter; thence North along said east line to point of beginning. Subject to State Highway No. 65 and easements of record.

That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota described as commencing at the southeast corner thereof; thence on an assumed bearing of South 88 degrees 23 minutes 01 seconds West, along the south line of said Southeast Quarter of the Southwest Quarter a distance of 504.16 feet to the actual point of beginning of the land to be described; thence continuing South 88 degrees 23 minutes 01 seconds West 219.00 feet; thence North 00 degrees 21 minutes 10 seconds West and parallel with the east line of said Southwest Quarter 291.30 feet; thence northeasterly a distance of 341.75 feet along a tangential curve concave to the southeast, the central angle of which is 88 degrees 44 minutes 11 seconds and the radius of which is 220.66 feet; thence North 88 degrees 23 minutes 01 seconds East, tangent to last described curve to its intersection with a line parallel with the east line of said Southwest Quarter and which passes through the point of beginning; thence South 00 degrees 21 minutes 10 seconds East along said parallel line to the point of beginning. Except the south 209 feet of the west 179 feet as measured along the south and west lines thereof. Subject to Highway No. 242 and easements of record.

That part of the South 418 feet (as measured along the east line) of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota lying west of the east 962.16 feet as measured along the south line of said Southwest Quarter. Subject to State Highway No. 242 and 125th Lane.

and that K.C. Land Company, a Minnesota Partnership, owner and Builders Development & Finance, Inc., a Minnesota Corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka to wit:

That part of the Northeast Quarter of the Southwest Quarter in Section 5, Township 31, Range 23, lying South of Ostman's Fair Oaks, except that part thereof described as follows to wit: Commencing at the intersection of the Westerly right of way line of State Highway No. 65 as now laid out and constructed with the south line of the Northeast Quarter of the Southwest Quarter of said Section 5 which point is 100.75 feet Westerly of the Southeast corner of said Northeast Quarter of the Southwest Quarter as measured along the South line thereof; thence Westerly along the South line of said Northeast Quarter of the Southwest Quarter a distance of 242 feet; thence Northerly parallel to the Westerly right of way line of State Highway No. 65 as now laid out and constructed a distance of 180 feet; thence Easterly parallel to the South line of said Northeast Quarter of the Southwest Quarter a distance of 242 feet to a point on the Westerly right of way line of State Highway No. 65 as now laid out and constructed which point is 101.26 feet Westerly of the East line of said Northeast Quarter of the Southwest Quarter as measured parallel to the South line thereof; thence Southerly along the Westerly right of way line of State Highway No. 65 as now laid out and constructed a distance of 180 feet to the point of beginning.

That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at a point on the north line of said Southeast Quarter of the Southwest Quarter which is 544.16 feet West of the northeast corner thereof; thence South and parallel to the east line of said Southeast Quarter of the Southwest Quarter a distance of 33.00 feet to the actual point of beginning; thence West and parallel with the north line of said Southeast Quarter of the Southwest Quarter a distance of 417.50 feet; thence South and parallel to the east line of said Southeast Quarter of the Southwest Quarter a distance of 417.50 feet; thence East and parallel to the north line of said Southeast Quarter of the Southwest Quarter a distance of 417.50 feet; thence North and parallel with the east line of said Southeast Quarter of the Southwest Quarter a distance of 417.50 feet to the actual point of beginning.

The Southeast Quarter of Southwest Quarter of Section 5, Township 31, Range 23, EXCEPTING therefrom the 10 following described tracts:

1. The South 449 feet of the North 482 feet of the East 504.16 feet thereof, as measured along lines parallel to the North and East lines thereof.
2. The South 537.16 feet of the East 504.16 feet thereof, as measured along lines parallel to the South and East line thereof.
3. That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, described as follows:

Commencing at a point on the East line of said Southeast Quarter of the Southwest Quarter that is 482 feet South of the Northeast corner thereof; proceeding thence West and parallel to the North line of said Southeast Quarter of Southwest Quarter for a distance of 435 feet; proceeding thence South and parallel to the East line for a distance of 100 feet; proceeding thence East and parallel to said North line to the East line of said Southeast Quarter of Southwest Quarter, proceeding thence North on said East line to the point of commencement.

4. That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, which is described as follows, to wit: Beginning at a point on the South line of said Section 5 which is 544.16 feet West of the Southeast corner of the Southwest Quarter of said Section 5, thence continuing West along the South line of said Section 5 a distance of 209 feet; thence proceeding North and parallel to the East line of said Section 5 a distance of 209 feet; thence proceeding East and parallel to the South line of said Section 5 a distance of 209 feet; thence proceeding South and parallel to the second course to the point of beginning.
5. That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota, that is described as follows, to wit: Beginning at a point on the South line of said Section 5, which is 753.16 feet West of the Southeast corner of the Southwest Quarter of said Section 5; thence continuing West along the said South line for a distance of 209 feet; thence North and parallel to the East line of said Section 5 for a distance of 418 feet; thence East and parallel to the South line of said Section 5, a distance of 209 feet; thence South and parallel to the second course herein to the point of beginning.
6. The west 150.00 feet of the north 843.00 feet of the Southeast Quarter of the Southwest Quarter of Section 5 being platted as Carrara.
7. That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at a point on the north line of said Southeast Quarter of the Southwest Quarter which is 544.16 feet West of the northeast corner thereof; thence South and parallel to the east line of said Southeast Quarter of the Southwest Quarter a distance of 33.00 feet to the actual point of beginning; thence West and parallel with the north line of said Southeast Quarter of the Southwest Quarter a distance of 417.50 feet; thence South and parallel to the east line of said Southeast Quarter of the Southwest Quarter a distance of 417.50 feet; thence North and parallel with the east line of said Southeast Quarter of the Southwest Quarter a distance of 417.50 feet to the actual point of beginning.
8. That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County Minnesota described as follows: Beginning at a point on the east line of said Southeast Quarter of the Southwest Quarter which is 582.00 feet south of the northeast corner thereof; thence West and parallel with the north line of said Southeast Quarter of the Southwest Quarter for a distance of 435.00 feet; thence North and parallel with said east line for a distance of 100.00 feet; thence West and parallel with said north line 69.16 feet; thence South and parallel with said east line to the north line of the south 537.16 feet (as measured along said east line) of said Southeast Quarter of Southwest Quarter; thence East along said north line to the east line of said Southeast Quarter of the Southwest Quarter; thence North along said east line to point of beginning. Subject to State Highway No. 65 and easements of record.
9. That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota described as commencing at the southeast corner thereof; thence on an assumed bearing of South 88 degrees 23 minutes 01 seconds West, along the south line of said Southeast Quarter of the Southwest Quarter a distance of 504.16 feet to the actual point of beginning of the land to be described; thence continuing South 88 degrees 23 minutes 01 seconds West 219.00 feet; thence North 00 degrees 21 minutes 10 seconds West and parallel with the east line of said Southwest Quarter 291.30 feet; thence northeasterly a distance of 341.75 feet along a tangential curve concave to the southeast, the central angle of which is 88 degrees 44 minutes 11 seconds and the radius of which is 220.66 feet; thence North 88 degrees 23 minutes 01 seconds East, tangent to last described curve to its intersection with a line parallel with the east line of said Southwest Quarter and which passes through the point of beginning; thence South 00 degrees 21 minutes 10 seconds East along said parallel line to the point of beginning. Except the south 209 feet of the west 179 feet as measured along the south and west lines thereof. Subject to Highway No. 242 and easements of record.
10. That part of the South 418 feet (as measured along the east line) of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota lying west of the east 962.16 feet as measured along the south line of said Southwest Quarter. Subject to State Highway No. 242 and 125th Lane.

RECORD OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the following instrument was filed in this office on the 21st day of January, 1997 at 11:30 o'clock A.M. and was duly recorded in Book 5498, Page 7
Edward M. Treska
Notary Public

by JLG
Doc# 1261637

Have caused the same to be surveyed and platted as HONEY GROVE and do hereby dedicate to the public for public use forever the streets, avenue, highways, lane and drainage and utility easements as shown on this plat

In witness whereof said James J. Cashman and Mildred Ann Cashman, husband and wife, have hereunto set their hands this 21st day of January, 1997

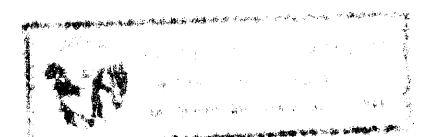
James J. Cashman
James J. Cashman

Mildred Ann Cashman
Mildred Ann Cashman

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 21st day of January, 1997, by James J. Cashman and Mildred Ann Cashman, husband and wife.

William A. Husted
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2000



In witness whereof said K.C. Land Company, a Minnesota Partnership, has caused these presents to be signed by its proper partner this 21st day of January, 1997

Signed K.C. Land Company
Keith T. Harstad
Keith T. Harstad, as General Partner

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 21st day of January, 1997, by Keith T. Harstad, as General Partner of K.C. Land Company, a Minnesota Partnership on behalf of said partnership.

William A. Husted
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2000



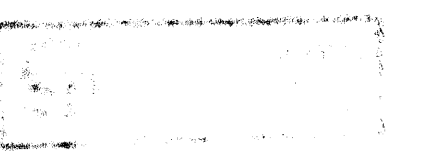
In witness whereof said Builders Development & Finance, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 21st day of January, 1997

Signed Builders Development & Finance, Inc.
William T. Keenan III as President

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 21st day of January, 1997, by William T. Keenan III, as President of Builders Development & Finance, Inc., a Minnesota Corporation, on behalf of said corporation.

William A. Husted
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2000



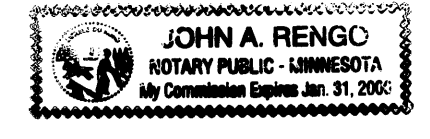
I hereby certify that I have surveyed and platted the property described on this plat as HONEY GROVE that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground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

Ernest G. Rud
Ernest G. Rud, Land Surveyor
Minnesota Registration No. 9808

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyors Certificate was acknowledged before me this 14th day of January, 1997, by Ernest G. Rud, Land Surveyor

John A. Rengo
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000

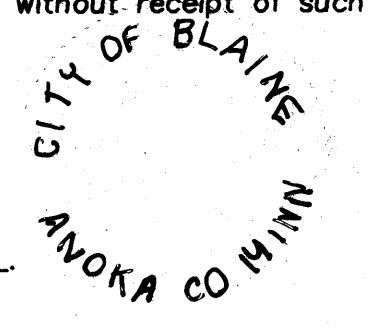


This plat of HONEY GROVE was approved by the City Council of Blaine, Minnesota at a regular meeting thereof held this 2nd day of January, 1997, and if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

By Gary Ryan Mayor
By John A. Rengo Clerk

This plat has been checked and approved this 24th day of Jan., 1997

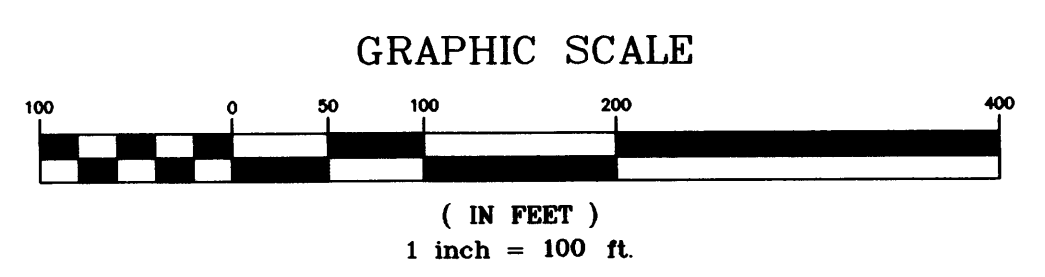
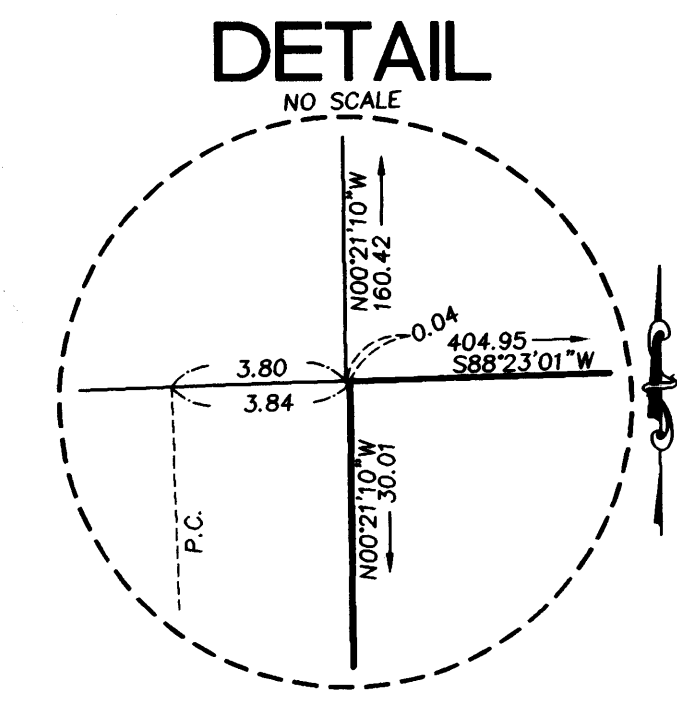
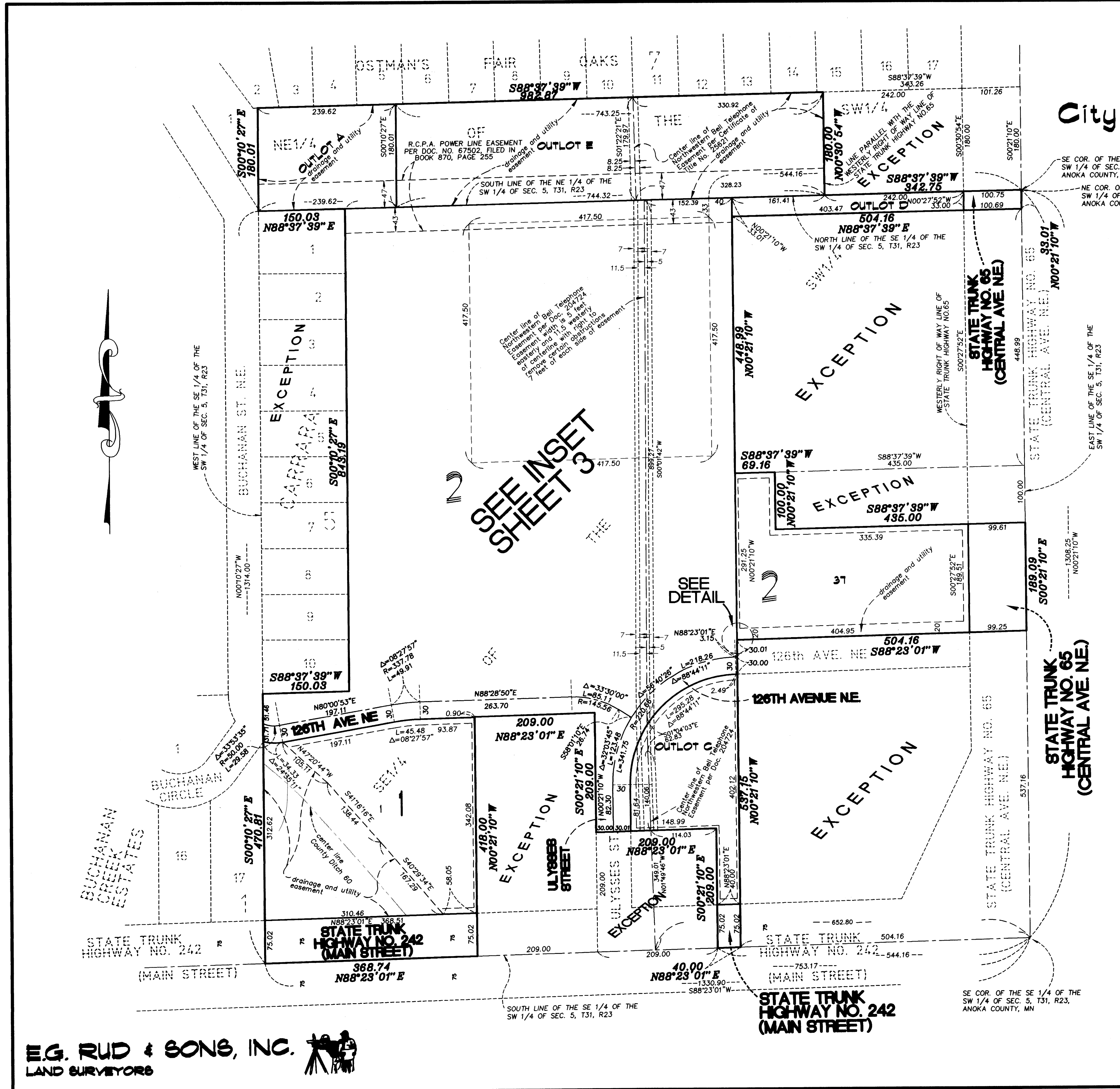
Marilyn D. Anderson
Marilyn D. Anderson
Anoka County Surveyor



E.G. RUD & SONS, INC.
LAND SURVEYORS

HONEY GROVE

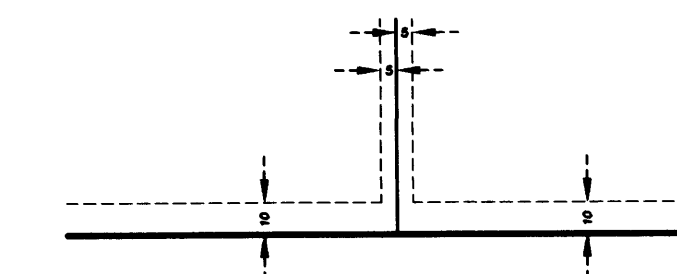
City of Blaine - County of Anoka



For the purposes of this plat the north line of the SE 1/4 of the SW 1/4 of Sec. 5, T31, R23 is assumed to have a bearing of N 88°37'39" E

No monument symbol shown at any statute required location indicates a plat monument that will be a 1/2 inch by 18 inch iron pipe set within one year of the recording of this plat, and marked by RLS 9808

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

E.G. RUD & SONS, INC.
LAND SURVEYORS

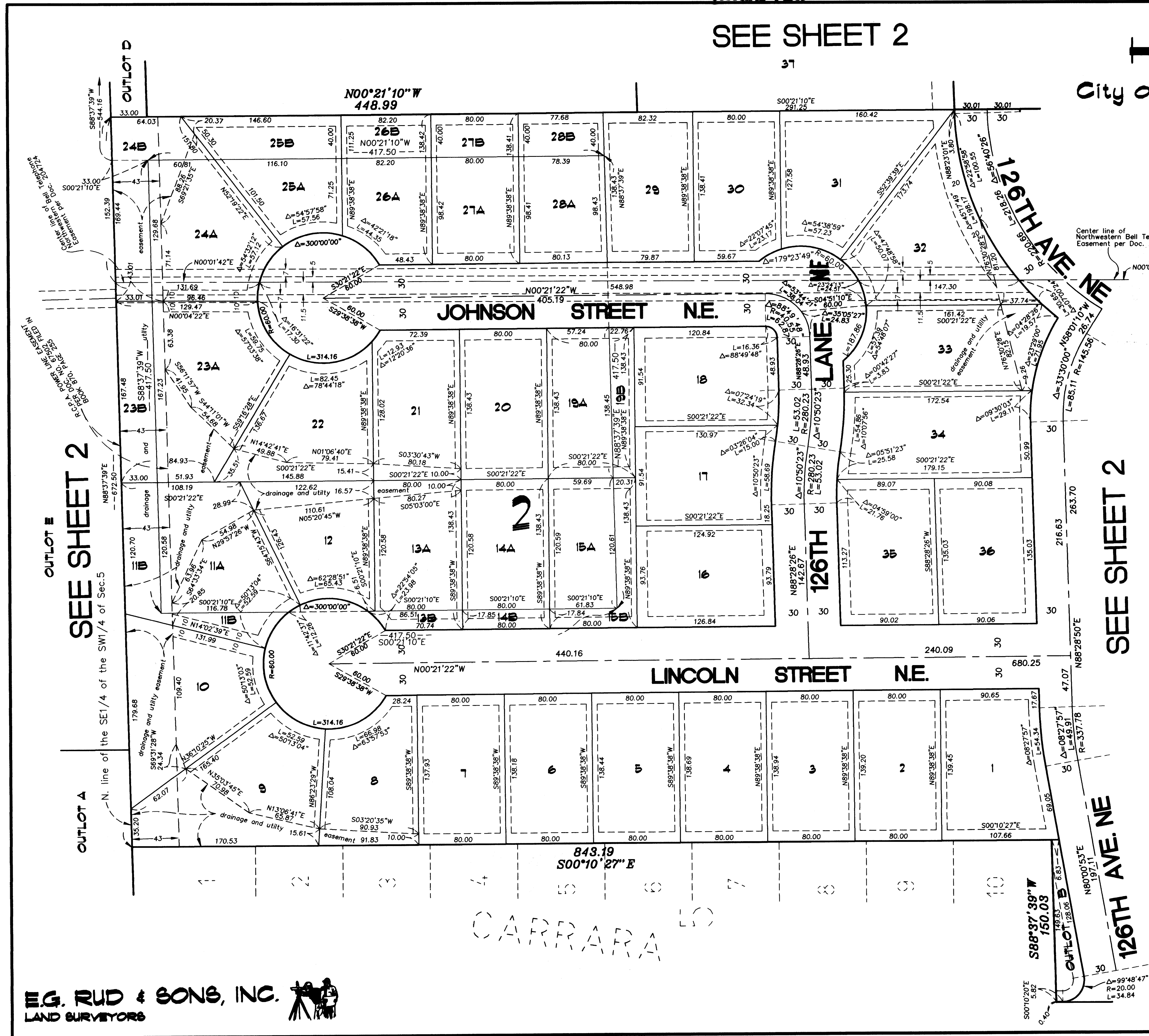
SEE SHEET 2

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HONEY GROVE

City of Blaine - County of Anoka

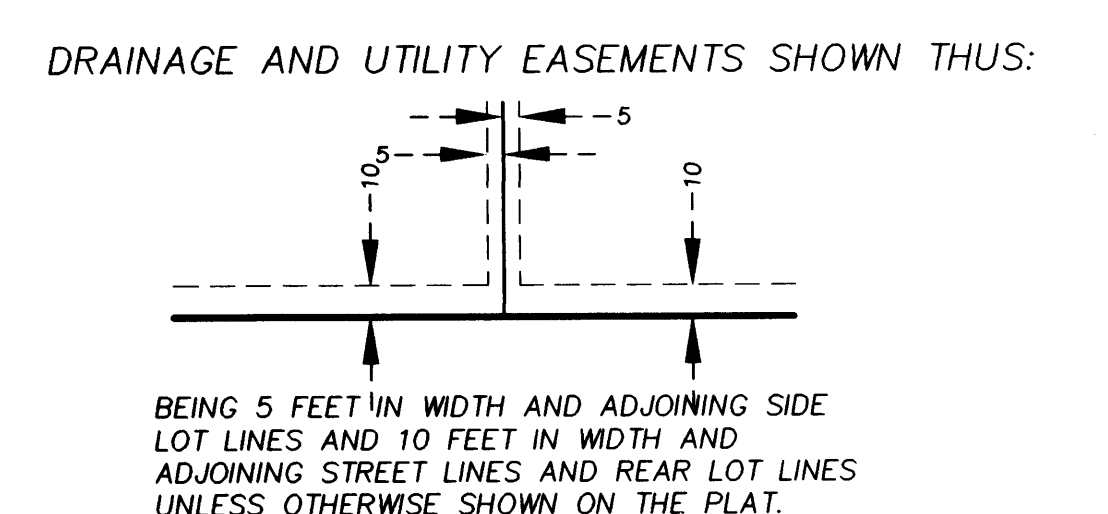
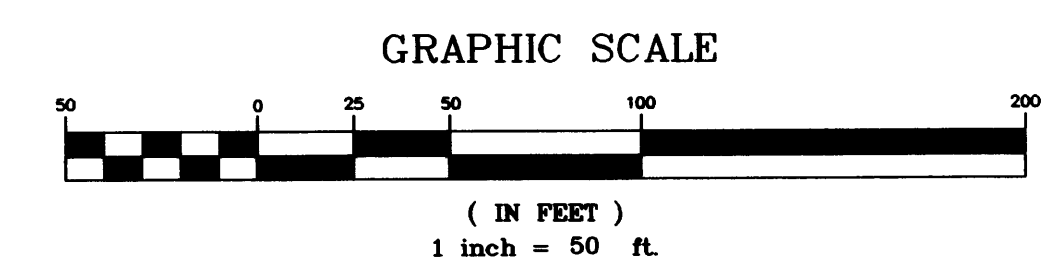
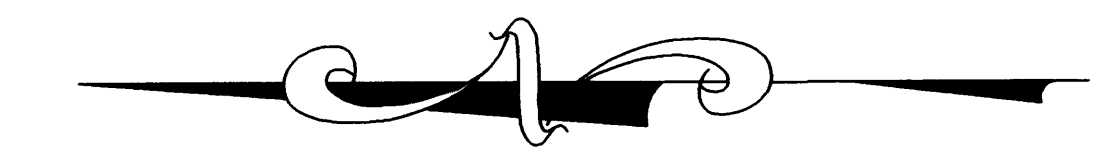
INSET DETAIL



Center line of Northwestern Bell Telephone Easement per Doc. 204724

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E.G. RUD & SONS, INC.
LAND SURVEYORS