

# HUSET PARK SENIOR LIVING

KNOW ALL PERSONS BY THESE PRESENTS: That Columbia Heights Leased Housing Associates I, LLLP, a Minnesota limited liability limited partnership, owner of the following described property:

Outlot A, HUSET PARK SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Lots 1 through 15, Block 90, COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, ANOKA COUNTY, MINNESOTA, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of Thirty-Eighth Avenue N.E. as dedicated in the plat of COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, ANOKA COUNTY, MINNESOTA, according to the recorded plat thereof, Anoka County, Minnesota, lying West of the Southerly extension of the Westerly right of way of Fifth Street N.E. and lying East of a line drawn from the Northwest corner of Lot 1, Block 90, said COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, ANOKA COUNTY, MINNESOTA to the Southwest corner of Block 98, said COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, ANOKA COUNTY, MINNESOTA.

Except that part included in the plat of HUSET PARK SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

The South 1159.70 feet of the following description:

That part of University Avenue (State Trunk Highway No. 47) lying North of the Westerly extension of the South line of Block 90, COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, ANOKA COUNTY, MINNESOTA, according to the recorded plat thereof, Anoka County, Minnesota, South of the South line of Fortieth Avenue N.E. and East of the following described line:

Beginning at the Southwest corner of said Block 90; thence South 89 degrees 56 minutes 00 seconds West, assumed bearing, along the Westerly extension of the South line of said Block 90 a distance of 32.00 feet; thence North 00 degrees 41 minutes 54 seconds West, a distance of 440.00 feet; thence North 00 degrees 59 minutes 24 seconds West, a distance of 585.00 feet; thence North 02 degrees 21 minutes 12 seconds West, a distance of 870.58 feet, more or less, to the South line of Fortieth Avenue N.E. and there terminating.

Except that part included in the plat of HUSET PARK SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Lot 4, together with those parts of Lots 3 and 5, AUDITOR'S SUBDIVISION NUMBER 50, according to the recorded plat thereof, Anoka County, Minnesota, being part of Block G, said COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, ANOKA COUNTY, MINNESOTA, according to the recorded plat thereof, Anoka County, Minnesota, which lie westerly, southerly and westerly of the following described "Line A":

"Line A" is described as commencing at the southeast corner of the Southwest Quarter of Section 35, Township 30 North, Range 24 West, Anoka County, Minnesota; thence westerly, on an assumed bearing of South 89 degrees 56 minutes 00 seconds West, along the south line of said Southwest Quarter, a distance of 897.67 feet; thence North 3 degrees 24 minutes 36 seconds East to the south line of said Block G and the point of beginning of "Line A" to be described; thence northeasterly a distance of 597.78 feet, along a tangential curve, concave to the southeast, having a radius of 1131.90 feet and a central angle of 30 degrees 15 minutes 32 seconds; thence South 56 degrees 59 minutes 53 seconds West, not tangent to the last described curve, a distance of 56.31 feet; thence South 68 degrees 22 minutes 23 seconds West a distance of 30.74 feet; thence northeasterly, along a non-tangential curve, concave to the southeast, having a radius of 815.00 feet to the north line of said Block G and said "Line A" there terminating. The center point of said curve bears South 54 degrees 49 minutes 25 seconds East from the point of beginning of said curve.

Has caused the same to be surveyed and platted as HUSET PARK SENIOR LIVING and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Columbia Heights Leased Housing Associates I, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its proper partner this 17<sup>th</sup> day of March, 2016.

COLUMBIA HEIGHTS LEASED HOUSING ASSOCIATES I, LLLP  
By: Columbia Heights Leased Housing Associates I, LLC, its general partner

By: [Signature]  
Mark S. Moorhouse, Senior Vice President

STATE OF Minnesota  
COUNTY OF Hennepin

This instrument was acknowledged before me this 17<sup>th</sup> day of March, 2016 by Mark S. Moorhouse, Senior Vice President of Columbia Heights Leased Housing Associates I, LLC, general partner of Columbia Heights Leased Housing Associates I, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

Signed: [Signature]

Printed: Jennifer Wiggins  
Notary Public, Hennepin County, MN  
My Commission expires 1-31-19

### SURVEYOR CERTIFICATE

I Max L. Stanislawski 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 this 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 17<sup>th</sup> day of MARCH, 2016

[Signature]  
Max L. Stanislawski, Licensed Land Surveyor  
Minnesota License No. 48988

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 17<sup>th</sup> day of MARCH, 2016 by Max L. Stanislawski.

Signed: [Signature]

Printed: SHARON F. MORIN  
Notary Public, Hennepin County, Minnesota  
My Commission expires January 31, 2020

### CITY COUNCIL, CITY OF COLUMBIA HEIGHTS, MINNESOTA

This plat of HUSET PARK SENIOR LIVING was approved and accepted by the City Council of the City of Columbia Heights, Minnesota at a regular meeting thereof held this 11<sup>th</sup> day of January, 2016, and said plat is in compliance with the provisions of Minnesota Statutes, Section 503.03, Subd. 2.

City Council, City of Columbia Heights, Minnesota  
By: [Signature], Mayor By: Kate Bruno, 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 8<sup>th</sup> day of SEPTEMBER, 2016.

[Signature]  
Larry D. Hjelm, Anoka County Surveyor

### COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2016 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 8 day of September, 2016.

[Signature]  
Jonell M. Sawyer  
Property Tax Administrator

By: [Signature], Deputy

### COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

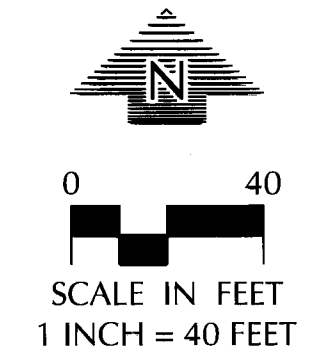
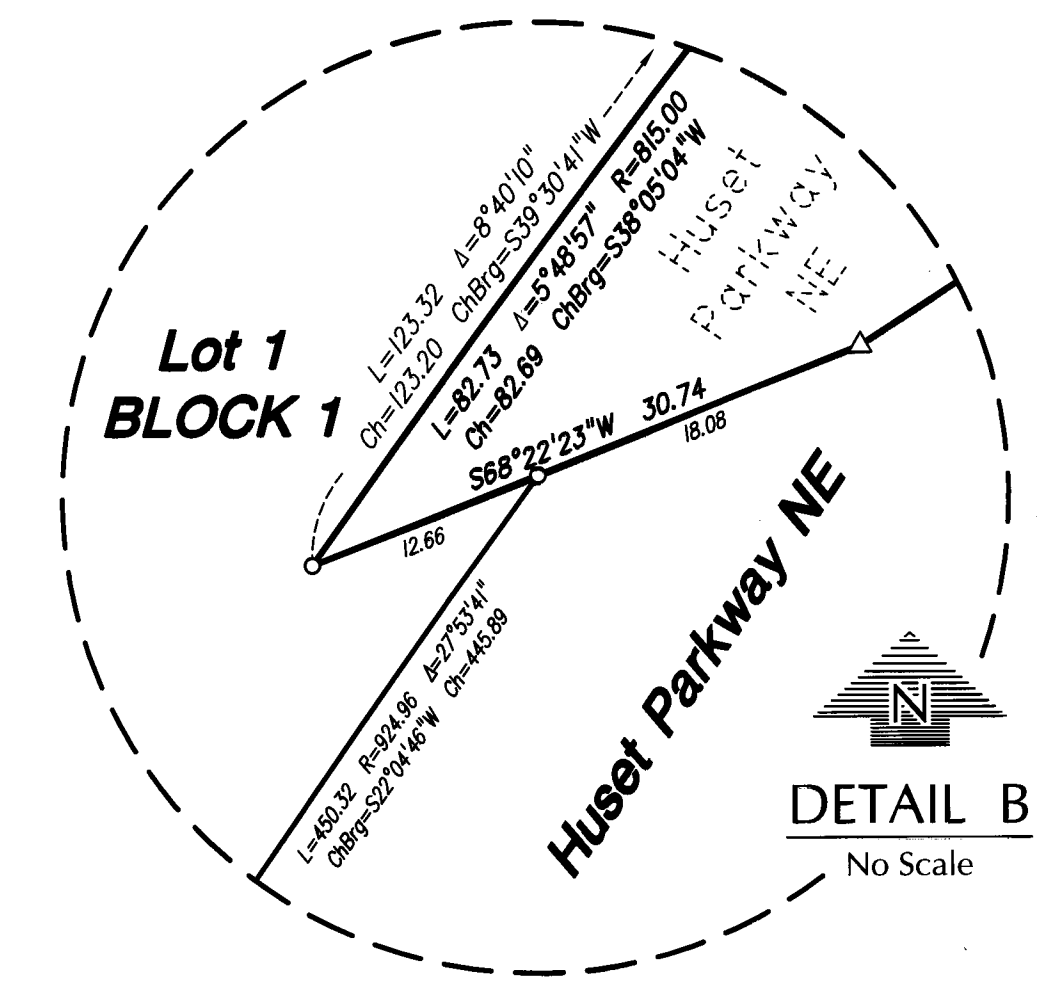
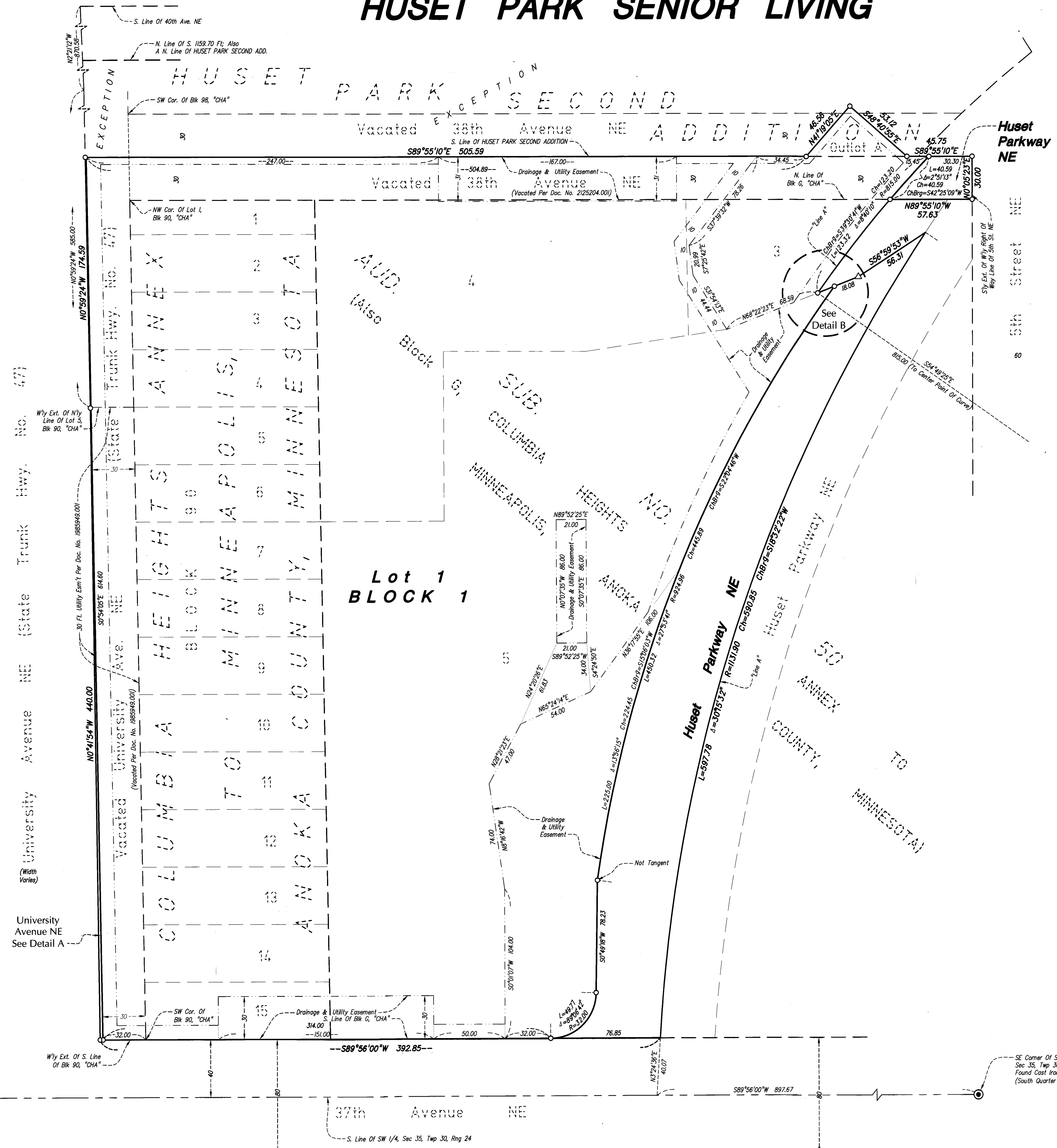
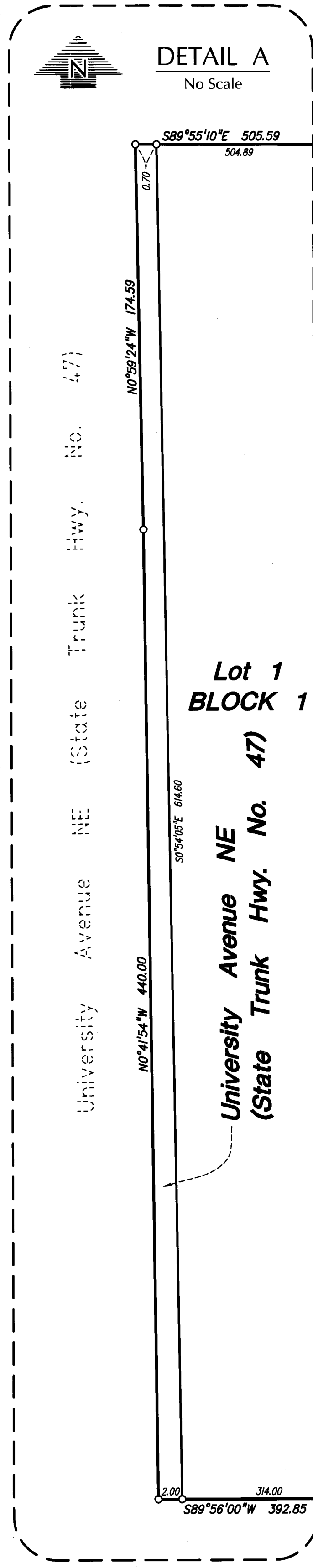
I hereby certify that this plat of HUSET PARK SENIOR LIVING was filed in the office of the County Recorder/Registrar of Titles for public record on this 8 day of September, 2016, at 7:31 o'clock A.M. and was duly recorded in Book 79 of AbsT Page 25, as Document Number 2148007.001.

[Signature]  
Jonell M. Sawyer  
County Recorder/Registrar of Titles

By: [Signature], Deputy

# HUSET PARK SENIOR LIVING

BK 79 of ABST PG 25 City of Columbia Heights  
County of Anoka  
Sec 35, Twp 30, Rng 24



FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SEC 35, TWP 30, RNG 24 HAS AN ASSUMED BEARING OF SOUTH 89°56'00\"/>

- DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "RLS 48988"
- △ DENOTES "PK NAIL" SET
- "CHA" DENOTES PLAT OF COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, ANOKA COUNTY, MINNESOTA

