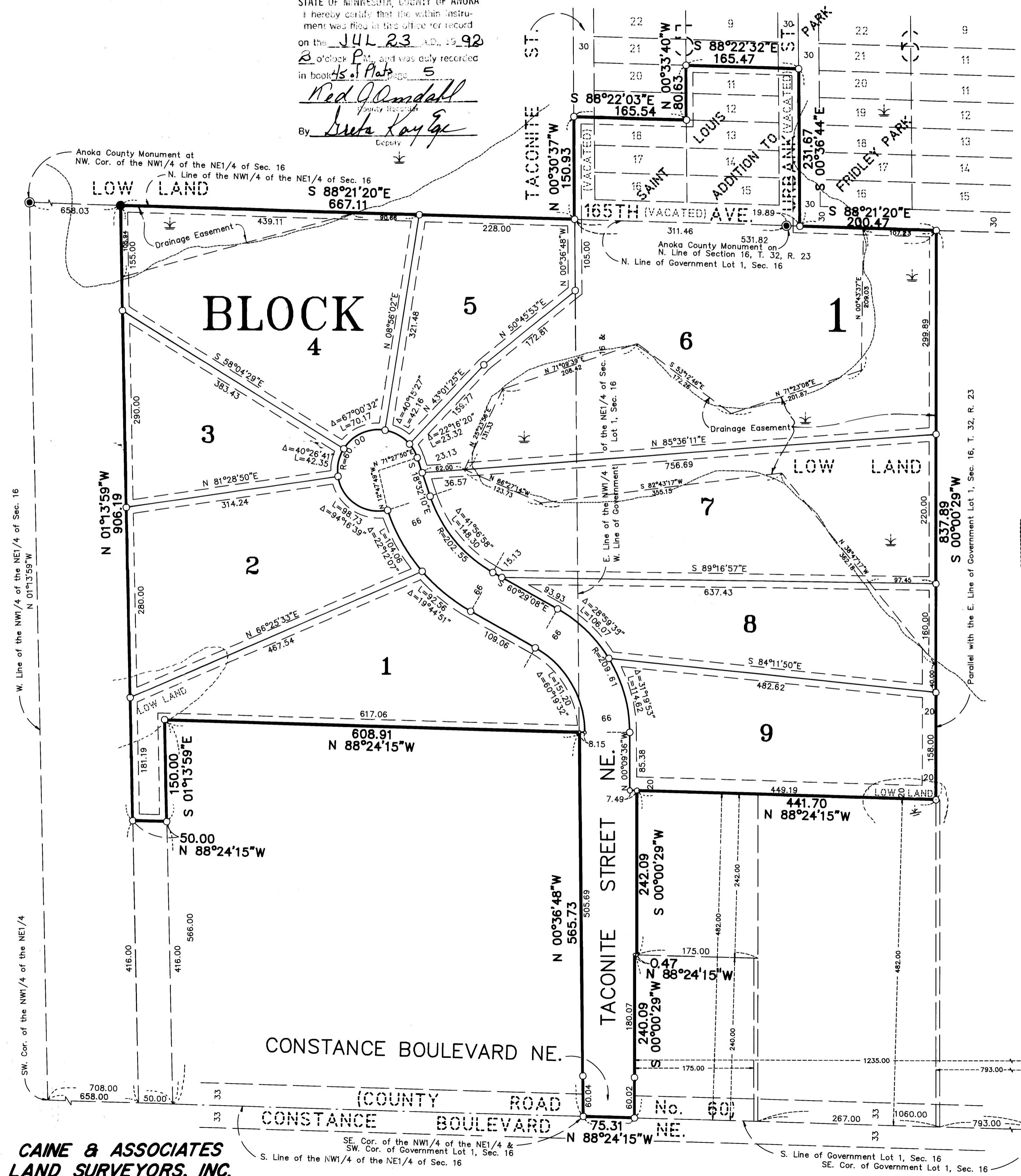


INDEPENDENT ESTATES PLAT 2

CITY OF HAM LAKE
COUNTY OF ANOKA

989999

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the JUL 23 A.D. 1992 at 8 o'clock P.M. and was duly recorded in book 15 of Plat 5
Red J. Omdahl
County Recorder
By Debra Kay Ge
Deputy



KNOW ALL PERSONS BY THESE PRESENTS: That Independent Realty, Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Northwest Quarter of the Northeast Quarter and that part of Government Lot 1, both in Section 16, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the southwest corner of said Government Lot 1; thence easterly along the south line thereof, a distance of 75.31 feet to a line distant 1235.00 feet westerly of, as measured at a right angle to and parallel with the east line of said Government Lot 1; thence northerly along said parallel line, a distance of 240.09 feet to a line distant 240.00 feet northerly of, as measured at a right angle to and parallel with the south line thereof; thence easterly along said parallel line, a distance of 0.47 feet to a line parallel with and distant 1235.00 feet westerly of the east line of said Government Lot 1, as measured along the south line thereof; thence northerly along said parallel line, a distance of 242.09 feet to a line distant 482.00 feet northerly of, as measured at a right angle to and parallel with the south line thereof; thence easterly along said parallel line, a distance of 441.70 feet to a line distant 793.00 feet westerly of, as measured at a right angle to and parallel with the east line thereof; thence northerly along said parallel line, a distance of 837.89 feet to the north line of said Government Lot 1; thence westerly along said north line and along the north line of said Northwest Quarter of the Northeast Quarter to a line parallel with and distant 658.00 feet easterly of the west line of said Northwest Quarter of the Northeast Quarter, as measured along the south line thereof; thence southerly along said parallel line, a distance of 906.19 feet to a line parallel with and distant 416.00 feet northerly of the south line thereof, as measured along the west line thereof; thence easterly along said parallel line, a distance of 50.00 feet; thence northerly, parallel with the west line of said Northwest Quarter of the Northeast Quarter, a distance of 150.00 feet; thence easterly, parallel with the south line thereof, a distance of 608.91 feet to the east line thereof; thence southerly along the east line thereof, a distance of 565.73 feet to the point of beginning.

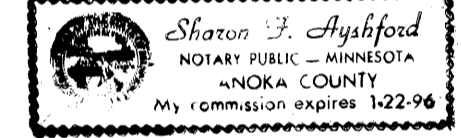
AND Lots 11, 12, 13, 14, 15, 16, 17 and 18, Block 5, SAINT LOUIS PARK ADDITION TO FRIDLEY PARK, according to the recorded plat thereof, Anoka County, Minnesota, Together with that part of vacated Taconite Street lying southerly of the westerly extension of the north line of said Lot 18, Block 5, that part of vacated 165th Avenue lying westerly of the center line of Urbank Street and that part of the West Half of vacated Urbank Street lying southerly of the easterly extension of the north line of said Lot 11, Block 5.

Have caused the same to be surveyed and platted as INDEPENDENT ESTATES PLAT 2 and do hereby donate and dedicate to the public for public use forever the Boulevard and Street as shown on the plat. Also dedicating the drainage and/or utility easements as shown on the plat. In witness whereof said Independent Realty, Inc. has caused these presents to be signed by its proper officer this 23rd day of July, 1992.

INDEPENDENT REALTY, INC.

Michael E. Kolodjski, President
Michael E. Kolodjski

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 23rd day of July, 1992, by Michael
COUNTY OF ANOKA) E. Kolodjski, president of Independent Realty, Inc., a Minnesota corporation, on behalf of the corporation.



Sharon J. Ayshford
Notary Public, Anoka County, Minnesota
My Commission expires 1-22-96

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as INDEPENDENT ESTATES PLAT 2; that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota Registration No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 21st day of July,
COUNTY OF ANOKA) 1992, by Jeffrey N. Caine, Land Surveyor.



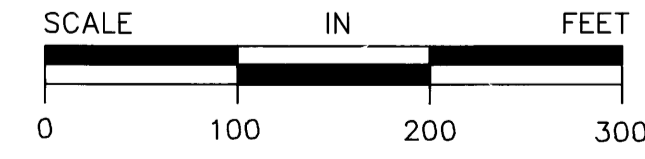
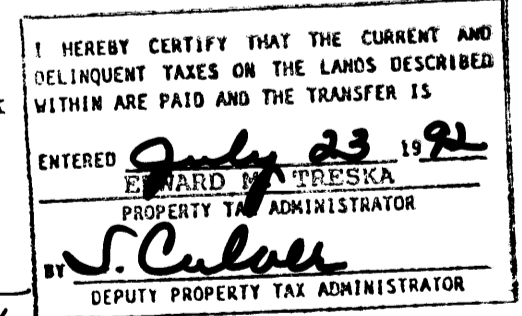
Nancy S. Caine
Notary Public, Anoka County, Minnesota
My Commission expires 9-22-92

CITY OF HAM LAKE
We hereby certify that the City Council of the City of Ham Lake, Anoka County, Minnesota, duly accepted and approved the plat of INDEPENDENT ESTATES PLAT 2 at a regular meeting held this 6th day of July, 1992. 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 Minn. Statutes, Section 505.03, Subd. 2.

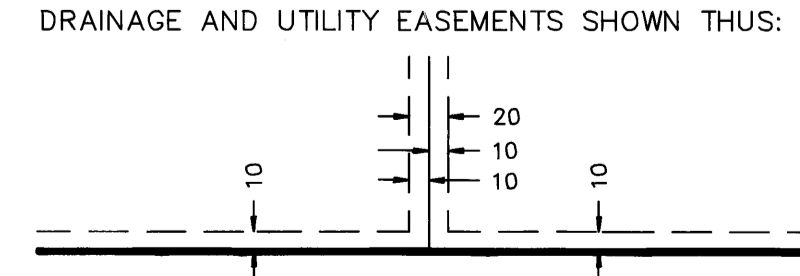
By Debra Kay Ge Mayor By Wain A. Nivala Clerk

Checked and approved this 23rd day of JULY, 1992.

By MERLYN D. ANDERSON by Larry D. Abin
Anoka County Surveyor deputy



SCALE: 1 INCH = 100 FEET
DENOTES 1/2 INCH IRON PIPE SET.
DENOTES ANOKA COUNTY MONUMENT.
NOTE: FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NW1/4 OF THE NE1/4 OF SEC. 16, T. 32, R. 23 IS ASSUMED TO BEAR S 88°21'20"E.



BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

Caine & Associates
Land Surveyors, Inc.