

INDUSTRIAL SPRING

Bk 72 of Abst. pg 40
City of Coon Rapids
County of Anoka, MN
Sec. 25, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That The Sizer Family Limited Liability Limited Partnership, a Minnesota limited liability limited partnership, fee owner 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 25, Township 31, Range 24, Anoka County, Minnesota, described as follows: Commencing at the most Northerly corner of Lot 3, Block 1, of the duly recorded plat of EVERGREEN INDUSTRIAL PARK NORTH 2ND ADDITION, said County; thence North 41 degrees 06 minutes 30 seconds West parallel with the centerline of Coon Rapids Boulevard, as the same is laid out, for a distance of 680 feet; thence South 71 degrees 05 minutes 08 seconds West for a distance of 364.64 feet; thence South 39 degrees 22 minutes 18 seconds East for a distance of 774.91 feet, more or less, to the most Westerly corner of said Lot 3, Block 1, EVERGREEN INDUSTRIAL PARK NORTH 2ND ADDITION, and the actual Point Of Beginning of the land to be hereby described: thence return North 39 degrees 22 minutes 18 seconds West along the last described course for a distance of 464.47 feet; thence South 34 degrees 00 minutes 20 seconds West for a distance of 433.82 feet, more or less, to Monument No. B27 as shown on the duly recorded plat of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-2, filed as Document No. 665920, and as corrected by Land Surveyor's Certificate Of Correction to Plat filed as Document No. 733276, files of said Anoka County Recorder; thence Southeasterly along the Northerly line of 94th Avenue as shown on said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-2, being a tangential curve concave to the South with a radius of 270.00 feet and a central angle of 25 degrees 46 minutes 51 seconds and a length of 121.49 feet to Monument No. B28 as shown on said plat; thence South 63 degrees 15 minutes 10 seconds East, along said Northerly line of 94th Avenue, and tangent to said last curve, for a distance of 239.56 feet to Monument No. B29 as shown on said plat; thence Southeasterly along said Northerly line of 94th Avenue, being a tangential curve concave to the Southwest with a radius of 270.00 feet for a central angle of 19 degrees 57 minutes 12 seconds, more or less, and a length of 94.03 feet, more or less to intersect the following described "Line A":

Commencing at the most Northerly corner of Lot 1, Block 4, of the duly recorded plat of EVERGREEN INDUSTRIAL PARK NORTH, said County; thence on an assumed bearing of South 56 degrees 14 minutes 49 seconds West along the Northwesterly line of said Lot 1, Block 4, for a distance of 214.52 feet to the most Westerly corner of said Lot 1, Block 4 and the actual Point of Beginning of said Line A, to be hereby described; thence Northwesterly along said Line A, being the Northwesterly extension of the Southwesterly line of said Lot 1, Block 4, and a curve concave to the Southwest with a radius of 3900.08 feet for a central angle of 4 degrees 04 minutes 49 seconds (the chord of said curve bears North 35 degrees 47 minutes 35 seconds West) and a length of 277.74 feet to a point to be hereafter known as "Point B" for the purposes of this description and there terminate said Line A:

Thence, from said point of intersection with Line A, Northwesterly along said Line A for a distance of 59.11 feet, more or less, to said Point B; thence North 37 degrees 50 minutes 00 seconds West, tangent to said Line A, for a distance of 26.81 feet, more or less, to intersect the Southwesterly extension of the Northwesterly line of said Lot 3, Block 1, EVERGREEN INDUSTRIAL PARK NORTH 2ND ADDITION; thence North 55 degrees 42 minutes 43 seconds East along said Southwesterly extension for a distance of 221.34 feet, more or less, to the Point of Beginning.

For the purposes of this description said Northwesterly line of Lot 1, Block 4, EVERGREEN INDUSTRIAL PARK NORTH, is assumed to bear South 56 degrees 14 minutes 49 seconds West.

AND

Lot 2, Block 1, EVERGREEN COMMERCIAL SECOND ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as INDUSTRIAL SPRING and does hereby donate and dedicate to the public for the public use forever the easements for drainage and utility purposes only, as shown on this plat. And also dedicating to the Minnesota Department of Transportation the right of access onto State Trunk Highway Number 610.

In witness whereof said The Sizer Family Limited Liability Limited Partnership, a Minnesota limited liability limited partnership has caused these presents to be signed by its proper officer this 26th day of November, 2006.

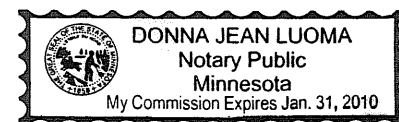
The Sizer Family Limited Liability Limited Partnership

By: Gerald R. Sizer
Gerald R. Sizer, as President.

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 26th day of October, 2006, by Gerald R. Sizer as President of The Sizer Family Limited Liability Limited Partnership, a Minnesota limited liability limited partnership, on behalf of said partnership.

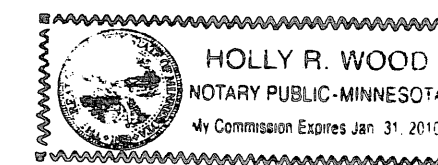
Donna J. Luoma Notary Public
Anoka County, Minnesota
My Commission expires: Jan 31, 2010



I hereby certify that I have surveyed and platted the property described in this plat as INDUSTRIAL SPRING 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 as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.

Kelly L. Jordan
Kelly L. Jordan, Land Surveyor
Minnesota License No. 42648

State of Minnesota, County of Sherburne
The foregoing instrument was acknowledged before me this 26th day of October, 2006 by Kelly L. Jordan, Land Surveyor, Minnesota License No. 42648.



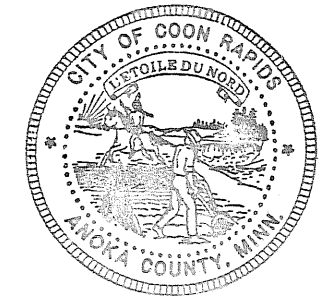
Holly R. Wood Notary Public
Sherburne County, Minnesota
My Commission expires: January 31, 2010

The plat of INDUSTRIAL SPRING was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 15th day of September, 2006.

By: Donna M. Naeve Chairman

The plat of INDUSTRIAL SPRING was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 15th day of September, 2006. 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.

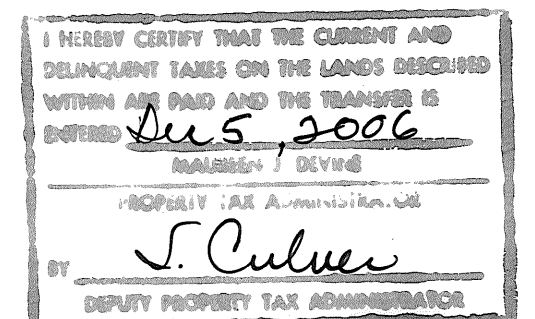
By: Jim Howe Mayor
Attest: Jon A. Anderson Clerk



This plat has been checked and approved this 5th day of DECEMBER, 2006.

Ferry D. Hein Anoka County Surveyor

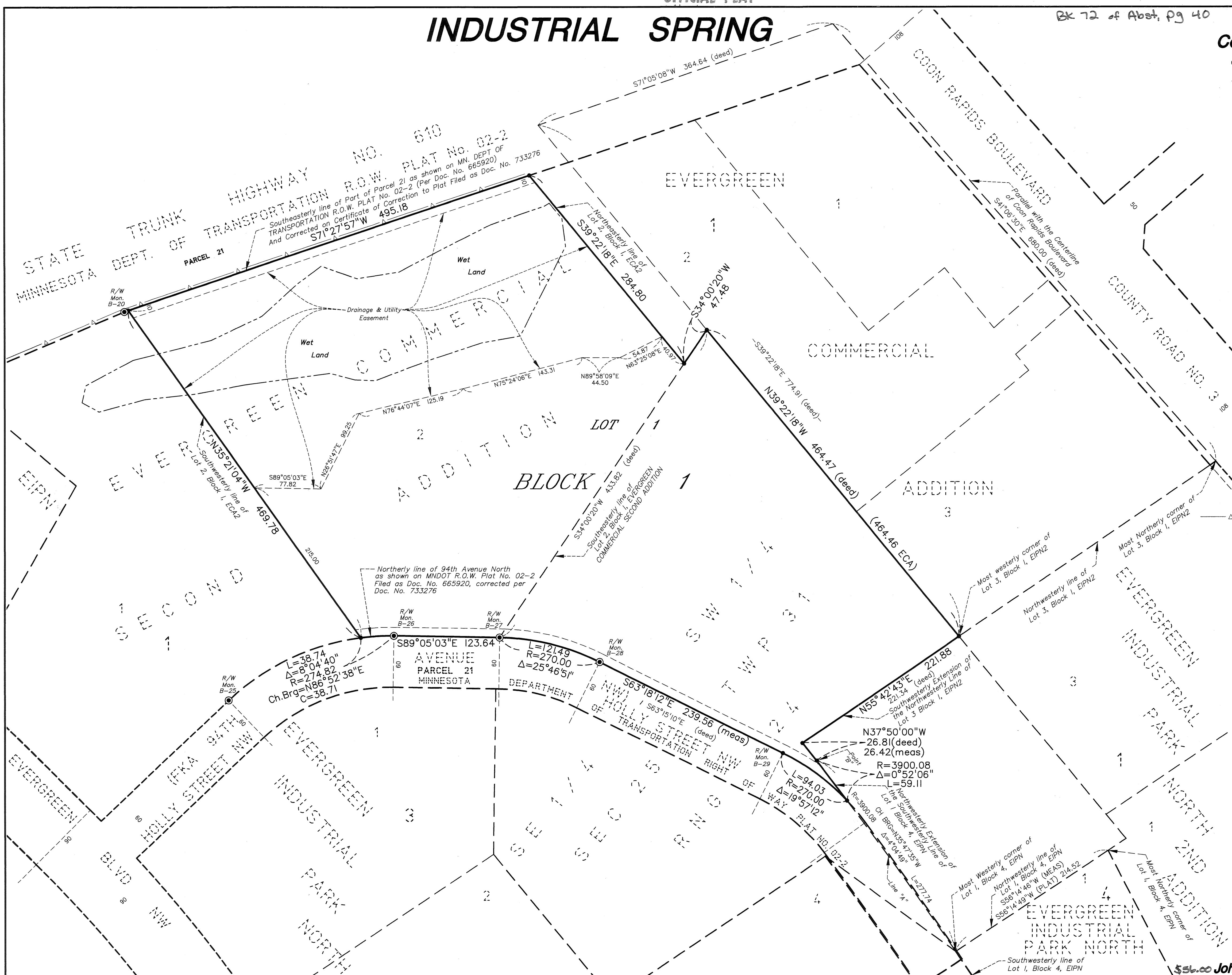
1987510.001
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 5th December A.D., 2006 at 9:41 o'clock A.M., and was duly recorded in Book 12 Abst page 40
Maurice J. Denis
County Recorder
By: MOT



\$56.00

INDUSTRIAL SPRING

City of Coon Rapids
County of Anoka, MN
Sec. 25, T. 31, R. 24



Drainage and Utility Easements are shown thus:

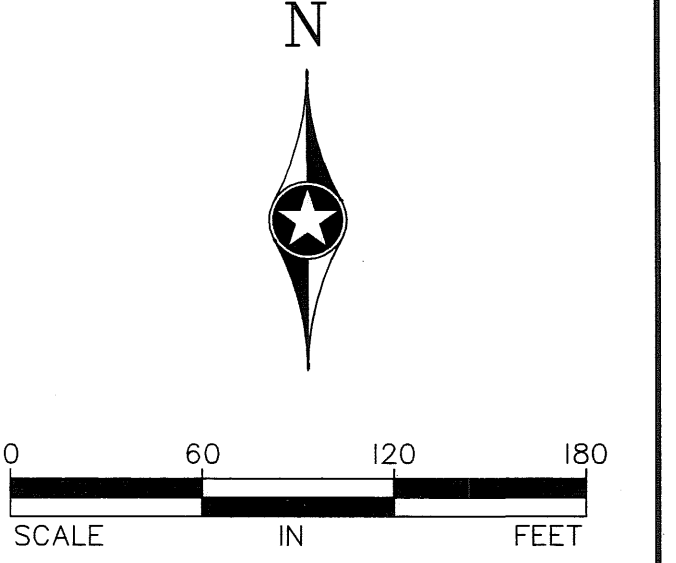
Being 10 feet in width and adjoining right-of-way lines, unless otherwise shown on the plat

△ Indicates Restricted Access Dedicated to the State of Minnesota

For the purposes of this plat, the Southwesterly line of Lot 2, Block 1 EVERGREEN COMMERCIAL SECOND ADDITION is assumed to bear North 35 degrees 21 minutes 04 seconds West.

- Denotes 1/2 Inch x 14 Inch Iron Pipe Set With A Plastic Cap Marked R.L.S. Number 21729
- Denotes Iron Monument Found
- ⊙ Denotes a MNDOT Right of Way Monument found.

- EIPN Denotes distances per Evergreen Industrial Park North
- EIPN2 Denotes distances per Evergreen Industrial Park North Second Addition
- ECA Denotes distances per Evergreen Commercial Addition
- ECA2 Denotes distances per Evergreen Commercial Second Addition



\$56.00 John Oliver & Associates, Inc.