

1924389

OFFICIAL PLAT

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the public instrument
was filed in the public record
on the 20 day of May, A.D., 2004
at 12:25 o'clock P.M. and was duly recorded
in Book 67, Abstr. 27
Maurice J. Dennis
County Recorder
By BJC

LARSON'S COMMERCIAL PARK

Book #67 Abstr Page #27

City of Ham Lake
County of Anoka
Sec. 32, Twp. 32, Rge. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Larson Bros., a Minnesota Partnership, owner and proprietor, and 21st Century Bank, a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

Outlot A and Outlot B, TOWNHOMES OF HERITAGE OAKS, according to the recorded plat thereof, Anoka County, Minnesota.

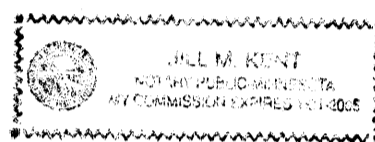
Have caused the same to be surveyed and platted as LARSON'S COMMERCIAL PARK and do hereby donate and dedicate to the public for public use forever the drainage and utility easements as shown on the plat. Also dedicating to the State of Minnesota the right of access onto State Trunk Highway No. 65 as shown on the plat. In witness whereof said Larson Bros., has caused these presents to be signed by its proper partners this 20 day of March, 2004. Also in witness whereof said 21st Century Bank has caused these presents to be signed by its proper officers this 20 day of March, 2004.

LARSON BROS.

Gary E. Larson, as a partner
James W. Larson, as a partner

21ST CENTURY BANK
James W. Lindberg as SVP
Nancy K. Braastad as VP

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 20th day of March, 2004, by Gary E. Larson, as COUNTY OF ANOKA a partner and James W. Larson, as a partner of Larson Bros., a Minnesota Partnership, on behalf of the partnership.



Jill M. Kent
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-05

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 26 day of March, 2004, by James W. Lindberg COUNTY OF ANOKA as Sr. Vice Pres. and Nancy K. Braastad as Vice President of 21st Century Bank, a Minnesota corporation, on behalf of the corporation.

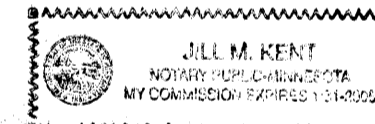


Terry W. Guetta
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-05

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as LARSON'S COMMERCIAL PARK; that this 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 all monuments have been correctly placed in the ground as shown, or shall be correctly placed in the ground within one year after the recording date of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated on said plat other than as shown thereon.

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

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 23rd day of March, 2004, by Jeffrey N. Caine, Land Surveyor. COUNTY OF ANOKA



Jill M. Kent
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-05

CITY OF HAM LAKE

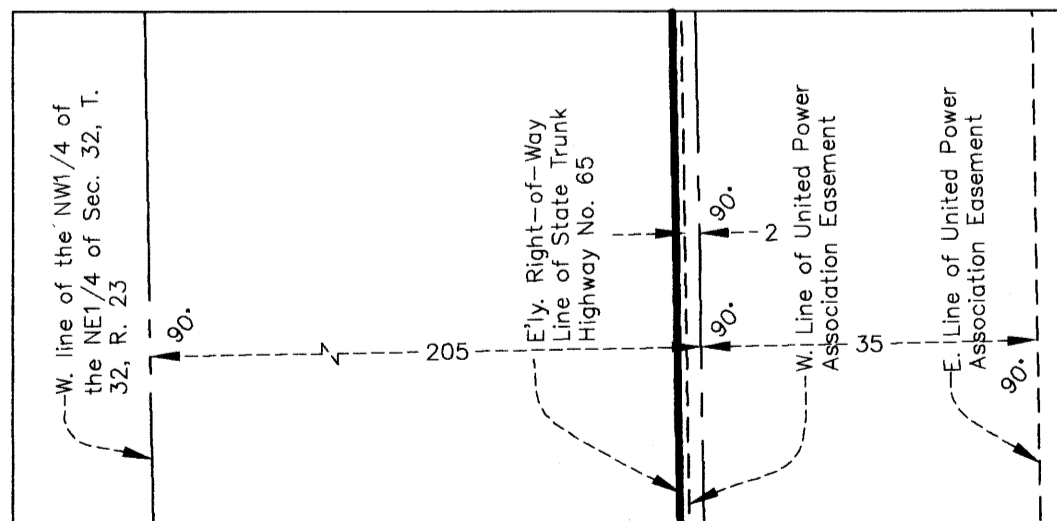
We hereby certify that the City Council of the City of Ham Lake, Anoka County, Minnesota, duly accepted and approved the plat of LARSON'S COMMERCIAL PARK at a regular meeting held this 17 day of February, 2004. If applicable, the written comments and recommendations of the Commissioner of Transportation 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 Mayor By Elaine A. Niska Clerk

Checked and approved this 20th day of MAY, 2004

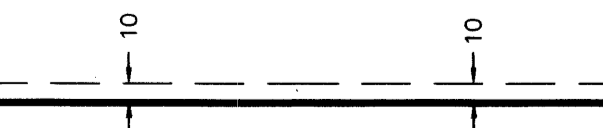
By Anoka County Surveyor

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
Maurice J. Dennis
PROPERTY TAX ADMINISTRATOR
BY
Deputy Property Tax Administrator



DETAIL - SCALE: 1 INCH = 20 FEET

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET WIDE AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

- DENOTES FOUND MONUMENT.
- ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE, WHETHER SHOWN ON THIS PLAT OR NOT, WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2" INCH BY 14 INCH IRON PIPE MARKED BY RLS 12251.
- DENOTES ANOKA COUNTY MONUMENT.
- ▲— DENOTES "RIGHT OF ACCESS" DEDICATED TO THE STATE OF MINNESOTA.

