

LARSON'S HERITAGE OAKS WEST

City of Ham Lake
County of Anoka
Sec. 32 & 33, T. 32; R. 23

Book 63 PAGE 49

KNOW ALL PERSONS BY THESE PRESENTS: That Larson Bros. Partnership, 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:

The East Half of the Northeast Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota, EXCEPT that part thereof described as follows:

Commencing at a point on the south line thereof, distant 981.00 feet east of the southwest corner thereof, for the purposes of this description, said south line is assumed to bear East; thence North 01 degree 04 minutes 00 seconds West a distance of 532.88 feet; thence on a bearing of West, parallel with said south line a distance of 986.89 feet to the point of beginning of the tract of land to be described at the point of intersection with the west line of said East Half of the Northeast Quarter; thence return East along said parallel line a distance of 710.00 feet; thence North 01 degree 04 minutes 00 seconds West a distance of 200.03 feet; thence on a bearing of East a distance of 342.91 feet; thence North 01 degree 04 minutes 00 seconds West a distance of 10.51 feet; thence northerly a distance of 118.61 feet along a curve not tangential with the last described line, said curve is concave to the west, having a radius of 60.00 feet, a central angle of 113 degrees 15 minutes 58 seconds and the chord of said curve bears North 1 degree 04 minutes 00 seconds West; thence North 1 degree 04 minutes 00 seconds West, not tangent to said curve, a distance of 193.20 feet; thence northerly along a tangential curve concave to the west, having a radius of 366.00 feet and a central angle of 35 degrees 03 minutes 30 seconds, a distance of 223.95 feet; thence North 36 degrees 07 minutes 30 seconds West, tangent to said curve, a distance of 182.60 feet; thence North 53 degrees 52 minutes 30 seconds East a distance of 13.74 feet; thence northeasterly along a tangential curve concave to the northwest, having a radius of 833.00 feet and a central angle of 11 degrees 28 minutes 44 seconds, a distance of 166.89 feet; thence South 44 degrees 36 minutes 24 seconds East, not tangent to said curve, a distance of 106.85 feet; thence South 73 degrees 02 minutes 16 seconds East a distance of 170.52 feet; thence North 54 degrees 45 minutes 44 seconds East a distance of 87.28 feet to a point on the east line of said East Half of the Northeast Quarter, distant 102.37 feet northerly of the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 32; thence South 02 degrees 10 minutes 38 seconds East, along the east line of said East Half of the Northeast Quarter, a distance of 1438.00 feet to the southeast corner thereof; thence on a bearing of West, along the south line thereof, a distance of 1348.97 feet to the southwest corner thereof; thence North 01 degree 42 minutes 00 seconds West, along the west line of said East Half of the Northeast Quarter, a distance of 533.02 feet to the point of beginning.

AND

That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 32, Range 23, Anoka County, Minnesota, lying northerly of the following described line:

Beginning at the southeast corner of the north 1150.00 feet thereof; thence westerly along the south line of said north 1150.00 feet, a distance of 1210.00 feet; thence southwesterly a distance of 138.41 feet to a point on the west line of said Northwest Quarter of the Northwest Quarter distant 102.37 feet northerly of the southwest corner thereof, and said line there terminating.

AND That Larson Bros. Partnership, a Minnesota Partnership, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of Lot 4, Block 2, ENTERPRISE PLAZA, according to the recorded plat thereof, Anoka County, Minnesota, lying within the circumference of a 60.00 foot radius circle, the center of said circle being a point on the east line of said Lot 4 distant 188.40 feet southerly of the northeast corner thereof.

AND

That part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the southeast corner thereof; thence North 41 degrees 12 minutes 22 seconds West a distance of 58.60 feet, for the purposes of this description, the east line of said Northwest Quarter of the Northeast Quarter is assumed to bear North 01 degree 24 minutes 07 seconds West; thence North 07 degrees 50 minutes 21 seconds West a distance of 60.00 feet to a point to be hereinafter referred to as Point A; thence North 46 degrees 06 minutes 13 seconds East a distance of 60.00 feet to the east line of said Northwest Quarter of the Northeast Quarter; thence South 01 degree 24 minutes 07 seconds East a distance of 145.17 feet to the point of beginning.

AND

That part of said Northwest Quarter of the Northeast Quarter which lies within the circumference of a 60.00 foot radius circle, the center of said circle being said Point A.

Have caused the same to be surveyed and platted as LARSON'S HERITAGE OAKS WEST and do hereby donate and dedicate to the public for public use forever the avenue, lane, street, and drainage and utility easements as shown on the plat. In witness whereof said Larson Bros. Partnership, has caused these presents to be signed by its proper partners this 12th day of November, 2002. Also in witness whereof said 21st Century Bank has caused these presents to be signed by its proper officers this 12th day of November, 2002.

LARSON BROS. PARTNERSHIP

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

21ST CENTURY BANK

James W. Larson as SUP
Nancy K. Brestad as VP

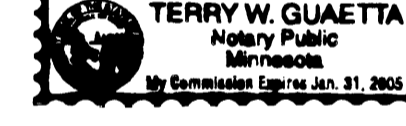
STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 12th day of November, 2002, by Gary E. Larson, as COUNTY OF Anoka a partner and James W. Larson, as a partner of Larson Bros. Partnership, a Minnesota Partnership, on behalf of the partnership.

Terry W. Gjaetta
Notary Public, Anoka County, Minnesota
My Commission expires 1/31/05



STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 12th day of November, 2002, by James H. Dahlberg COUNTY OF Anoka as Chairman and Nancy K. Brestad as Vice President of 21st Century Bank, a Minnesota corporation, on behalf of the corporation.

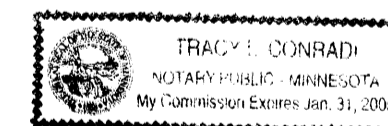
Terry W. Gjaetta
Notary Public, Anoka County, Minnesota
My Commission expires 1/31/05



I hereby certify that I have surveyed and platted the land described in the dedication on this plat as LARSON'S HERITAGE OAKS WEST; 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 7th day of November, 2002, by COUNTY OF ANOKA) Jeffrey N. Caine, Land Surveyor.



Tracy R. Conradi
Notary Public, Anoka County, Minnesota
My Commission expires 1-31-06

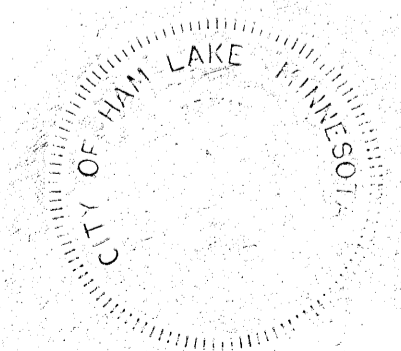
CITY OF HAM LAKE

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 HERITAGE OAKS WEST at a regular meeting held this 21st day of October, 2002. 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 Sam Mayor By Heini A. Niisala Clerk

Checked and approved this 15th day of NOVEMBER, 2002.
By Gary D. ...
Anoka County Surveyor

Nov 15, 2002
S. Culver



CAINE & ASSOCIATES
LAND SURVEYORS
A SUBSIDIARY OF RLK-KUUSISTO, LTD.

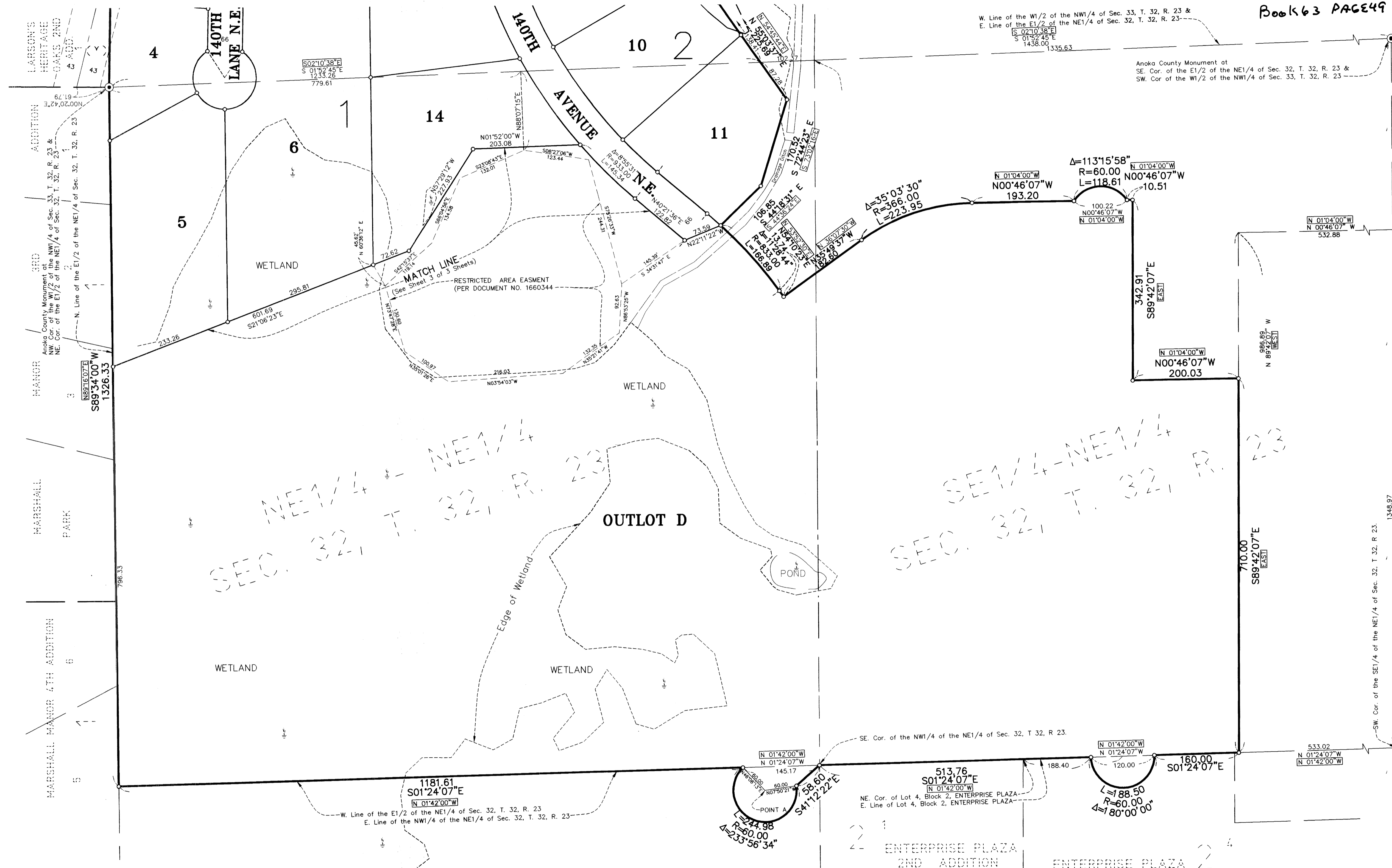
RECEIPT # 2002137649 / \$ 1025.00

1731262
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 15 NOV AD, 2002 at 1:55 o'clock P. M., and was duly recorded in book 63 page 49
MAURSEEN J. DEVLIN
County Recorder
JMH
This day

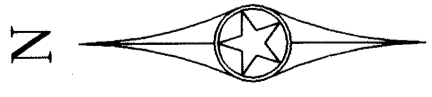
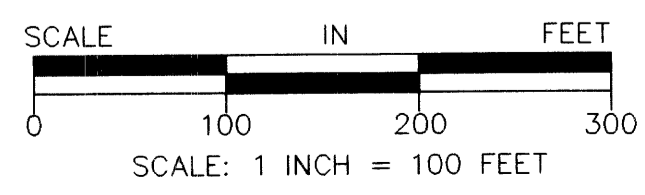
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- DENOTES FOUND MONUMENT.
- DENOTES A MONUMENT REQUIRED BY MINNESOTA STATE STATUTE AND WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2" INCH BY 1 1/2" INCH BY 14 INCH IRON PIPE MARKED BY RLS 12251.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.



[EAST] DENOTES BEARING BASED ON AN ASSUMED BEARING OF EAST ALONG THE SOUTH LINE OF THE E1/2 OF THE NE1/4 OF SEC. 32, T. 32, R. 23

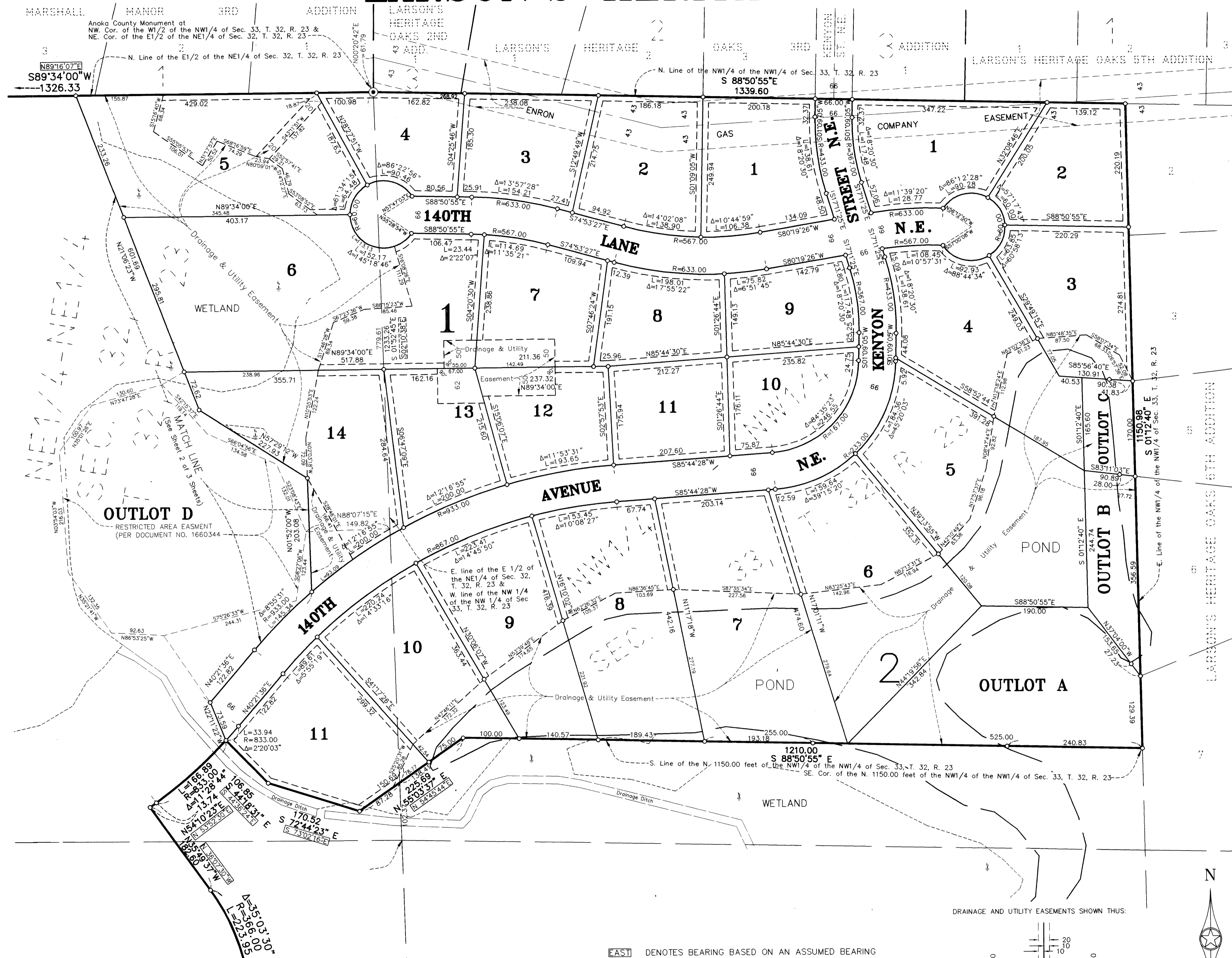
NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE E1/2 OF THE NE1/4 OF SEC. 32, T. 32, R. 23 IS ASSUMED TO BEAR S 89°42'07"E.

CAINE & ASSOCIATES
LAND SURVEYORS
A SUBSIDIARY OF RLK-KUUSISTO, LTD.

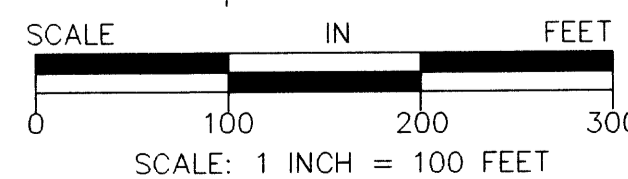
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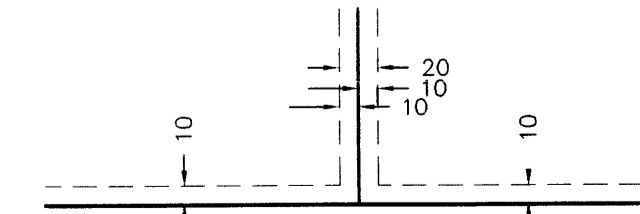
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EAST DENOTES BEARING BASED ON AN ASSUMED BEARING OF EAST ALONG THE SOUTH LINE OF THE E1/2 OF THE NE1/4 OF SEC. 32, T. 32, R. 23

NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE E1/2 OF THE NE1/4 OF SEC. 32, T. 32, R. 23 IS ASSUMED TO BEAR S 89°42'07"E.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



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



CAINE & ASSOCIATES
LAND SURVEYORS
A SUBSIDIARY OF RLK-KUUSISTO, LTD.