

LINO LAKES COMMERCIAL DEVELOPMENT

BK 61 Pg 47

CITY OF LINO LAKES
COUNTY OF ANOKA, MINNESOTA
SEC. 8 & SEC. 17, T. 31 N, R. 22 W

OFFICIAL PLAT

KNOW ALL PERSONS BY THESE PRESENTS: That JADT Development Group, LLC, a Minnesota limited liability company, fee owner and Lino Lakes State Bank, a Minnesota corporation, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4) of Section Eight (8), Township Thirty-one (31), Range Twenty-two (22), that is described as follows:

Commencing at the intersection of the South line of said Section Eight (8), and the East line of State Highway No. 8 as the same is now laid out and traveled (according to Parcel 25, Document No. 345052); thence continuing in a Northeasterly direction along the east line of said Highway No. 8, a distance of two hundred thirty-five (235) feet to the actual point of beginning; thence continuing in a Northeasterly direction along the east line of said Highway No. 8, a distance of two hundred nine (209) feet; thence continuing Easterly and parallel to the South line of said Section Eight (8), a distance of four hundred thirteen (413) feet; thence continuing in a Southwesterly direction and parallel to the first course a distance of two hundred nine (209) feet; thence continuing Westerly and parallel to the second course a distance of four hundred thirteen (413) feet to the actual point of beginning, Anoka County, Minnesota. EXCEPT the following described property:

Commencing at said intersection of the South line of Section 8 and the east line of County State Aid Highway No. 23 (formerly known as State Highway No. 8); thence on an assumed bearing of North 25 degrees 20 minutes 54 seconds East a distance of 309.52 feet along said east right-of-way line to the point of beginning of the land to be described; thence continuing North 25 degrees 20 minutes 54 seconds East, along said east line, a distance of 134.48 feet; thence South 89 degrees 12 minutes 02 seconds East, parallel with said south line of Section 8, a distance of 413.00 feet; thence South 25 degrees 20 minutes 54 seconds West, parallel with said east right-of-way line, a distance of 209.00 feet; thence North 89 degrees 12 minutes 02 seconds West, parallel with said south line of Section 8, a distance of 121.53 feet; thence northwesterly a distance of 272.12 feet along a tangential curve concave northeasterly having a central angle of 29 degrees 10 minutes 16 seconds and a radius of 534.47 feet to the point of beginning.

AND Except that part of the above described property lying within in Parcel 2, Anoka County Highway Right-of-Way Plat No. 17.

AND all that part of the South Half of Section 8, Township 31 North, Range 22 West, Anoka County, Minnesota, beginning at the intersection of the South line of Section 8, Township 31 North, Range 22 west, Anoka County, Minnesota, with the Easterly right-of-way line of Minnesota Highway No. 8 (according to Parcel 25, Document No. 345052); thence Northeasterly along said easterly right-of-way line of Minnesota Highway No. 8 for 235 feet; thence East and parallel with said South line of Section 8 for 1225 feet, more or less to its intersection with the Northwesterly right-of-way line of Minnesota Interstate Highway No. 35W; thence Southwesterly along said Northwesterly right-of-way line of Minnesota Interstate No. 35W for 494 feet, more or less to its intersection with said South line of Section No. 8; thence West along said South line of Section 8 for 880 feet, more or less to the point of beginning.

Except that part of the above described property lying within Parcel 1, Anoka County Right-of-Way plat No. 17.

AND all that part of the North Half of the Northeast Quarter of Section 17, Township 31 North, Range 22 West, lying Northwesterly of the right-of-way of Minnesota Interstate Highway No. 35W and Southeasterly of Minnesota Highway No. 8.

Have caused the same to surveyed and platted as LINO LAKES COMMERCIAL DEVELOPMENT and do hereby donate and dedicate to the public for public use forever the drive and the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said JADT Development Group, LLC, a Minnesota Limited liability company, has caused these presents to be signed by its proper officers this 17 day of DECEMBER, 2001.

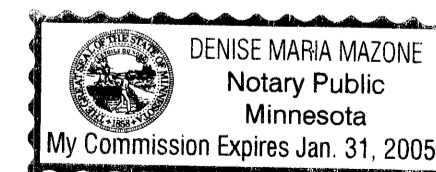
JADT Development Group, LLC

Timothy Bayler as President
----- as -----

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 17th day of December, 2001, by Timothy Bayler, as President and ----- of JADT Development Group, LLC, a Minnesota limited liability company, on behalf of the company.

Denise Maria Mazone
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2005.



In witness whereof said Lino Lakes State Bank, a Minnesota corporation, has caused these presents to be signed by its proper officers this 17th day of December, 2001.

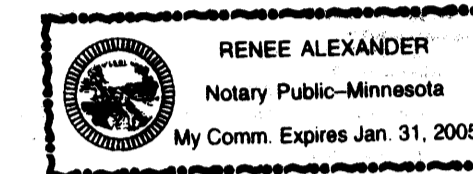
Lino Lakes State Bank

[Signature] as President
Charlotte LaVallee as Vice President

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 17th day of December, 2001, by John J. Milbauer as President and Charlotte LaVallee as Vice President of Lino Lakes State Bank, a Minnesota corporation, on behalf of the corporation.

Renee Alexander
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2005



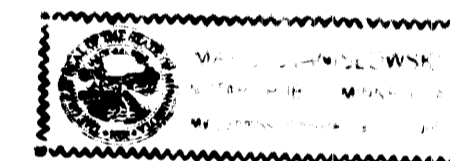
I hereby certify that I have surveyed and platted the property described on this plat as LINO LAKES COMMERCIAL DEVELOPMENT; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be placed as required by the local government unit; that the outside boundary lines are correctly designated on this plat and that there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd.1, or public highways to be designated other than as shown on said plat.

Paul A. Johnson
Paul A. Johnson, Land Surveyor, Minn. Lic. No. 10938

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 17th day of DECEMBER, 2001, by Paul A. Johnson, Land Surveyor.

W. J. [Signature]
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2005



The plat of LINO LAKES COMMERCIAL DEVELOPMENT was approved and accepted by the City Council of the City of Lino Lakes, Minnesota, at a regular meeting thereof held this 26th day of November, 2001. 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 had elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

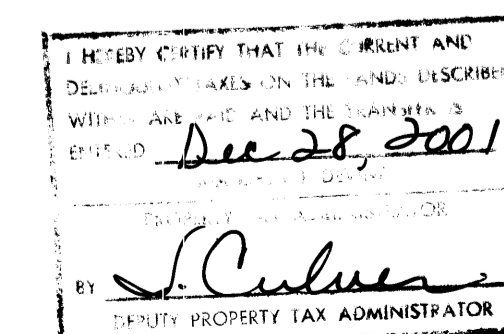
By: [Signature]
Mayor

By: [Signature]
Clerk

This plat has been checked and approved this 21st day of December, 2001.

By: Larry D. [Signature]
Anoka County Surveyor

1632650 BK 61 Pg 47
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that this instrument was filed in the
on the Dec 28, 2001 D.,
8:30 o'clock A. M., and was duly recorded
in book 61 page 47
Manon J. [Signature]
County Recorder
By: [Signature]
Denise



Receipt # 200125755 \$ 135.00

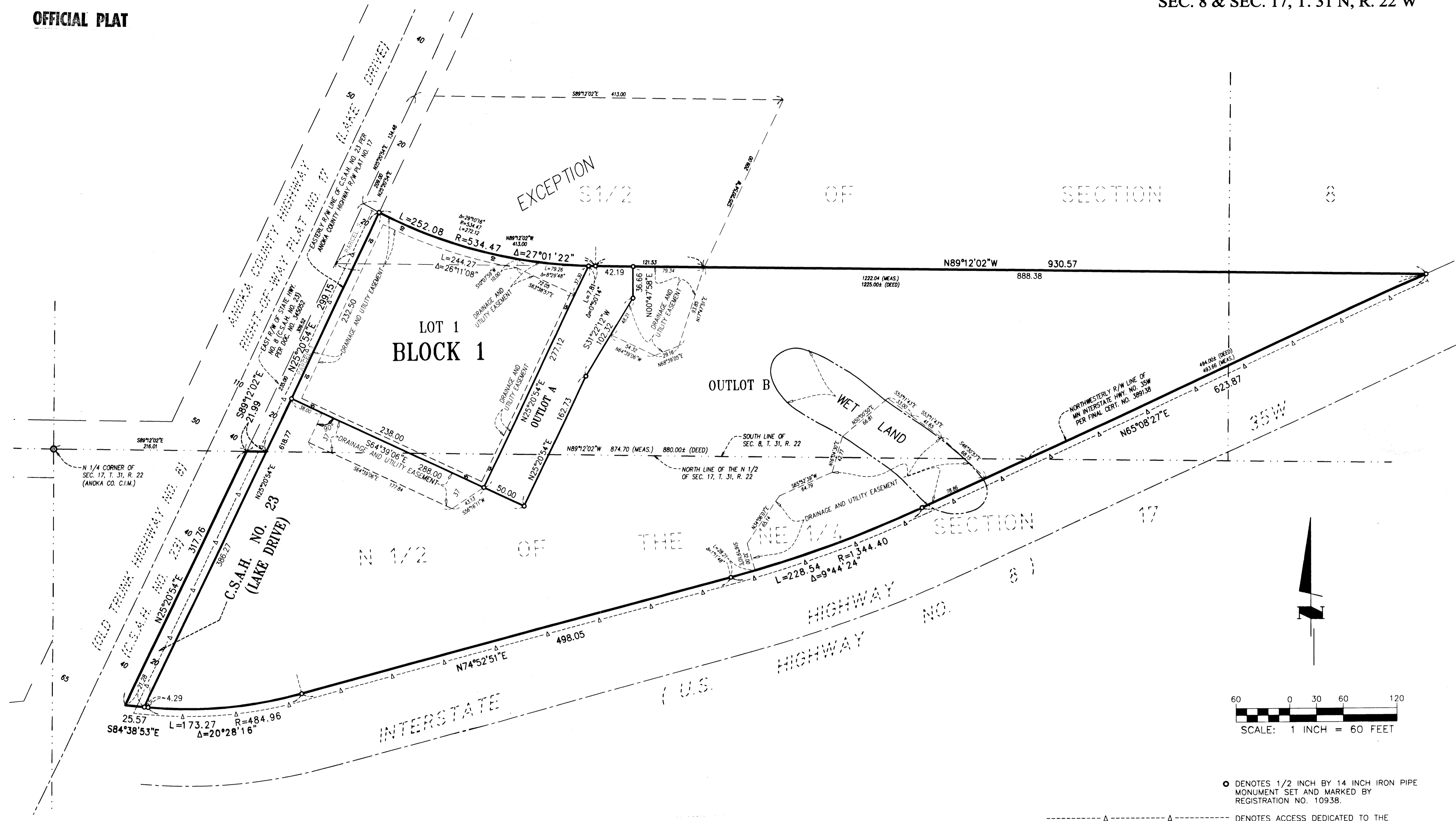
McCOMBS FRANK ROOS ASSOCIATES, INC.
ENGINEERS AND LAND SURVEYORS

LINO LAKES COMMERCIAL DEVELOPMENT

OFFICIAL PLAT

BK 61 P 347

CITY OF LINO LAKES
 COUNTY OF ANOKA, MINNESOTA
 SEC. 8 & SEC. 17, T. 31 N, R. 22 W



○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY REGISTRATION NO. 10938.
 ----- Δ ----- DENOTES ACCESS DEDICATED TO THE COUNTY OF ANOKA
 FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF SEC. 8, T. 31 N, R. 22 W IS ASSUMED TO BEAR S 89°12'02" E

McCOMBS FRANK ROOS ASSOCIATES, INC.
 ENGINEERS AND LAND SURVEYORS