

MARCUS THEATER

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.

KNOW ALL MEN BY THESE PRESENTS: That Highway 10 and Main Street, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Northeast Quarter of the Northwest Quarter of Section 9, Township 31, Range 24 lying East of U.S. Highway No. 10, also known as State Highway No. 47, and South of Trunk Highway No. 242; and the Northwest Quarter of the Northeast Quarter of Section 9, Township 31, Range 24, lying East of U.S. Highway No. 10, also known as State Highway No. 47, and Southerly of State Trunk Highway No. 242.

Except that part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 31, Range 24, which lies easterly of a line drawn parallel and/or concentric with and distant 100.00 feet easterly from "LINE A", described as follows:

Commencing at the northeast corner of said Northeast Quarter of Section 9; thence on an assumed bearing of South 89 degrees 19 minutes 00 seconds West, along the north line of said Northeast Quarter for 1380.19 feet to the actual point of beginning of said "LINE A"; thence South 0 degrees 57 minutes 25 seconds West for 239.94 feet; thence southerly and southwesterly for 883.56 feet along a tangential curve concave to the northwest, radius 1125.00 feet and central angle 44 degrees 59 minutes 58 seconds, and said "LINE A" there terminating.

And which lies northeasterly of a line drawn parallel and/or concentric with and distant 50.00 feet northeasterly from "LINE B", described as follows:

Commencing at the terminus of said "LINE A"; thence South 44 degrees 02 minutes 37 seconds East for 150.00 feet; thence southeasterly and southerly for 456.57 feet along a tangential curve concave to the southwest, radius 675.00 feet and central angle 38 degrees 45 minutes 19 seconds, and said "LINE B" there terminating, according the U.S. Government survey thereof, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as MARCUS THEATER and do hereby donate and dedicate to the public for public use forever the easements for drainage and utility purposes only, as shown on the plat.

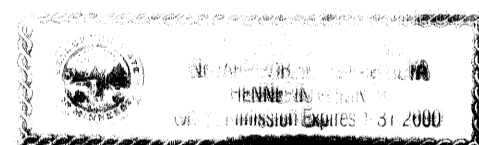
In witness whereof said Highway 10 and Main Street, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8 day of September, 1998

HIGHWAY 10 AND MAIN STREET, LLC

By [Signature]
Kelly J. Doran, Manager

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 8th day of SEPTEMBER 1998, by Kelly J. Doran, Manager of Highway 10 and Main Street, LLC, a Minnesota limited liability company, on behalf of the company.



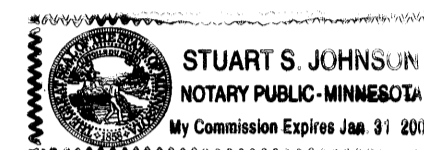
By [Signature]
Notary Public, HENNEPIN County, MINNESOTA
My Commission Expires January 31st, 2000

I hereby certify that I have surveyed and platted the property described on this plat as MARCUS THEATER; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; and 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.

By [Signature]
Martin J. Weber, Land Surveyor
Minnesota License No. 12043

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 8th day of September, 1998 by Martin J. Weber, Land Surveyor.



By [Signature]
Notary Public, Dakota County, Minnesota
My Commission Expires January 31st, 2000

COON RAPIDS, MINNESOTA

This plat of MARCUS THEATER was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21st day of May, 1998.

PLANNING COMMISSION OF COON RAPIDS, MINNESOTA

By [Signature], Chair

COON RAPIDS, MINNESOTA

This plat of MARCUS THEATER was approved and accepted by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof held this 24th day of JUNE, 1998. 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.

CITY COUNCIL OF COON RAPIDS, MINNESOTA

By [Signature], Mayor

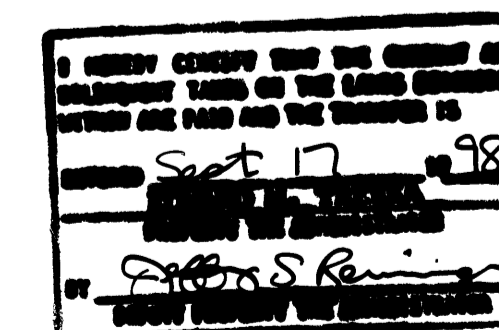
By [Signature], Clerk



This plat has been checked and approved this 17th day of SEPTEMBER, 1998.

By [Signature]

Anoka County Surveyor

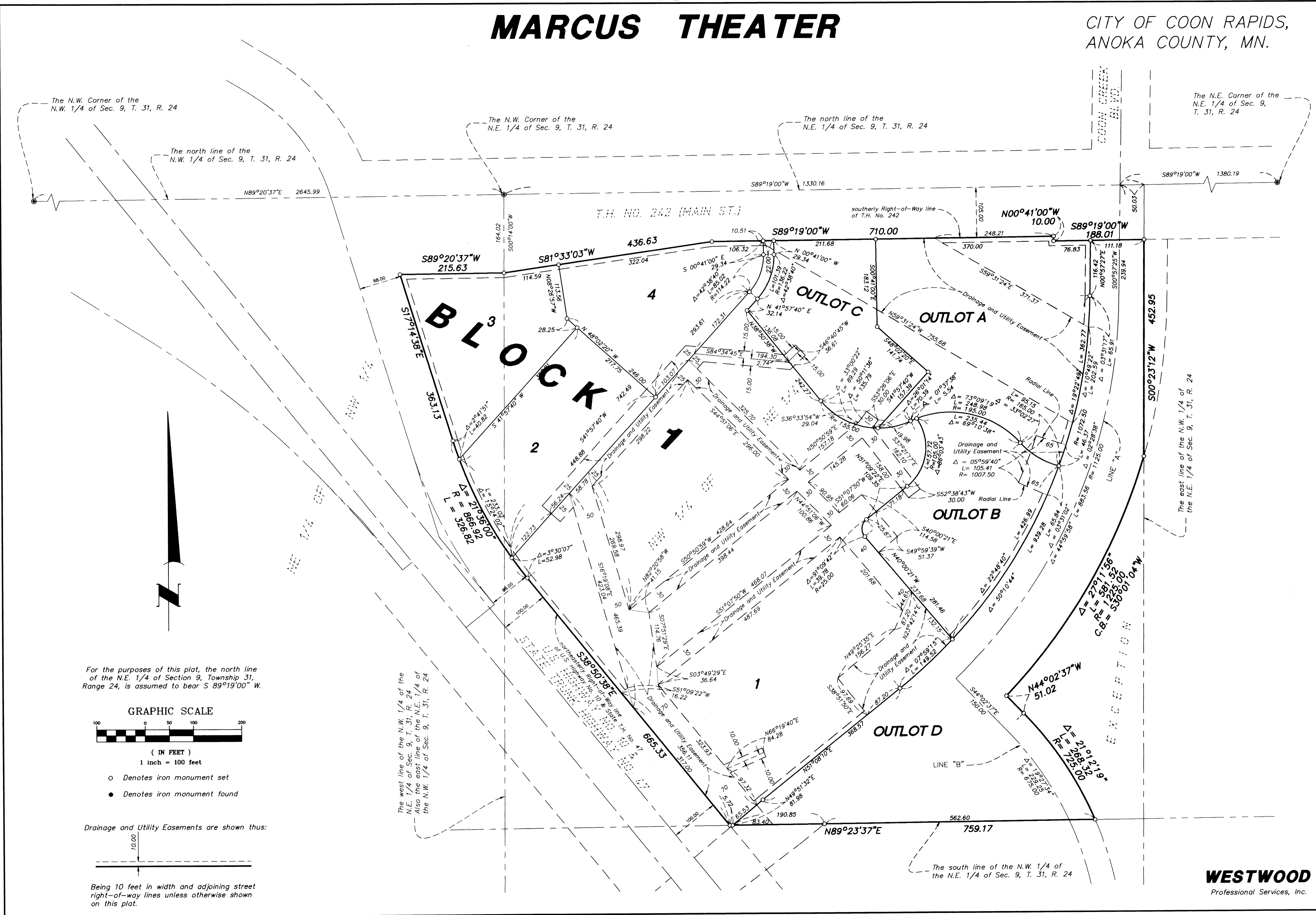


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OFFICE OF COUNTY RECORDS
STATE OF MINNESOTA
On the Sept 17 1998
9:25 o'clock A
in Book 56 PAGE 14
By [Signature]
SMD

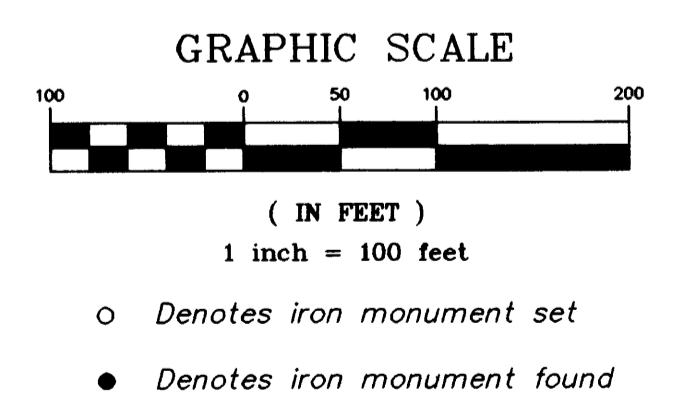
WESTWOOD
Professional Services, Inc.

MARCUS THEATER

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.



For the purposes of this plat, the north line of the N.E. 1/4 of Section 9, Township 31, Range 24, is assumed to bear S 89°19'00" W.



Drainage and Utility Easements are shown thus:

Being 10 feet in width and adjoining street right-of-way lines unless otherwise shown on this plat.

The west line of the N.W. 1/4 of the N.E. 1/4 of Sec. 9, T. 31, R. 24. Also the east line of the N.E. 1/4 of the N.W. 1/4 of Sec. 9, T. 31, R. 24.

The south line of the N.W. 1/4 of the N.E. 1/4 of Sec. 9, T. 31, R. 24

WESTWOOD
Professional Services, Inc.