

Office of REGISTRAR OF TITLES STATE OF MINNESOTA COUNTY OF ANOKA I hereby certify that the within instrument was filed in this office on the ... day of ... 1980 at ... o'clock P.M. Registrar of Titles State of Minnesota

OAKMONT PARK CITY OF COON RAPIDS, COUNTY OF ANOKA

563167 OFFICE OF COUNTY RECORDER STATE OF MINNESOTA, COUNTY OF ANOKA I hereby certify that this within instrument was filed in this office for record on the DEC 31 1980 A.D. 19 12:15 o'clock P.M. and was duly recorded in book 310E Page 41

KNOW ALL MEN BY THESE PRESENTS: That Programmed Land, Inc., a Minnesota corporation, owner and proprietor, and P.L.I. No. 712, a Minnesota Limited Partnership, owner and proprietor, and Midland Credit Corporation, a Minnesota corporation, mortgagee, of the following described property situate in the County of Anoka, State of Minnesota, to wit:

Lot 4, Auditor's Subdivision Number 36, EXCEPT the following five parcels:

- 1) Commencing at the southeast corner of said Lot 4 at the intersection of the east line of said Lot 4 and the northeast line of Highway No. 10; thence on an assumed bearing of North 61 degrees 44 minutes West on the northeasterly line of said Highway No. 10 a distance of 461.68 feet; thence North a distance of 340.7 feet; thence South 61 degrees 44 minutes East a distance of 521.56 feet, more or less, to the easterly line of said Lot 4; thence southerly on the east line of said Lot 4 a distance of 316.72 feet, more or less, to the point of beginning.
2) The easterly 30 feet, as measured at right angles to the easterly line of that part of Lot 4, Auditor's Subdivision Number 36, lying northerly of the southerly line of 115th Lane N.W. as now located and established.
115th Lane N.W. as now located and established is described as follows:

A strip of land 60 feet in width, the center line of which is described as follows: Commencing at the northwest corner of Lot 1, Block 6, PHEASANT RIDGE, according to the plat on file and of record in the office of the County Recorder; thence on an assumed bearing of North 9 degrees 04 minutes 20 seconds East along the west line of said PHEASANT RIDGE, a distance of 30 feet to the point of beginning of the center line to be herein described; thence North 80 degrees 55 minutes 40 seconds West a distance of 38.89 feet; thence westerly along a tangential curve to the left, the central angle of which is 25 degrees 33 minutes, the radius of which is 298.98 feet, a distance of 133.33 feet; thence northwesterly along a tangential reverse curve to the right, the central angle of which is 44 degrees 20 minutes 10 seconds, the radius of which is 250 feet, a distance of 193.45 feet; thence North 62 degrees 08 minutes 30 seconds West, tangent to the last described curve a distance of 100 feet and there terminating, said strip of land to extend by its full width along said center line.

- 3) That part of Lot 4, Auditor's Subdivision Number 36, lying southerly of the southerly line of 115th Lane N.W. as now located and established and lying northeasterly of the following described line:

Commencing at the intersection of the easterly line of said Lot 4 with the northeasterly line of Trunk Highway No. 10 (Coon Rapids Boulevard), as the same is now laid out and established; thence on an assumed bearing of North 61 degrees 44 minutes West along said northeasterly line a distance of 461.68 feet; thence North a distance of 340.7 feet to the actual point of beginning of the line to be described; thence South 61 degrees 44 minutes East to the easterly line of said Lot 4 and said line there terminating.

115th Lane N.W. as now located and established is described as follows:

A strip of land 60 feet in width, the center line of which is described as follows: Commencing at the northwest corner of Lot 1, Block 6, PHEASANT RIDGE, according to the plat on file and of record in the office of the County Recorder; thence on an assumed bearing of North 9 degrees 04 minutes 20 seconds East along the west line of said PHEASANT RIDGE, a distance of 30 feet to the point of beginning of the center line to be herein described; thence North 80 degrees 55 minutes 40 seconds West a distance of 38.89 feet; thence westerly along a tangential curve to the left, the central angle of which is 25 degrees 33 minutes, the radius of which is 298.98 feet, a distance of 133.33 feet; thence northwesterly along a tangential reverse curve to the right, the central angle of which is 44 degrees 20 minutes 10 seconds, the radius of which is 250 feet, a distance of 193.45 feet; thence North 62 degrees 08 minutes 30 seconds West, tangent to the last described curve a distance of 100 feet and there terminating, said strip of land to extend by its full width along said center line.

- 4) That part of Lot 4, Auditor's Subdivision Number 36, described as follows: Commencing at the intersection of the northeasterly line of Coon Rapids Boulevard (formerly known as Trunk Highway Number 10) and the east line of said Lot 4; thence on an assumed bearing of North 61 degrees 44 minutes West along said northeasterly line of said Highway, a distance of 461.68 feet to the point of beginning of the tract to be herein described; thence North a distance of 562.64 feet; thence North 29 degrees 02 minutes 59 seconds West a distance of 143.43 feet to a point in the west line of said Lot 4, distant 410.08 feet south from the northwest corner thereof; thence South 0 degrees 05 minutes 28 seconds East, along the west line of said Lot 4, a distance of 651.13 feet to said Highway right-of-way line; thence South 61 degrees 44 minutes East, along said right-of-way line, a distance of 77.89 feet to the point of beginning.

- 5) That part of Lot 4, Auditor's Subdivision Number 36, lying southerly and westerly of a line drawn parallel with and 30 feet southerly and westerly, measured at right angles, to the following described line:

Commencing at the northwest corner of Lot 1, Block 6, PHEASANT RIDGE, according to the plat on file and of record in the office of the County Recorder; thence on an assumed bearing of North 9 degrees 04 minutes 20 seconds East, along the west line of said PHEASANT RIDGE, a distance of 30 feet to the point of beginning of the line to be herein described; thence North 80 degrees 55 minutes 40 seconds West a distance of 38.89 feet; thence westerly along a tangential curve to the left, the central angle of which is 25 degrees 33 minutes, the radius of which is 298.98 feet, a distance of 133.33 feet; thence northwesterly along a tangential reverse curve to the right, the central angle of which is 44 degrees 20 minutes 10 seconds, the radius of which is 250 feet, a distance of 193.45 feet; thence North 62 degrees 08 minutes 30 seconds West, tangent to the last described curve a distance of 223.81 feet; thence northwesterly along a tangential curve to the right, the central angle of which is 61 degrees 44 minutes, the radius of which is 155.48 feet, a distance of 167.32 feet; thence North 0 degrees 24 minutes 30 seconds West, tangent to the last described curve a distance of 194.30 feet; thence northwesterly along a tangential curve to the left, the central angle of which is 60 degrees 00 minutes 48 seconds, a radius of which is 234.96 feet, a distance of 246.11 feet and said line there terminating.

also Programmed Land, Inc., a Minnesota corporation, and P.L.I. No. 712, a Minnesota Limited Partnership, owners and proprietors, of the following described property situate in the County of Anoka, State of Minnesota, to wit:

That part of Lot 1, Auditor's Subdivision Number 35, described as follows:

Beginning at the northeast corner of said Lot 1; thence south along the east line of said Lot 1 (assumed bearing of South 0 degrees 29 minutes 39 seconds East) a distance of 357.03 feet; thence northwesterly along a non-tangential curve concave southwesterly which chord bears North 39 degrees 14 minutes 37 seconds West, the central angle of which is 42 degrees 21 minutes 22 seconds, a radius of 204.96 feet, a distance of 151.52 feet; thence northwesterly along a radial line which bears North 29 degrees 34 minutes 42 seconds East a distance of 60 feet; thence along a non-tangential curve concave southeasterly, having a radius of 148.74 feet, a central angle of 9 degrees 17 minutes 11 seconds, a chord bearing of North 51 degrees 12 minutes 07 seconds East, for a distance of 24.11 feet; thence North 0 degrees 54 minutes 35 seconds West a distance of 173.78 feet to the north line of said Lot 1; thence easterly along said north line a distance of 45 feet to the point of beginning.

also Oakmont One, a Minnesota Limited Partnership, and Programmed Land, Inc., a Minnesota corporation, owners and proprietors, of the following described property situate in the County of Anoka, State of Minnesota, to wit:

That part of Lot 4, Auditor's Subdivision Number 36, described as follows: Commencing at the intersection of the northeasterly line of Coon Rapids Boulevard (formerly known as Trunk Highway Number 10) and the east line of said Lot 4; thence on an assumed bearing of North 61 degrees 44 minutes West along said northeasterly line of said Highway, a distance of 461.68 feet to the point of beginning of the tract to be herein described; thence North a distance of 562.64 feet; thence North 29 degrees 02 minutes 59 seconds West a distance of 143.43 feet to a point in the west line of said Lot 4, distant 410.08 feet southerly from the northwest corner thereof; thence South 0 degrees 05 minutes 28 seconds East along the west line of said Lot 4, a distance of 651.13 feet to said Highway right-of-way line; thence South 61 degrees 44 minutes East along said right-of-way line a distance of 77.89 feet to the point of beginning.

which lies northeasterly and easterly of a line drawn parallel with and 30 feet southwesterly and westerly measured at right angles to the following described line: Commencing at the northwest corner of Lot 1, Block 6, PHEASANT RIDGE, according to the plat on file and of record in the office of the County Recorder; thence North 9 degrees 04 minutes East along the west line of said PHEASANT RIDGE a distance of 30 feet to the point of beginning of the line to be herein described; thence North 80 degrees 55 minutes 40 seconds West a distance of 38.89 feet; thence westerly along a tangential curve to the left, the central angle of which is 25 degrees 33 minutes, the radius of which is 298.98 feet, a distance of 133.33 feet; thence northwesterly along a tangential reverse curve to the right, the central angle of which is 44 degrees 20 minutes 10 seconds, the radius of which is 250 feet, a distance of 193.45 feet; thence North 62 degrees 08 minutes 30 seconds West, tangent to the last described curve a distance of 223.81 feet; thence northwesterly along a tangential curve to the right, the central angle of which is 61 degrees 44 minutes, the radius of which is 155.48 feet, a distance of 167.32 feet; thence North 0 degrees 24 minutes 30 seconds West, tangent to the last described curve, a distance of 194.30 feet; thence northwesterly along a tangential curve to the left, the central angle of which is 60 degrees 00 minutes 48 seconds, a radius of which is 234.96 feet a distance of 246.11 feet and said line there terminating.

Have caused the same to be surveyed and platted as OAKMONT PARK and do hereby donate and dedicate to the public, for the public use forever, the Lanes, Street, Park, and the drainage and utility easements, as shown on the plat. In witness whereof said Programmed Land, Inc., has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 27th day of FEBRUARY 1980. Also, in witness whereof said P.L.I. No. 712, has caused these presents to be signed by its proper officer this 27th day of FEBRUARY 1980. Also, in witness whereof said Midland Credit Corporation, has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 27th day of FEBRUARY 1980. Also, in witness whereof said Oakmont One, has caused these presents to be signed by its proper officer this 27th day of FEBRUARY 1980.

Programmed Land, Inc.:

William M. Edes, Secretary

P.L.I. No. 712, a Limited Partnership

By William M. Edes, Secretary

William M. Edes, Secretary

Midland Credit Corporation:

F.G. Lipetzky, Assistant Treasurer

Oakmont One, a Limited Partnership

By William M. Edes, Secretary

William M. Edes, Secretary

State of Minnesota

County of Hennepin

Programmed Land, Inc., a Minnesota corporation, General Partner of P.L.I. No. 712, a Minnesota Limited Partnership on behalf of said partnership.

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State of Minnesota

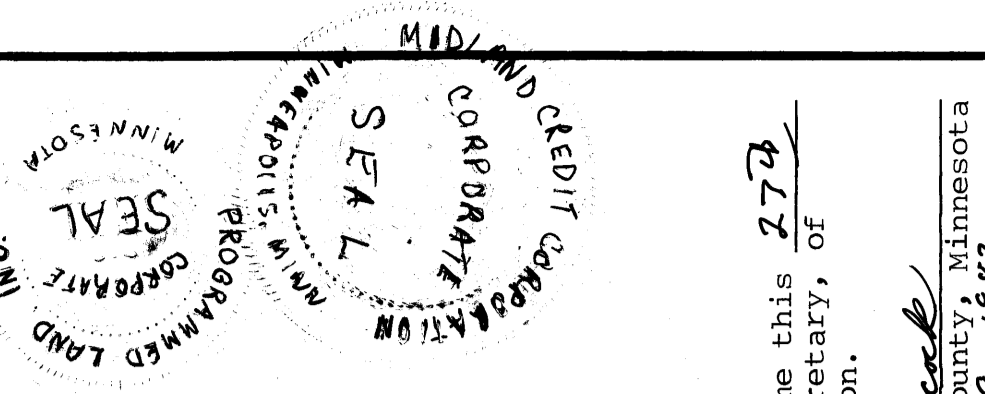
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State of Minnesota

County of Hennepin

Programmed Land, Inc., a Minnesota corporation, General Partner of P.L.I. No. 712, a Minnesota Limited Partnership on behalf of said partnership.



NO DELINQUENT TAXES AND TRANSFER ENTERED. Date 27 Feb 1980. William M. Edes, Auditor, Anoka County, Minnesota. My commission expires March 9, 1983.

The foregoing instrument was acknowledged before me this 27th day of FEBRUARY 1980 by William M. Edes, Secretary, of Programmed Land, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, Hennepin County, Minnesota. My commission expires March 9, 1983.

The foregoing instrument was acknowledged before me this 27th day of FEBRUARY 1980 by William M. Edes, Secretary, of Programmed Land, Inc., a Minnesota corporation, on behalf of said partnership.

Notary Public, Hennepin County, Minnesota. My commission expires March 9, 1983.

The foregoing instrument was acknowledged before me this 27th day of FEBRUARY 1980 by F.G. Lipetzky, Assistant Treasurer, of Midland Credit Corporation, on behalf of the corporation.

Notary Public, Hennepin County, Minnesota. My commission expires February 16, 1982.

The foregoing instrument was acknowledged before me this 27th day of FEBRUARY 1980 by William M. Edes, Secretary, of Programmed Land, Inc., a Minnesota corporation, on behalf of said partnership.

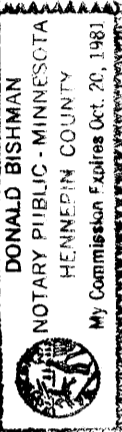
Notary Public, Hennepin County, Minnesota. My commission expires March 9, 1983.

I hereby certify that I have surveyed and platted the property described on this plat as OAKMONT PARK; that this plat is a correct representation of said survey; that all corners are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated.

Richard H. Cherrier, Land Surveyor

Minnesota Registration Number 9064

The foregoing instrument was acknowledged before me this 19th day of February 1980 by Richard H. Cherrier, Land Surveyor.



COON RAPIDS, MINNESOTA

This plat was approved and accepted by the City Planning Commission of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 18th day of MAY 1978.

CITY PLANNING COMMISSION OF THE CITY OF COON RAPIDS, MINNESOTA

William J. McLean, Secretary

This plat was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 25th day of MARCH 1980.

COON RAPIDS, MINNESOTA

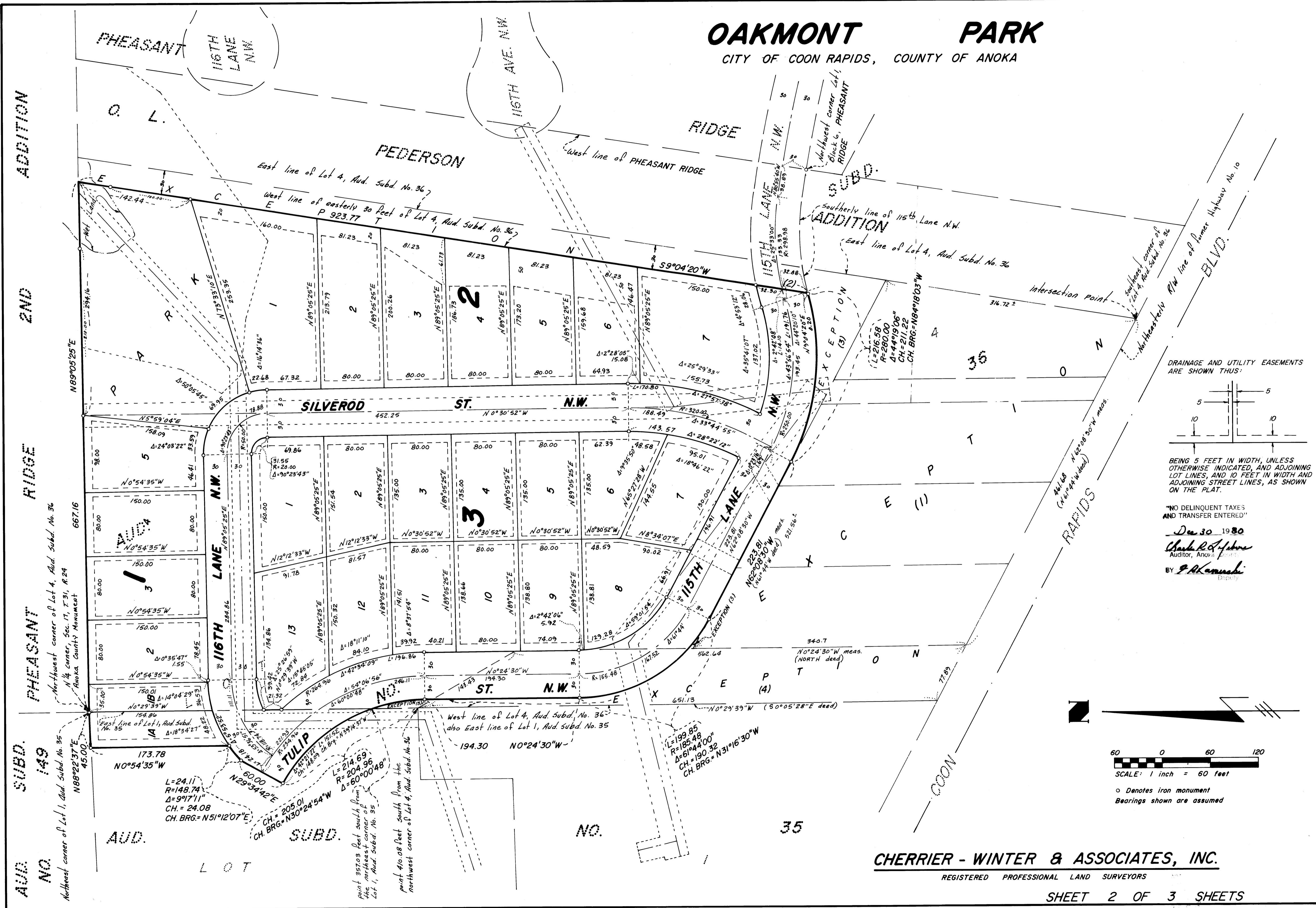
Betty Bell, Mayor

This plat was checked and approved on this 21st day of December 1980.

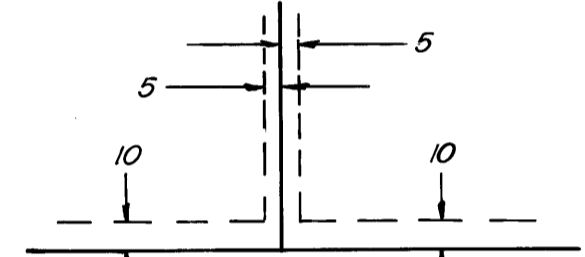
Richard W. Anderson, County Surveyor, Anoka County, Minnesota

OAKMONT PARK

CITY OF COON RAPIDS, COUNTY OF ANOKA



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THE PLAT.

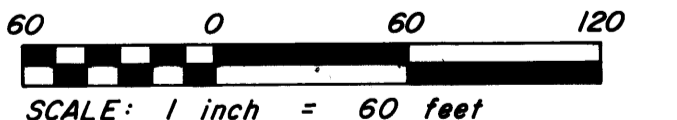
"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Dec 30 1980

Charles R. Johnson

Auditor, Anoka County

BY J. A. K... Empty



o Denotes iron monument

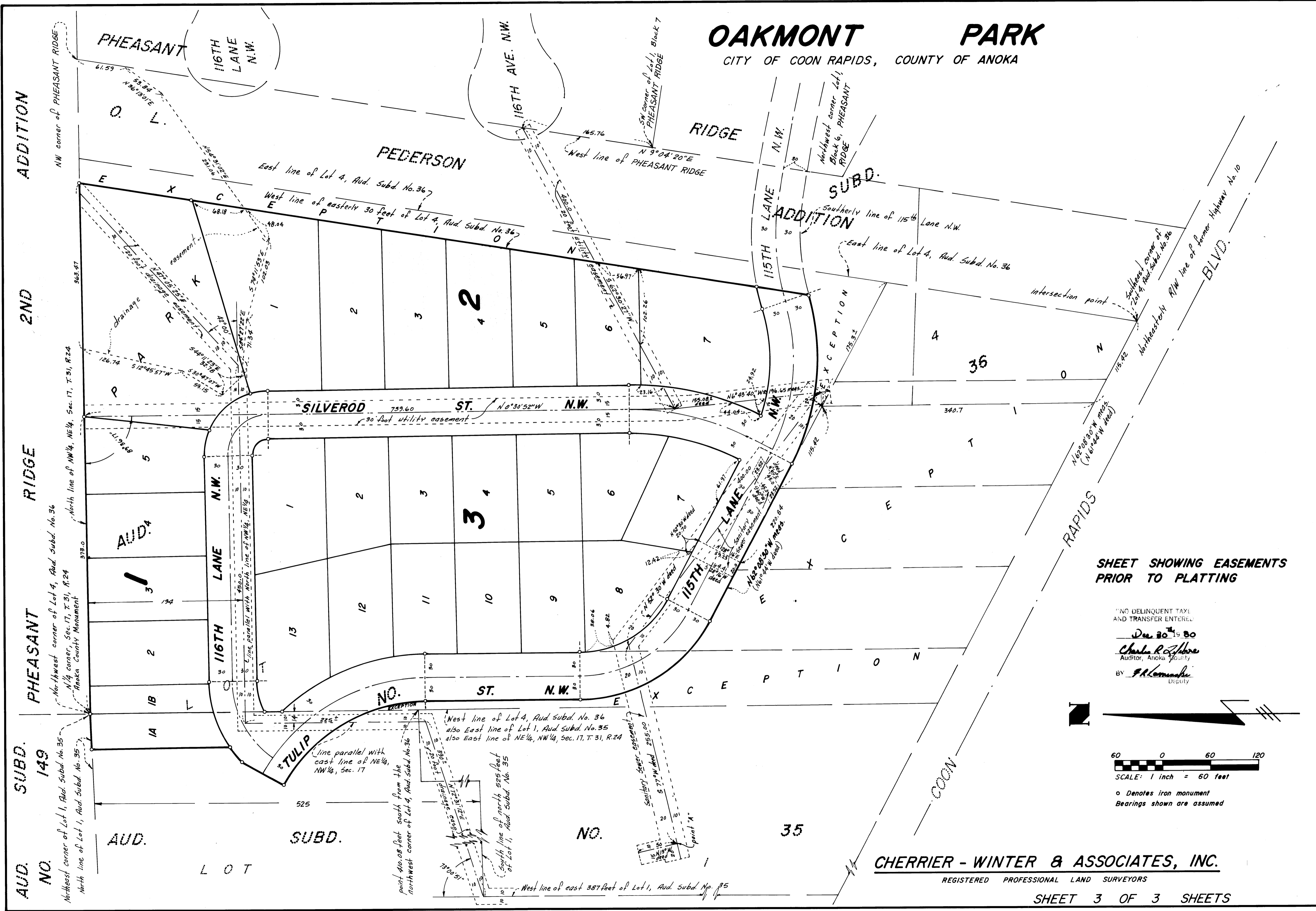
Bearings shown are assumed

CHERRIER - WINTER & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

OAKMONT PARK

CITY OF COON RAPIDS, COUNTY OF ANOKA



**SHEET SHOWING EASEMENTS
PRIOR TO PLATTING**

NO DELINQUENT TAX
AND TRANSFER ENTERED

Dec 30 19 80

Charles R. Shure
Auditor, Anoka County

BY *[Signature]*
Deputy



SCALE: 1 inch = 60 feet

o Denotes iron monument
Bearings shown are assumed

CHERRIER - WINTER & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

SHEET 3 OF 3 SHEETS