

PARKSHIRE

CITY OF COON RAPIDS
COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Guardian Construction, Inc., a Minnesota Corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of Lots 4 and 5, Auditor's Subdivision No. 74, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the southerly right of way line of 113th Avenue Northwest, said right of way line being a line 35 feet South of and parallel with the north line of the Southwest Quarter of Section 16, Township 31, Range 24, and the northeasterly right of way line of Anoka County State Aid Highway No. 1, which is a line parallel with and distant 50 feet, as measured at right angles, northeasterly of the control line of said Highway No. 1, said control line described in Book 292, Page 337 in the Office of the Anoka County Recorder; thence on an assumed bearing of South 55 degrees 09 minutes 58 seconds East, along said northeasterly right of way line, 940.94 feet to the actual point of beginning; thence North 0 degrees 37 minutes 32 seconds East a distance of 543.48 feet to its intersection with the southerly right of way line of Mississippi Boulevard, as recorded in Book 961, Page 279 in the Office of the Anoka County Recorder; thence easterly, along said southerly right of way line and the southerly right of way line of 113th Avenue Northwest to its intersection with the east line of Lot 4, Auditor's Subdivision No. 74; thence southerly, along said east line of Lot 4, Auditor's Subdivision No. 74, to its intersection with said control line; thence northwesterly, along said control line, to its intersection with a line bearing South 0 degrees 37 minutes 32 seconds West from the actual point of beginning, thence North 0 degrees 37 minutes 32 seconds East to the actual point of beginning.

Except that part thereof lying southerly of a line parallel with and 200 feet southerly of, measured at right angles to the southerly right-of-way line of Mississippi Boulevard, as recorded in Book 961, Page 279, Office of the County Recorder in for Anoka County, Minnesota, and the southerly right-of-way line of 113th Avenue Northwest.

AND,

The North 235 feet of that part of the following described parcel: That part of the unnumbered Lot lying between Lots 3 and 4 in AUDITOR'S SUBDIVISION NUMBER 74, described as follows: Beginning at the northeast corner of said Lot 4; thence on a assumed bearing of South 0 degrees 32 minutes 17 seconds West, along the east line of said Lot 4, a distance of 616.64 feet; thence South 89 degrees 27 minutes 43 seconds East a distance of 14.21 feet to the West line of said Lot 3; thence North 00 degrees 44 minutes 30 seconds East along the west line of said Lot 3, a distance of 616.95 feet to the northwest corner of said Lot 3; thence South 89 degrees 28 minutes 02 seconds West a distance of 16.40 feet to the point of beginning. WHICH LIES WESTERLY of a line drawn from a point on the North line of the above-described land distant 8.20 feet east from the northwest corner of the above-described land to a point on the south line of the above-described land distant 7.10 feet east from the southwest corner of the above-described land.

Has caused the same to be surveyed and platted as PARKSHIRE, and does hereby dedicate to the public, the easements as shown on this plat for drainage and utility purposes only. Also dedicating the AVENUE as shown.

In witness whereof, said Guardian Construction, Inc. has caused these presents to be signed by its proper officer this 8th day of SEPTEMBER, 1994.

GUARDIAN CONSTRUCTION, INC.

By: Harry A. Lemme
President

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this 8th day of SEPTEMBER, 1994, by Harry A. Lemme as President of Guardian Construction, Inc., a Minnesota corporation, on behalf of the corporation.

Romelle F. Moline
Notary Public, Hennepin County, Minnesota
My Commission Expires 10-16-96



I hereby certify that I have surveyed and platted the property described in this plat as PARKSHIRE; and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on the plat other than as shown thereon.

Jeffrey D. Lindgren
Jeffrey D. Lindgren, Land Surveyor
Minnesota Registration No. 14376

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this 8th day of SEPTEMBER, 1994, by Jeffrey D. Lindgren, Land Surveyor.

Romelle F. Moline
Notary Public, Hennepin County, Minnesota
My Commission Expires 10-16-96



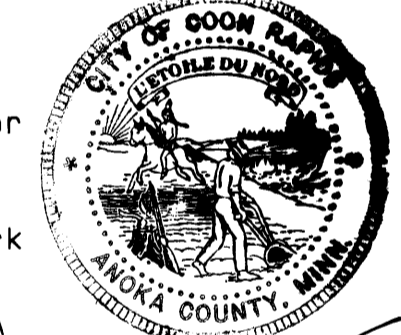
CITY OF COON RAPIDS
This plat of PARKSHIRE was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21st day of July, 1994.

By: Donna M. Nauve, Chairman

CITY OF COON RAPIDS
We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota duly accepted and approved the plat of PARKSHIRE at a regular meeting held this 16th day of August, 1994 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, Subd. 2.

By: William A. Thompson, Mayor

By: Betty Backus, CMC, Clerk

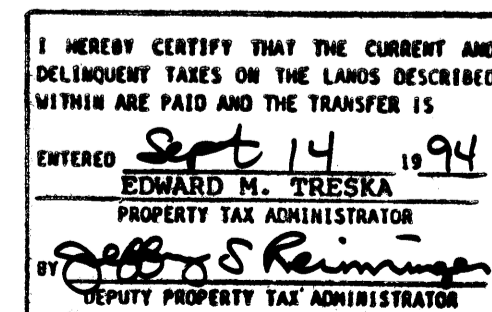


SURVEY DIVISION, ANOKA COUNTY, MINNESOTA
Checked and approved this 14th day of Sept., 1994.

By: W. J. D. [Signature]
Anoka County Surveyor

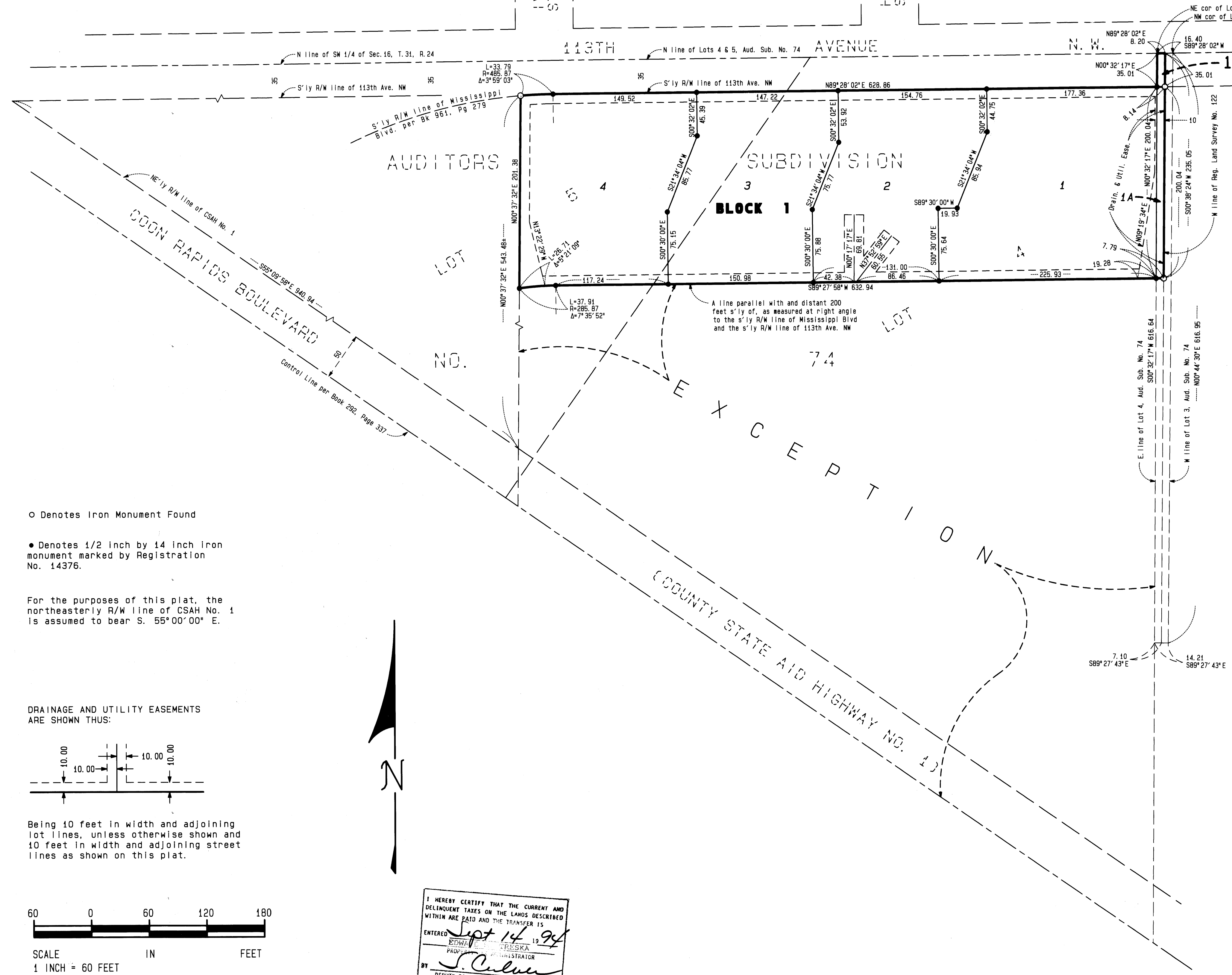
259681
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on 9/14/94 at 9:08 o'clock A. M.
Edward M. Treska, Registrar of Titles
By: Katherine Beier
Deputy Registrar of Titles

1135298
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 14th day Sept. A.D., 1994 at 9:08 o'clock A. M., and was duly recorded in book 49, plate 4.
Edward M. Treska
County Recorder
By: A. Arsenau
Deputy



PARKSHIRE

CITY OF COON RAPIDS
COUNTY OF ANOKA

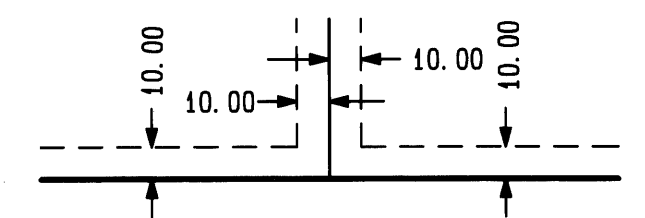


○ Denotes Iron Monument Found

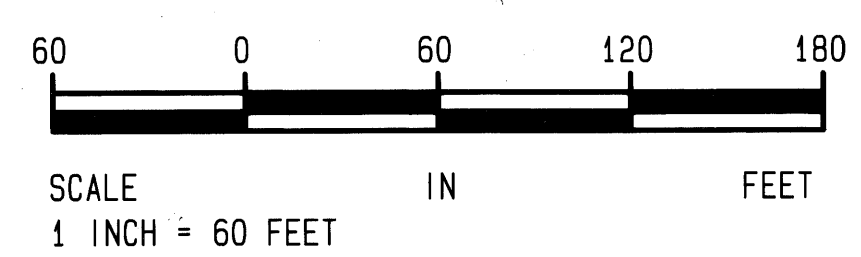
● Denotes 1/2 inch by 14 inch iron monument marked by Registration No. 14376.

For the purposes of this plat, the northeasterly R/W line of CSAH No. 1 is assumed to bear S. 55°00'00" E.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining lot lines, unless otherwise shown and 10 feet in width and adjoining street lines as shown on this plat.



I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS

ENTERED Sept 14 1994

EDWARD J. PRESKA
PROPERTY ADMINISTRATOR

BY S. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR

HEDLUND
Planning Engineering Surveying