

PELTIER PRESERVE

KNOW ALL MEN BY THESE PRESENTS: That Gonyea Development, LLC, a limited liability corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of Government Lot 3, Section 14, Township 31 North, Range 22 West, Anoka County, Minnesota described as follows:

Commencing at the most westerly corner of Tract A, Registered Land Survey No. 48; thence on an assumed bearing of South 83 degrees 18 minutes 00 seconds East along the southerly line of said Tract A a distance of 355.00 feet to an angle point in said southerly line; thence South 42 degrees 10 minutes 00 seconds East along said southerly line a distance of 340.00 feet to the westerly line of said Tract A; thence South 00 degrees 50 minutes 00 seconds West along said westerly line a distance of 52.00 feet to the easterly extension of the northerly line of Tract B, Registered Land Survey No. 48; thence North 89 degrees 10 minutes 00 seconds West along said north line and its easterly extension a distance of 106.50 feet to the point of beginning of the property to be described; thence northwesterly 72.66 feet along a nontangential curve concave to the southwest with a chord bearing of North 60 degrees 19 minutes 08 seconds West, a radius of 50.00 feet and a central angle of 83 degrees 15 minutes 51 seconds to a point of reverse curvature; thence westerly 69.84 feet along a reverse curve concave to the north with a radius of 100.00 feet and a central angle of 40 degrees 00 minutes 50 seconds; thence North 61 degrees 56 minutes 13 seconds West tangent to the previously described curve a distance of 90.93 feet; thence westerly 92.39 feet along a tangential curve concave to the south with a radius of 55.00 feet and a central angle of 96 degrees 14 minutes 36 seconds; thence South 21 degrees 49 minutes 11 seconds West tangent to the previous described curve a distance of 15.47 feet; thence westerly 97.77 feet along a tangential curve concave to the north with a radius of 38.00 feet and a central angle of 147 degrees 25 minutes 22 seconds; thence North 10 degrees 45 minutes 27 seconds West tangent to the previously described curve a distance of 101.98 feet; thence North 5 degrees 19 minutes 42 seconds East a distance of 48.16 feet; thence westerly 88.68 feet along a tangential curve concave to the south with a radius of 35.00 feet and a central angle of 145 degrees 09 minutes 49 seconds; thence South 40 degrees 09 minutes 53 seconds West tangent to the previous described curve a distance of 72.05 feet; thence southwesterly 98.70 feet along a tangential curve concave to the northwest with a radius of 85.00 feet and a central angle of 66 degrees 31 minutes 46 seconds; thence North 73 degrees 18 minutes 21 seconds West a distance of 17.22 feet; thence South 30 degrees 30 minutes 23 seconds West a distance of 159.41 feet to the westerly extension of the northerly line of Tract B, Registered Land Survey No. 48; thence South 89 degrees 10 minutes 00 seconds East a distance of 670.50 feet, along said westerly extension and northerly line, to the point of beginning. (Abstract)

AND

Tract B, Registered Land Survey No. 48, files of the Registrar of Titles, Anoka County, Minnesota. (Torrens)

AND

Tract B, Registered Land Survey No. 65, files of the Registrar of Titles, Anoka County, Minnesota. (Torrens)

Has caused the same to be surveyed and platted as PELTIER PRESERVE and does hereby donate and dedicate to the public for public use forever the Circle and the easements for drainage and utility purposes as shown on this plat.

In witness whereof said Gonyea Development, LLC, a limited liability corporation, has caused these presents to be signed by its proper officer this 17 day of JULY, 2003.

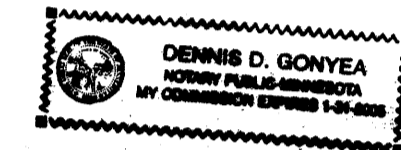
SIGNED: Gonyea Development, LLC

By: [Signature]

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 17 day of July, 2003, by David D. Gonyea, as President of Gonyea Development, LLC, a limited liability corporation, on behalf of the corporation.

[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2005



SURVEYOR'S CERTIFICATE

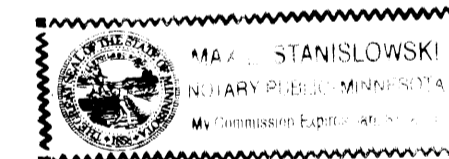
I hereby certify that I have surveyed and platted the property described on this plat as PELTIER PRESERVE; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as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

[Signature]
Henry D. Nelson, Land Surveyor, Minn. Lic. No. 17255

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 5th day of MAY, 2003, by Henry D. Nelson, Land Surveyor.

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



CITY OF CENTERVILLE

We hereby certify that the City Council of the City of Centerville, Anoka County, Minnesota, duly accepted and approved the plat of PELTIER PRESERVE at a regular meeting thereof held this 13th day of August, 2003. 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

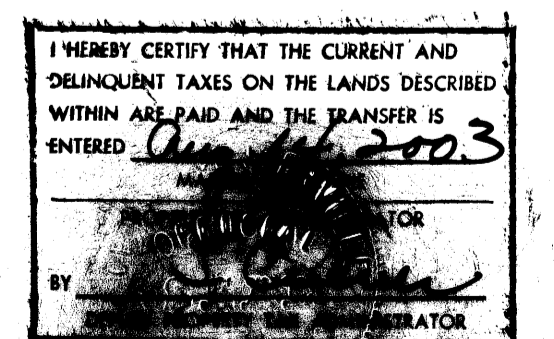
By: [Signature] Clerk

ANOKA COUNTY SURVEYOR

This plat has been checked and approved this 14th day of AUGUST, 2003.

By: [Signature]
Anoka County Surveyor

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA 441253-0
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on AUG. 17, 2003
at 4:00 o'clock P.M.
By [Signature] Registrar of Titles
Deputy Registrar of Titles

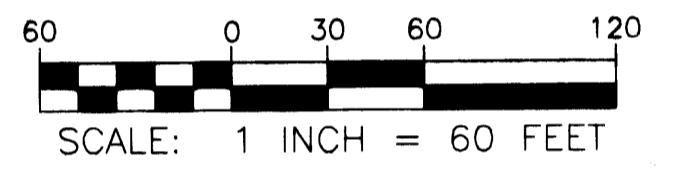
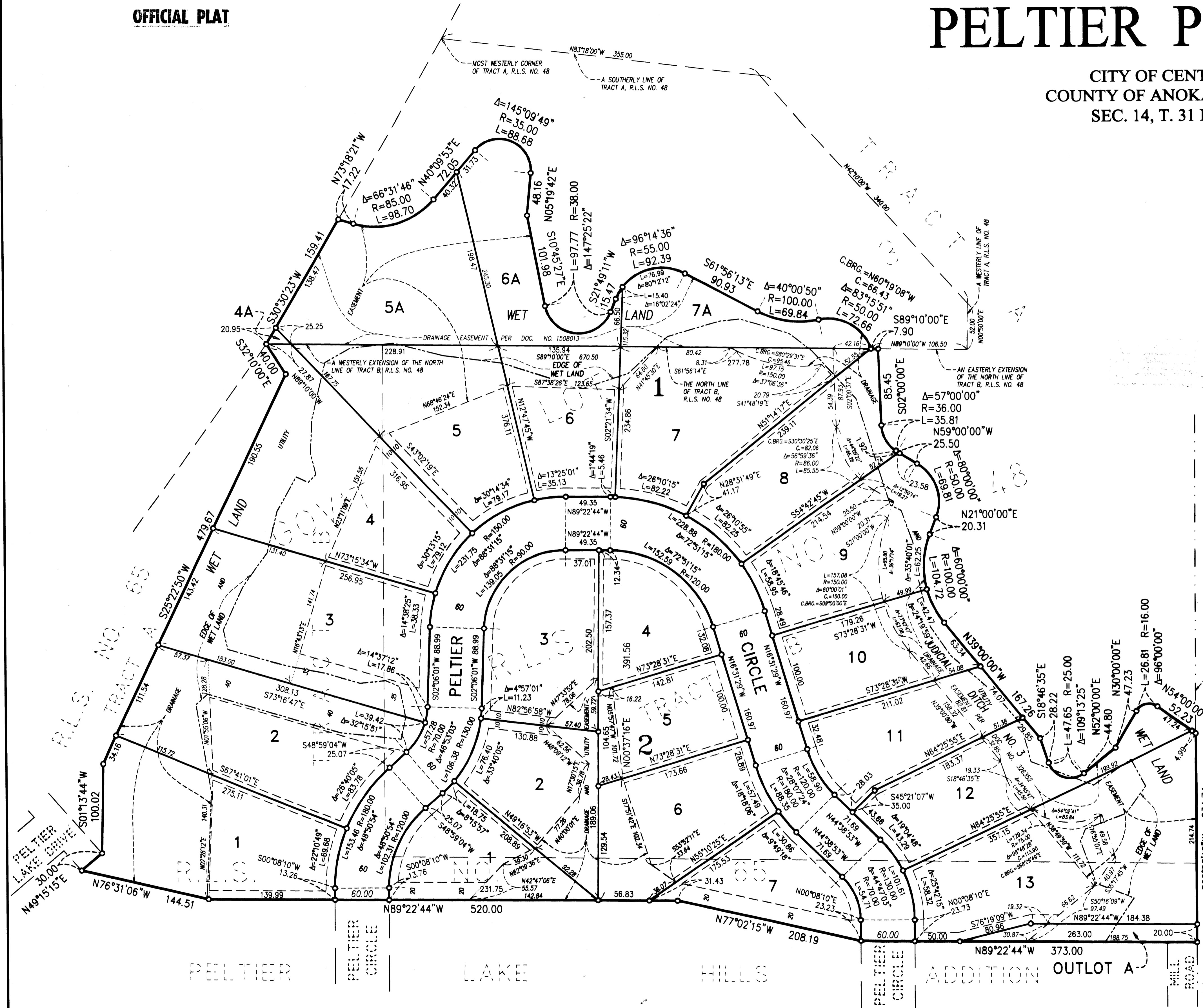


1937183
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 14 AUG A.D., 2003
at 4:00 o'clock P.M., and was duly recorded in book 65 page 32
MAUREEN J. DEVINE
County Recorder
By: TAP
Deputy

OFFICIAL PLAT

PELTIER PRESERVE

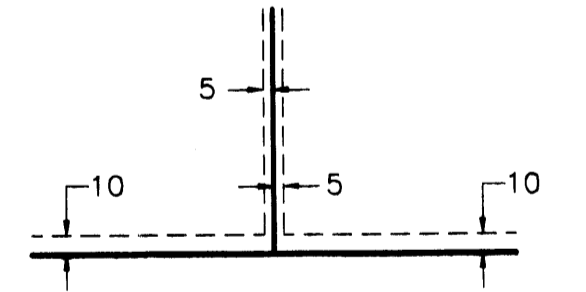
CITY OF CENTERVILLE
COUNTY OF ANOKA, MINNESOTA
SEC. 14, T. 31 N, R. 22 W



○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY REGISTRATION NO. 17255.

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE SOUTHEAST QUARTER OF SEC. 14, T. 31 N, R. 22 W IS ASSUMED TO BEAR S 00°08'10" W

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

McCOMBS FRANK ROOS ASSOCIATES, INC.
ENGINEERS AND LAND SURVEYORS