

PETERSON RIDGE

OFFICIAL PLAT

1981546.001 Abstract

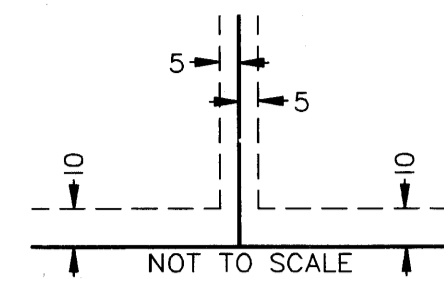
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 24th JAN. AD. 2006

at 3:15 o'clock P.M., and was duly recorded in book 71 Abstracts

Maurice O. Rasmussen
County Recorder

By MLE
Surveyor

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right-of-way lines, and rear lot lines and being 5 feet in width and adjoining side lot lines, unless otherwise shown on the plat.

For the purposes of this plat, the East line of the S.E. 1/4, Sec. 24, Twp. 33, Rng. 23, is assumed to bear N 00°30'25" W.

○ Denotes iron pipe set with a plastic plug stamped R.L.S. 21729.

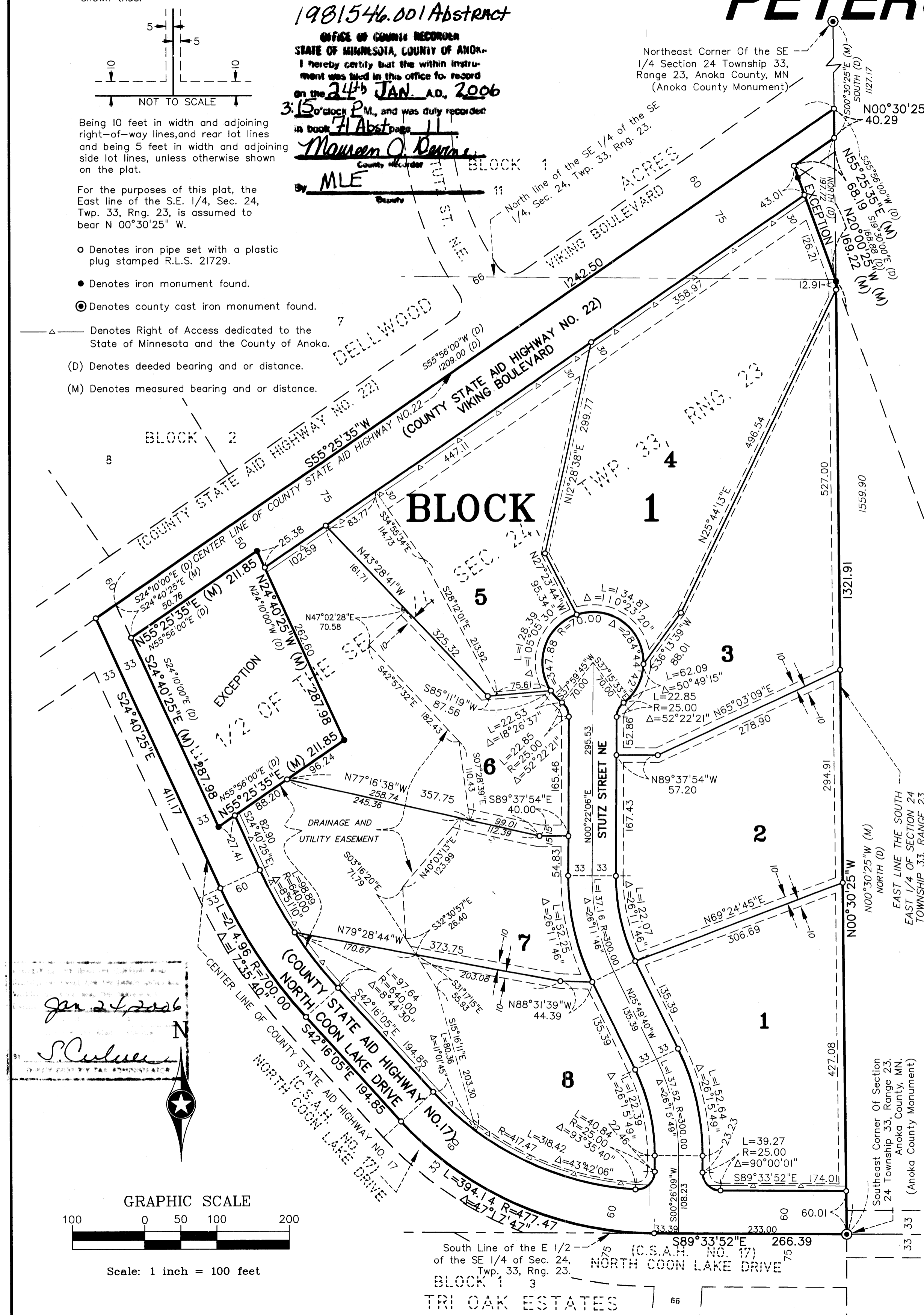
● Denotes iron monument found.

⊙ Denotes county cast iron monument found.

—△— Denotes Right of Access dedicated to the State of Minnesota and the County of Anoka.

(D) Denotes deeded bearing and or distance.

(M) Denotes measured bearing and or distance.



KNOW ALL PERSONS BY THESE PRESENTS: That Merit Development Co., Inc., a Minnesota corporation, fee owner, and that Community National Bank, a national banking association, which is organized and existing under the laws of the United States, mortgagee, and that S. Mack Enterprises, LLC, a Minnesota limited liability company, mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to wit:

That part of the East Half of the Southeast Quarter of Section 24, Township 33, Range 23, Anoka County, Minnesota, lying Southeasterly of the center line of County State Aid Highway No. 22, as the same is now laid out and traveled, and lying Northeasterly of the center line of County State Aid Highway No. 17, as the same is now laid out and traveled.

EXCEPT that part of the Southeast Quarter of the Southeast Quarter of said Section 24 described as beginning at the Southeast corner of said Section 24; thence North, assumed bearing, along the East line of said Section 24, a distance of 1559.90 feet to the center line of County State Aid Highway No. 22; thence South 55 degrees 56 minutes 00 seconds West along the center line of said County State Aid Highway No. 22 a distance of 1209.00 feet; thence South 24 degrees 10 minutes 00 seconds East a distance of 50.76 feet to the point of beginning of the land to be described; thence continuing South 24 degrees 10 minutes 00 seconds East a distance of 287.98 feet; thence North 55 degrees 56 minutes 00 seconds East a distance of 211.85 feet; thence North 24 degrees 10 minutes 00 seconds West a distance of 287.98 feet; thence South 55 degrees 56 minutes 00 seconds West a distance of 211.85 feet to the point of beginning.

AND ALSO EXCEPT that part of said East Half of the Southeast Quarter described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South, assumed bearing, along the East line thereof a distance of 1127.17 feet to the point of beginning of the land to be described; thence South 55 degrees 56 minutes 00 seconds West, a distance of 68.19 feet; thence South 19 degrees 30 minutes 00 seconds East, a distance of 168.88 feet to the East line thereof; thence North along said East line a distance of 197.72 feet to the point of beginning.

Have caused the same to be surveyed and platted as PETERSON RIDGE and do hereby dedicate to the public for the public use forever the boulevard, drive and street, and the easements for drainage and utility purposes only. Also dedicating to the County of Anoka the right to restrict access onto C.S.A.H. No. 22 and C.S.A.H. No. 17 as shown on this plat.

In witness whereof said Merit Development Co., Inc., has caused these presents to be signed by its proper officer this 11th day of January, 2006

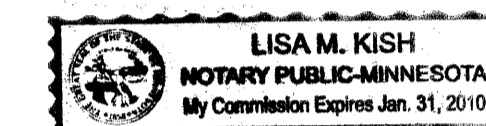
MERIT DEVELOPMENT CO., INC.

Todd D. Ganz
Todd D. Ganz, President

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 11th day of January, 2006, by Todd D. Ganz, as President of Merit Development Co., Inc., a Minnesota corporation, on behalf of the corporation.

Lisa M. Kish Notary Public
Wright County, Minnesota
My Commission expires: 1-31-10



Also in witness whereof said Community National Bank has caused these presents to be signed by its proper officer this 11th day of January, 2006

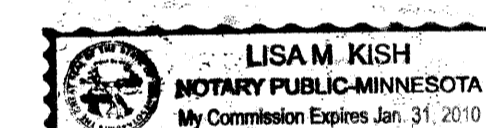
COMMUNITY NATIONAL BANK

Jason R. Pass
Jason R. Pass, Vice President

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 11th day of January, 2006, by Jason R. Pass, as Vice President of Community National Bank, a national banking association, which is organized and existing under the laws of the United States, on behalf of the association.

Lisa M. Kish Notary Public
Wright County, Minnesota
My Commission expires: 1-31-10



Also in witness whereof said S. Mack Enterprises, LLC has caused these presents to be signed by its proper officer this 13th day of January, 2006

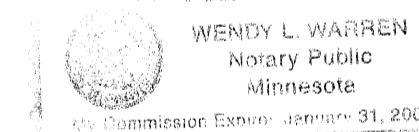
S. MACK ENTERPRISES, LLC

Scott T. Mack
Scott T. Mack, Chief Manager

State of Minnesota, County of Isanti

The foregoing instrument was acknowledged before me this 13th day of January, 2006, by Scott T. Mack, as Chief Manager of S. Mack Enterprises, LLC, a Minnesota limited liability company, on behalf of the company.

Wendy L. Warren Notary Public
Isanti County, Minnesota
My Commission expires: Jan. 31, 2007



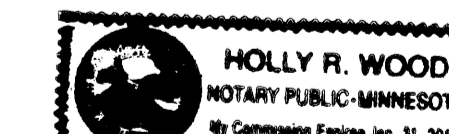
I hereby certify that I have surveyed and platted the property described in this plat as PETERSON RIDGE and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat or will be placed within one year as required by the local governmental unit; 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 as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.

Rick M. Blom
Rick M. Blom, Land Surveyor
Minnesota License No. 21729

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 11th day of January, 2006, by Rick M. Blom, Land Surveyor, Minnesota License No. 21729.

Holly R. Wood Notary Public
Sherburne County, Minnesota
My Commission expires: January 31, 2010



Annexed plat of PETERSON RIDGE was approved by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this 18th day of January, 2006. 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.

By: John Oliver Mayor
Attest: Larry D. Shi City Administrator

This plat has been checked and approved this 24th day of JANUARY, 2006

B.56.00

Larry D. Shi Anoka County Surveyor