

OFFICIAL PLAT

PINE TREE RIDGE

Book 66 Page 36 TOWNSHIP OF LINWOOD COUNTY OF ANOKA SECTIONS 25, 35, & 36, T.34N., R.22W.

KNOW ALL MEN BY THESE PRESENTS: That Pine Tree Ridge Development, LLC, a Minnesota Limited Liability Company, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota:

The South Half of the Northwest Quarter of the Northwest Quarter of Section 36, Township 34 North, Range 22 West, Anoka County, Minnesota.

AND

The Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section 36, Township 34 North, Range 22 West, Anoka County, Minnesota.

AND

The North 100 feet as measured along the east line of the South Half of the Northeast Quarter of the Northeast Quarter of Section 35, Township 34 North, Range 22 West, Anoka County, Minnesota, lying southeasterly of the centerline of County Road No. 75, as described in Anoka County Highway Centerline Plat No. 1, now known as Sunrise Road.

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 25, Township 34 North, Range 22 West, Anoka County, Minnesota, described as follows:

Beginning at the south quarter corner of said Section 25; thence easterly along the south line of said Section 25, a distance of 375 feet, more or less, to the center line of County State Aid Highway No. 36; thence northwesterly along said center line, 450 feet, more or less, to the north-south quarter line of said Section 25; thence southerly along said north-south quarter line, a distance of 230 feet, more or less, to the point of beginning.

AND

That part of the West 20 acres of the Northwest Quarter of the Northeast Quarter of Section 36, Township 34 North, Range 22 West, Anoka County, Minnesota, lying North of the South 600 feet, lying West of the East 150 feet and lying southerly of the centerline of County State Aid Highway No. 36.

AND

That part of the South 600 feet of the West 20 acres of the Northwest Quarter of the Northeast Quarter of Section 36, Township 34 North, Range 22 West, Anoka County, Minnesota, described as follows:

Beginning at the Northwest corner of said South 600 feet; thence North 89 degrees 30 minutes 25 seconds East along the North line of said South 600 feet, a distance of 101.11 feet; thence southwesterly 114.42 feet along a non tangential curve concave to the northwest with a radius of 333.00 feet, a central angle of 19 degrees 41 minutes 14 seconds, a chord bearing of South 59 degrees 00 minutes 31 seconds West, and a chord length of 113.86 feet to the West line of said Northwest Quarter of the Northeast Quarter; thence North 03 degrees 27 minutes 59 seconds West along said West line, a distance of 57.86 feet to the point of beginning.

has caused the same to be surveyed and platted as PINE TREE RIDGE, and does hereby donate and dedicate to the public for public use forever the Avenue, Street, Road, Drive and Park and also dedicate the easements as shown on this plat for drainage and utility purposes only. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 36 as shown on the plat.

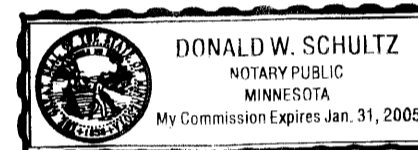
In witness whereof said Pine Tree Ridge Development, LLC, a Minnesota Limited Liability Company, has caused the same to be signed by its proper officer this 25th day of November, 2003.

Signature of Frederick D. Dewart, President and Chief Manager

STATE OF MINNESOTA COUNTY OF CHISAGO

The foregoing instrument by Frederick D. Dewart as president and chief manager of Pine Tree Ridge Development, LLC, a Minnesota Limited Liability Company, on behalf of the company was acknowledged before me this 25th day of November, 2003.

Signature of Donald W. Schultz, Notary Public



I hereby certify that I have surveyed and platted the property described on this plat as PINE TREE RIDGE, 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 will be correctly placed in the ground as shown within one year from recording; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

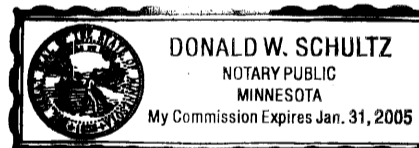
Signature of Dale F. Hebeisen, Minnesota Licensed Surveyor No. 13590



STATE OF MINNESOTA COUNTY OF CHISAGO

The foregoing Surveyor's Certificate by Dale F. Hebeisen, Minnesota Licensed Surveyor No. 13590, was acknowledged before me this 25th day of November, 2003.

Signature of Donald W. Schultz, Notary Public



TOWNSHIP OF LINWOOD

The plat of PINE TREE RIDGE was approved by the Town Board of Linwood Township at a meeting held this 24 day of June, 2003. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the township or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

Attest: Judith K. Hanna, Clerk Signed: Chairman

Checked and approved this 18th day of DECEMBER, 2003.

By: Terry D. O'Hain, Anoka County Surveyor

Recommended for approval this 16th day of December, 2003.

Signature of Anoka County Highway Engineer

This plat was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota at a regular meeting thereof held this 16th day of Dec, 2003.

Signature of John Jay Anderson, County Administrator

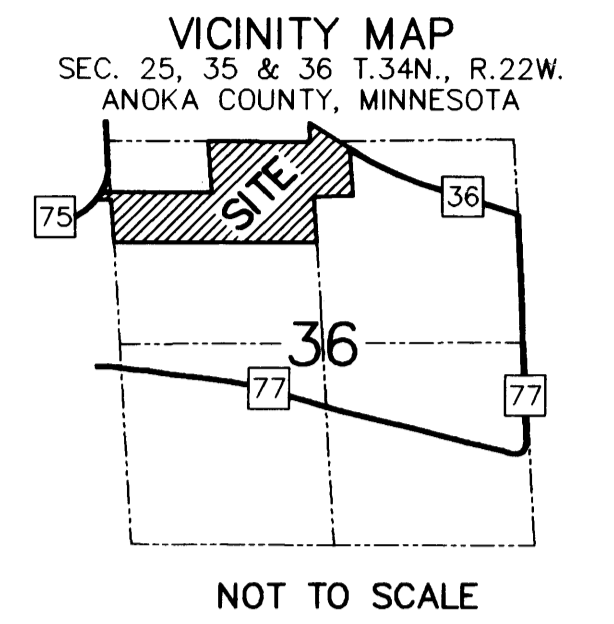
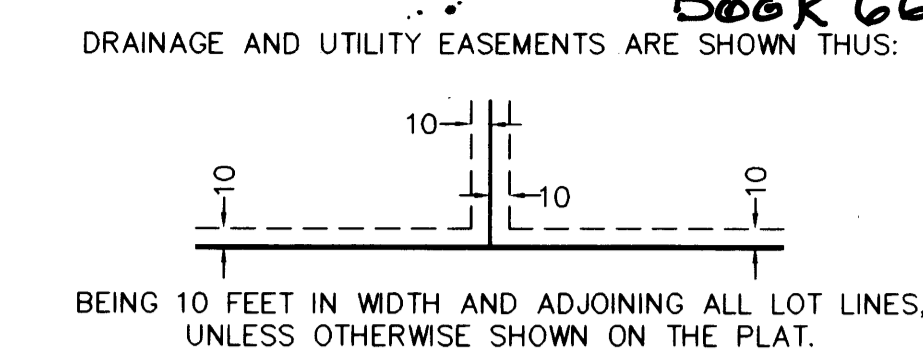
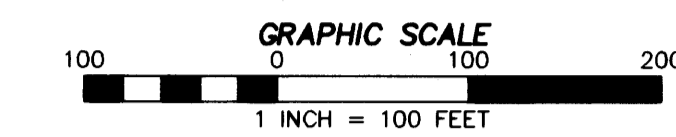
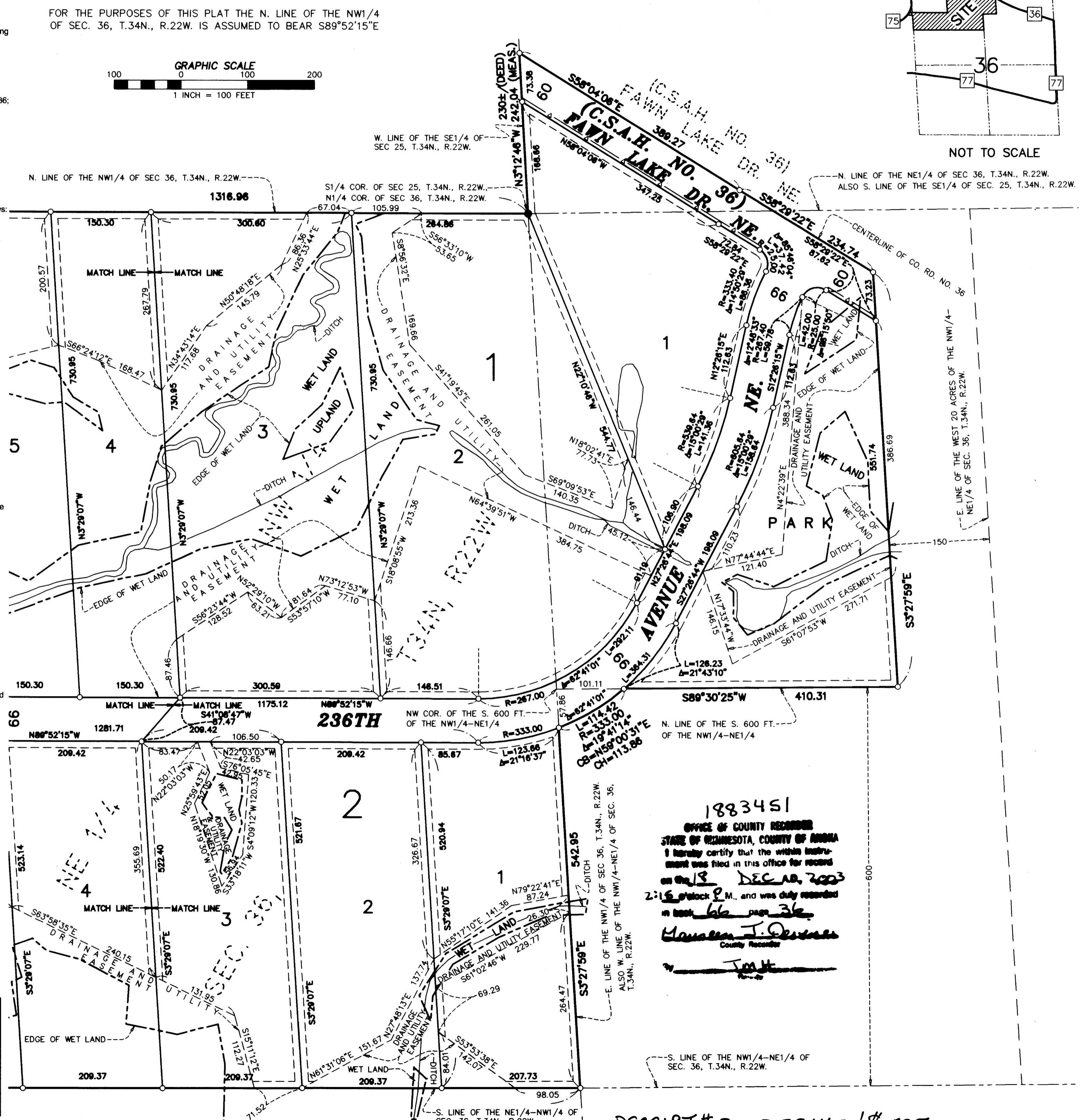
This plat was approved and accepted as to form and execution on this 14th day of Dec, 2003.

Signature of Anthony C. Polunbo, Anoka County Attorney

HULT & ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, & WETLAND DELINEATORS

LEGEND: DENOTES A 1/2 INCH BY 14 INCH IRON PIPE MONUMENT, MARKED RLS 13590, THAT WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT. DENOTES ANOKA COUNTY MONUMENT. DENOTES EASEMENT. DENOTES EDGE OF WET LAND. DENOTES RIGHT OF ACCESS DEDICATED TO COUNTY OF ANOKA.

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED: Dec 18, 2003



1883451 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 18 DEC 2003 at 2:15 p.m. and was duly recorded in book 66 page 36. Hannah J. Dewart County Recorder

RECEIPT # 2003175467 / \$ 725.00

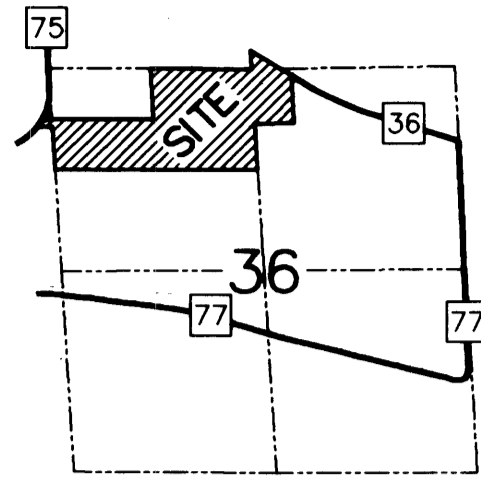
VICINITY MAP
SEC. 25, 35 & 36 T.34N., R.22W.
ANOKA COUNTY, MINNESOTA

OFFICIAL PLAT

PINE TREE RIDGE

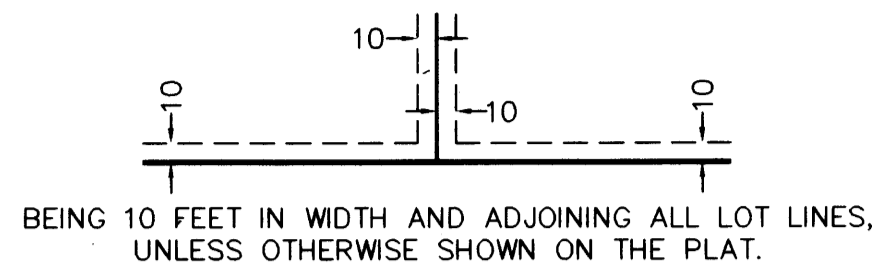
Book 66 Page 36

TOWNSHIP OF LINWOOD
COUNTY OF ANOKA
SECTIONS 25, 35, & 36, T.34N., R.22W.

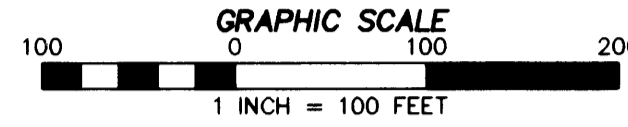


NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

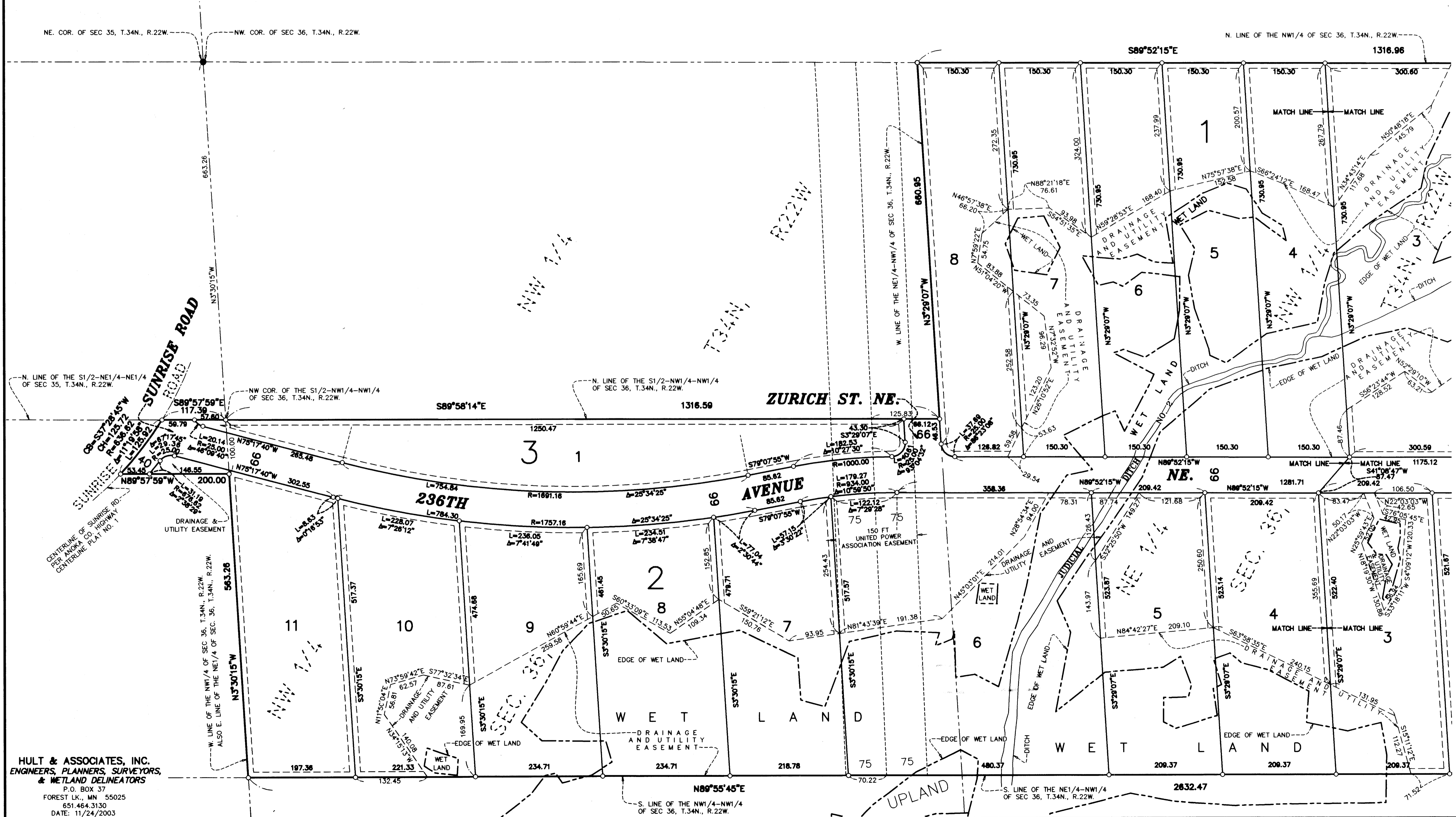


FOR THE PURPOSES OF THIS PLAT THE N. LINE OF THE NW1/4 OF SEC. 36, T.34N., R.22W. IS ASSUMED TO BEAR S89°52'15"E



LEGEND

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- DENOTES EASEMENT
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- ▲—▲— DENOTES RIGHT OF ACCESS DEDICATED TO COUNTY OF ANOKA



HULT & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
& WETLAND DELINEATORS
P.O. BOX 37
FOREST LK., MN 55025
651.464.3130
DATE: 11/24/2003