

# RICE LAKE PROFESSIONAL CENTER

BK 71 of Abst pg 5

City of Lino Lakes  
County of Anoka  
Section 19 & 30, T31, R22

OFFICIAL PLAT

KNOW ALL MEN BY THESE PRESENTS: That Rice Creek Commons, LLC, a Minnesota Limited Liability Company, fee owner, and 21st Century Bank, a Minnesota Corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to wit:

Lot seventeen (17), Auditor's Subdivision No. 151, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

AND

That part of the north 650 feet of Government Lot 1, Section 30, Township 31, Range 22, Anoka County, Minnesota, lying southeasterly of a line parallel with and distant 75.00 feet southeasterly of Line A as described below, lying northeasterly of a line parallel with and distant 64.00 feet northeasterly of Line B as described below and lying northeasterly of a line parallel with and distant 74.00 feet northeasterly of Line C as described below:

Line A: Beginning at a point on the west line of Section 25, Township 31, Range 23, distant 944.55 feet north of the southwest corner thereof; thence northeasterly at an angle of 48 degrees 18 minutes 00 seconds from said west section line (measured from north to east) 247.30 feet; thence northeasterly deflecting to the right 09 degrees 52 minutes 00 seconds a distance of 9120.00 feet and said line there terminating.

Line B: Commencing at the northwest corner of said Section 30; thence on an assumed bearing of South 89 degrees 54 minutes 18 seconds East along the north line of the Northwest Quarter of said Section 30 a distance of 1596.26 to the point of beginning of the line to be described, said north line of the Northwest Quarter also being the north line of said Government Lot 1; thence South 40 degrees 01 minute 05 seconds East 109.40 feet; thence southeasterly 429.10 feet along a tangential curve concave to the southwest having a central angle of 30 degrees 02 minutes 14 seconds and a radius of 818.51 feet and said line there terminating.

Line C: Beginning at the terminus of Line B as described above; thence South 09 degrees 58 minutes 51 seconds East and tangent to last above described curve 393.10 feet and said line there terminating.

AND

That part of the west 33.00 feet of abandoned State Highway No. 49 lying west of Lots 15 and 16, lying east of Lot 17, all in Auditor's Subdivision No. 151, Anoka County, Minnesota, and which lies southeasterly of a line parallel with and 75.00 feet southeasterly of Line A described below:

Line A: Beginning at a point on the west line of Section 25, Township 31, Range 23, distant 944.55 feet north of the southwest corner thereof; thence northeasterly at an angle of 48 degrees 18 minutes 00 seconds from said west section line (measured from north to east) 247.30 feet; thence northeasterly deflecting to the right 09 degrees 52 minutes 00 seconds a distance of 9120.00 feet and said line there terminating.

Have caused the same to be surveyed and platted as RICE LAKE PROFESSIONAL CENTER and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto Lake Drive and Hodgson Road as shown on this plat.

In witness whereof said Rice Creek Commons, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 23<sup>rd</sup> day of December, 2005.

Jason E. Rud  
Jason E. Rud, Chief Manager

STATE OF MINNESOTA  
COUNTY OF RAMSEY  
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of December, 2005 by Jason E. Rud, as Chief Manager of Rice Creek Commons, LLC, a Minnesota Limited Liability Company, on behalf of the company.

William J. Munch  
Notary Public, RAMSEY County, Minnesota  
My Commission Expires JANUARY 31, 2009



In witness whereof said 21st Century Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 28<sup>th</sup> day of Dec, 2005.

James W. Ludbey  
SVP

STATE OF MINNESOTA  
COUNTY OF Anoka  
The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Dec, 2005 by James W. Ludbey as SVP of 21st Century Bank, a Minnesota Corporation, on behalf of the corporation.

Terry W. Guetta  
Notary Public, Anoka County, Minnesota  
My Commission Expires 1/31/2010

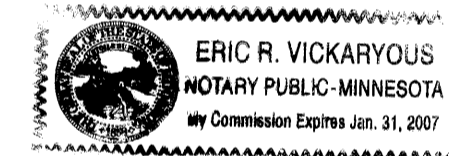


I hereby certify that I have surveyed and platted the property described on this plat as RICE LAKE PROFESSIONAL CENTER; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat and that there are no wet lands as defined in Minnesota Statutes, Sec. 505.02 Subd. 1 or public highways to be designated other than as shown on said plat.

Jason E. Rud  
Jason E. Rud, Land Surveyor  
Minnesota Registration No. 41578.

STATE OF MINNESOTA  
COUNTY OF Anoka  
The foregoing Surveyor's Certificate was acknowledged before me this 23<sup>rd</sup> day of DECEMBER, 2005, by Jason E. Rud, Land Surveyor.

Eric R. Vickaryous  
Notary Public, Anoka County, Minnesota  
My Commission Expires JAN. 31, 2007



This plat of RICE LAKE PROFESSIONAL CENTER was approved by the City Council of Lino Lakes, Minnesota at a regular meeting thereof held this 20<sup>th</sup> day of SEPTEMBER, 2005, and 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 John J. M... Mayor  
By Selma H... Clerk  
This plat has been checked and approved this 29<sup>th</sup> day of December, 2005.

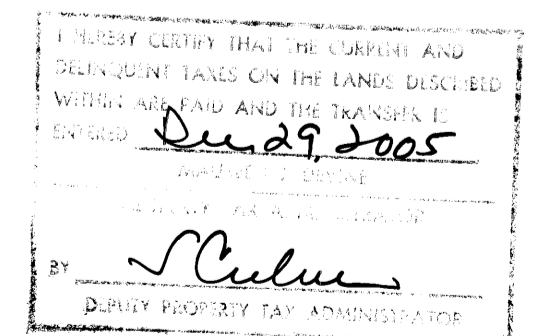
Larry D. Holm by Charles F. Lutgen, Deputy  
Larry D. Holm  
Anoka County Surveyor

48599.001 Torrens

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in the office for record on the 29<sup>th</sup> day of DEC, A.D., 2005 at 2:28 P.M. in book 71 Abstract page 5  
by JMD  
D. Registrar of Titles

198092.001 Abstract

OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in the office for record on the 29<sup>th</sup> day of DEC, A.D., 2005 at 2:28 P.M. and was duly recorded in book 71 Abstract page 5  
Maureen J. Devine  
County Recorder  
by JMD



E. G. RUD & SONS, INC.  
Land Surveyors

\$56.00

\$56.00

