

CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA

SHADOWBROOK FOURTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Bunker, L.L.C., a Minnesota Limited Liability Company, owners and proprietors and that LeRoy A. Johnson, Jr. and Barbara A. Johnson, husband and wife, mortgagees, of the following described property situated in the County of Anoka State of Minnesota to wit:

The Southwest Quarter of the Northeast Quarter of Section 36, Township 32, Range 24, Anoka County, Minnesota, lying north of the centerline of Bunker Lake Boulevard, except the following described property:

Commencing at the northeast corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of South 2 degrees 39 minutes 49 seconds West, along the east line of said Southwest Quarter of the Northeast Quarter a distance of 406.54 feet to the actual point of beginning; thence North 85 degrees 12 minutes 39 seconds West a distance of 330.00 feet; thence south parallel with said east line to the centerline of Bunker Lake Blvd.; thence South 85 degrees 12 minutes 39 seconds East along said centerline to the east line of said Southwest Quarter of the Northeast Quarter; thence North 2 degrees 39 minutes 49 seconds East along said East line to the actual point of beginning.

Also, except that part platted as SHADOWBROOK and SHADOWBROOK SECOND ADDITION, according to the recorded plats thereof, Anoka County, Minnesota.

AND

The Southeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 24, Anoka County, Minnesota, lying north of the centerline of Bunker Lake Boulevard, except that part platted as SHADOWBROOK SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of the North Half of the Northeast Quarter of Section 36, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of said North Half of the Northeast Quarter; thence on an assumed bearing of South 00 degrees 06 minutes 06 seconds East, along the east line of said North Half of the Northeast Quarter, a distance of 672.45 feet to the southeasterly corner of SHADOWBROOK THIRD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, and to the point of beginning; thence South 71 degrees 16 minutes 29 seconds West, along the southeasterly plat line of said SHADOWBROOK THIRD ADDITION, a distance of 746.17 feet to the most southerly corner of Lot 11, Block 1, SHADOWBROOK SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota; thence South 34 degrees 46 minutes 18 seconds West along the southeasterly plat line of said SHADOWBROOK SECOND ADDITION, a distance of 528.20 feet to the south line of said North half of the Northeast Quarter; thence North 89 degrees 24 minutes 02 seconds East, along said south line a distance of 1009.15 feet to the southeast corner of said North Half of the Northeast Quarter; thence North 00 degrees 06 minutes 06 seconds West, along said east line a distance of 662.86 feet to the point of beginning.

And that Bunker, L.L.C., a Minnesota Limited Liability Company, owners and proprietors of the following described property situated in the County of Anoka State of Minnesota to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 36, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of South 2 degrees 39 minutes 49 seconds West, along the east line of said Southwest Quarter of the Northeast Quarter a distance of 406.54 feet to the actual point of beginning; thence North 85 degrees 12 minutes 39 seconds West a distance of 330.00 feet; thence south parallel with said east line to the centerline of Bunker Lake Blvd.; thence South 85 degrees 12 minutes 39 seconds East along said centerline to the east line of said Southwest Quarter of the Northeast Quarter; thence North 2 degrees 39 minutes 49 seconds East along said East line to the actual point of beginning.

Have caused the same to be surveyed and platted as SHADOWBROOK FOURTH ADDITION and do hereby donate and dedicate to the public use forever the avenue, boulevard, court, park, streets and easements for drainage and utility purposes as shown on the plat.

In witness whereof said Bunker, L.L.C., a Minnesota Limited Liability Company, has caused these presents to be signed by its Chief Manager this 15th day of Sept, 1998.

BUNKER, L.L.C.

Anthony J. Emmerich
Anthony J. Emmerich, Chief Manager.

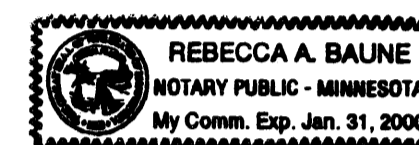
In witness whereof said LeRoy A. Johnson, Jr. and Barbara A. Johnson, husband and wife, have hereunto set their hands this 15th day of SEPTEMBER, 1998.

LeRoy A. Johnson, Jr.
LeRoy A. Johnson, Jr.

Barbara A. Johnson
Barbara A. Johnson

STATE OF MINNESOTA
COUNTY OF Anoka

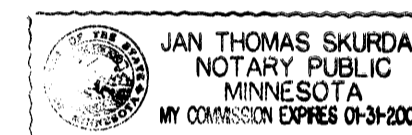
The foregoing instrument was acknowledged before me this 15th day of September, 1998, by Anthony J. Emmerich, as Chief Manager, of Bunker, LLC, a Minnesota Limited Liability Company.



Rebecca A. Baune
Notary Public, Anoka County, Minnesota
My commission expires 1-31-2000

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 15th day of September, 1998, by LeRoy A. Johnson, Jr. and Barbara A. Johnson, husband and wife.



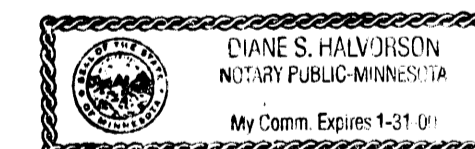
Jan Thomas Skurdal
Notary Public, Anoka County, Minnesota
My commission expires 3-31-00

I hereby certify that I have surveyed and platted the land described on this plat as SHADOWBROOK FOURTH ADDITION; that this plat is a true and correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local government unit as designated on said plat; and that the outside boundary line are correctly designated on said plat; and that there are no wetlands as defined in Minnesota Statutes 505.02, Subd. 1 or public highways to be designated on said plat other than as shown.

Rodney H. Halvorson
Rodney H. Halvorson, Land Surveyor
Minnesota License No. 10947

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 15th day of September, 1998, by Rodney H. Halvorson, Land Surveyor.



Diane S. Halvorson
Notary Public, Anoka County, Minnesota
My commission expires 01-31-00

The foregoing plat of SHADOWBROOK FOURTH ADDITION was approved and accepted by the City Council of Andover, Minnesota at a regular meeting thereof held this 4th day of August, 1998. If applicable, the written comments and recommendations of the Commissioner of Transportation and 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.

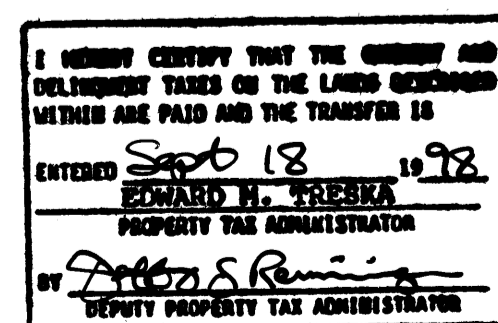
CITY COUNCIL OF ANDOVER, MINNESOTA

By *J. E. McKelvey*, Mayor
By *Sandra Jell*, Clerk

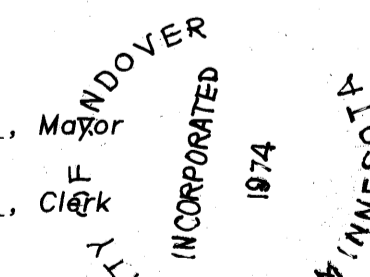
Checked and approved this 18th day of SEPTEMBER, 1998.

James D. Zhi
Anoka County Surveyor

1371949
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 18th day of Sept, 1998 A.D. at 9 o'clock A.M., and was duly recorded in book 56 ABST page 15
Edward M. Treska
By *ESC*

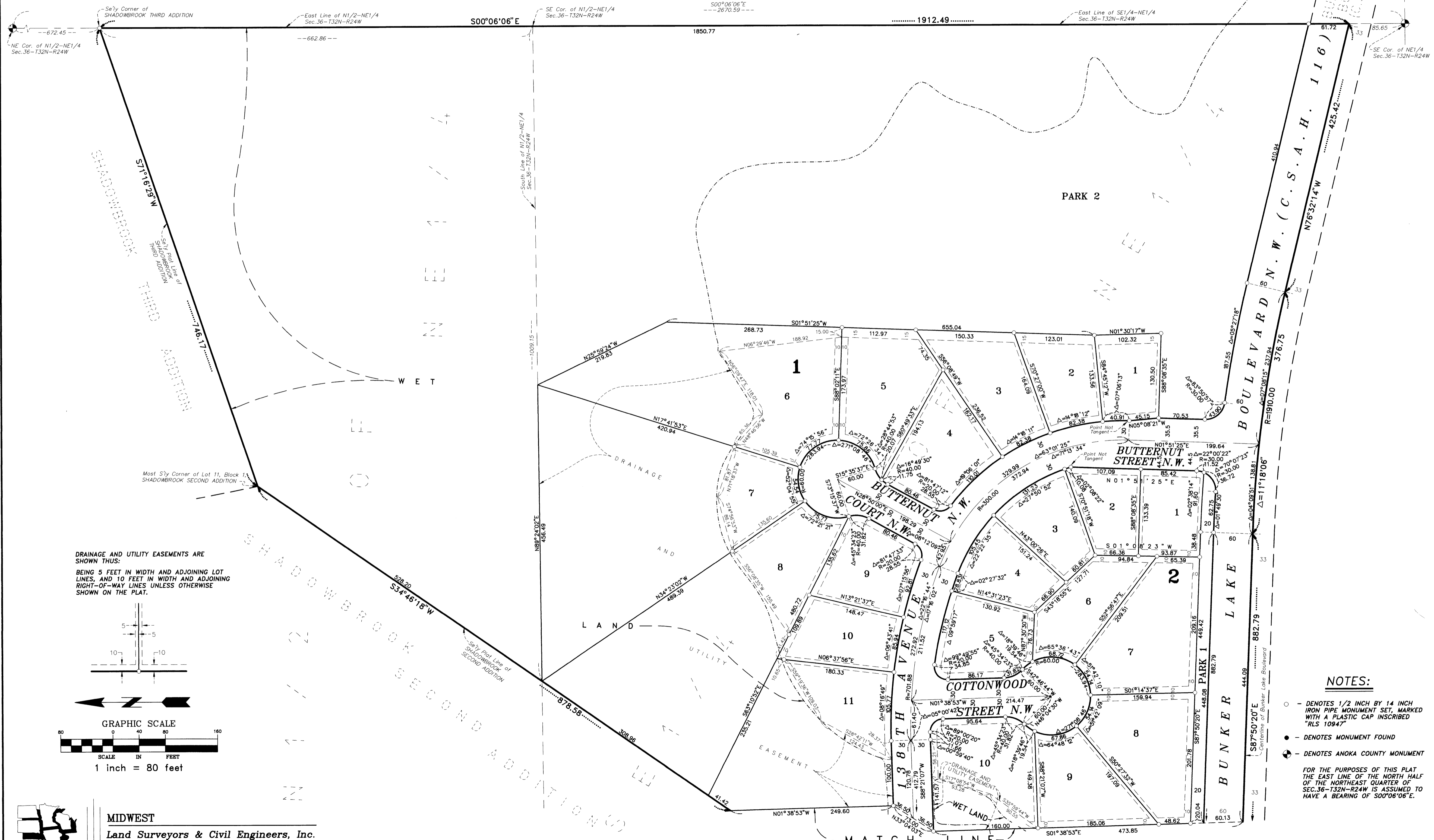


MIDWEST
Land Surveyors & Civil Engineers, Inc.

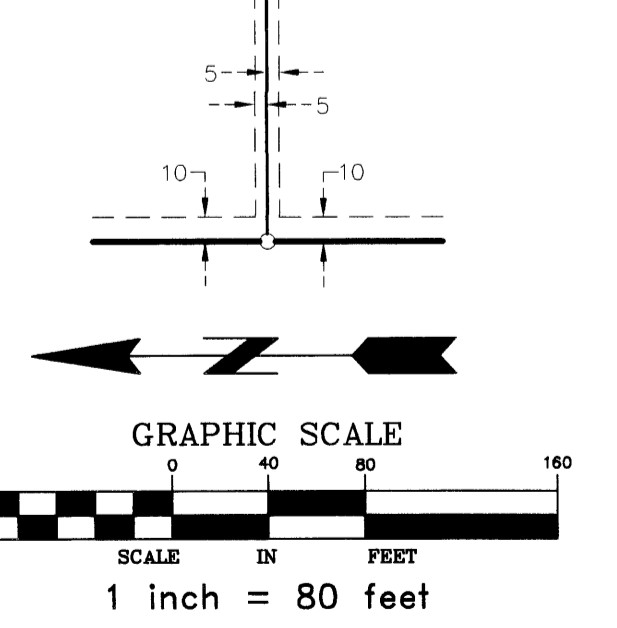


SHADOWBROOK FOURTH ADDITION

CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
 BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



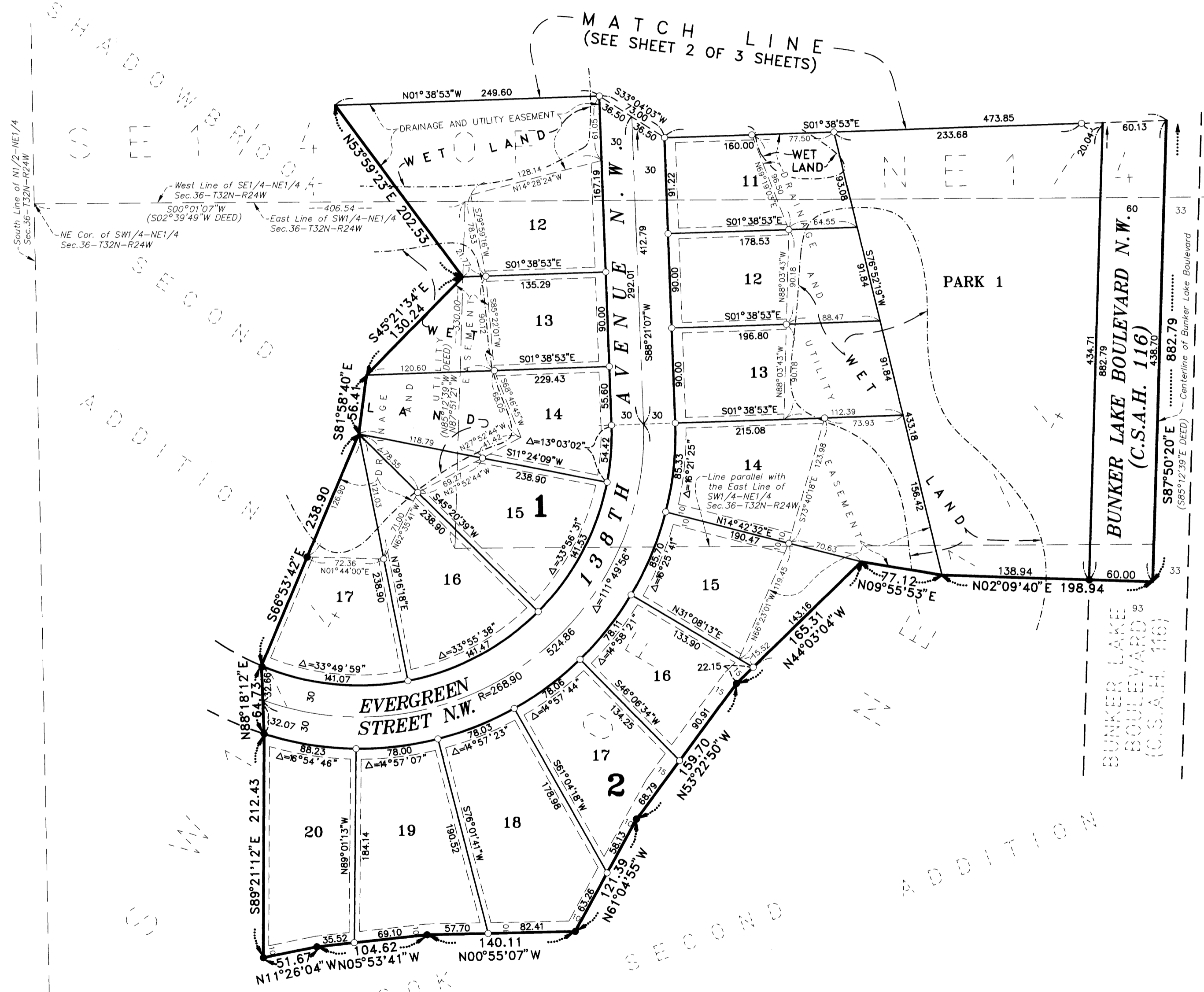
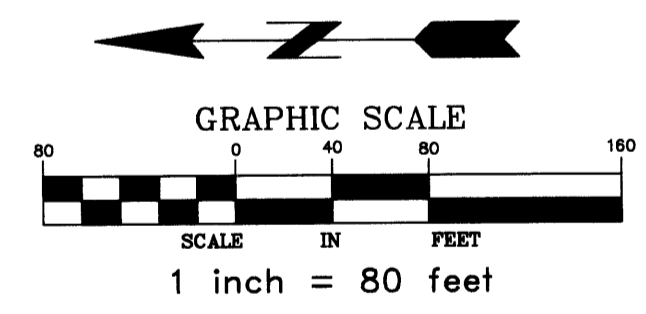
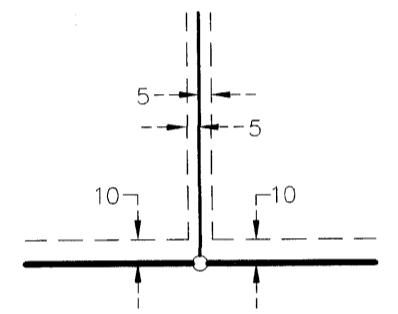
MIDWEST
 Land Surveyors & Civil Engineers, Inc.

- NOTES:**
- - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED WITH A PLASTIC CAP INSCRIBED "RLS 10947"
 - - DENOTES MONUMENT FOUND
 - ⊗ - DENOTES ANOKA COUNTY MONUMENT
- FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SEC. 36-T32N-R24W IS ASSUMED TO HAVE A BEARING OF S00°06'06"E.

MATCH LINE
 (SEE SHEET 3 OF 3 SHEETS)

SHADOWBROOK FOURTH ADDITION

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MIDWEST
Land Surveyors & Civil Engineers, Inc.