

SHADOWBROOK SECOND ADDITION

CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA

1296131
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the foregoing instrument was filed in this office on the 10th Sept. 1997 at 2:00 of the P.M. and was recorded in book 55 page 5
Edward M. Treska
County Recorder
By K.H.J. Deputy

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 and Northeast Bank, a Minnesota Corporation, mortgagee of the following described property situated in the County of Anoka State of Minnesota to wit:

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

Commencing at the northwest corner of said North Half of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 08 minutes 36 seconds East, along the north line of said North Half of the Northeast Quarter; a distance of 183.89 feet; thence South 03 degrees 21 minutes 57 seconds East a distance of 510.19 feet to the point of beginning; thence South 20 degrees 40 minutes 23 seconds West a distance of 163.46 feet; thence South 76 degrees 08 minutes 48 seconds West a distance of 139.64 feet; thence southerly a distance of 53.95 feet along a non-tangential curve concave to the West having a radius of 239.38 feet, a central angle of 12 degrees 54 minutes 47 seconds and a chord that bears South 07 degrees 18 minutes 07 seconds East a distance of 53.84 feet; thence South 00 degrees 50 minutes 43 seconds East tangent to last described curve a distance of 28.67 feet; thence Easterly a distance of 31.42 feet along a tangential curve concave to the northeast having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence North 89 degrees 09 minutes 17 seconds East tangent to last described curve a distance 8.90 feet; thence South 00 degrees 50 minutes 43 seconds East a distance of 195.16 feet; thence South 84 degrees 47 minutes 39 seconds West a distance of 10.02 feet; thence South 01 degrees 49 minutes 39 seconds East a distance of 64.96 feet; thence South 22 degrees 09 minutes 11 seconds East a distance of 526.20 feet; thence South 18 degrees 18 minutes 08 seconds East a distance of 63.14 feet; thence South 08 degrees 03 minutes 26 seconds West a distance of 67.92 feet; thence South 00 degrees 55 minutes 07 seconds East a distance of 377.88 feet; thence South 87 degrees 56 minutes 34 seconds East a distance of 239.27 feet; thence South 02 degrees 03 minutes 26 seconds West a distance of 60.00 feet; thence North 87 degrees 56 minutes 34 seconds West a distance of 17.62 feet; thence southerly a distance of 31.37 feet along a tangential curve concave to the southeast having a radius of 20.00 feet and a central angle of 89 degrees 51 minutes 30 seconds; thence South 02 degrees 11 minutes 56 seconds West tangent to last described curve a distance of 120.56 feet; thence easterly a distance of 47.14 feet along a tangential curve concave to the northeast having a radius of 30.00 feet, a central angle of 90 degrees 02 minutes 16 seconds and a chord that bears South 42 degrees 49 minutes 12 seconds East a distance of 42.44 feet; thence South 02 degrees 09 minutes 40 seconds West not tangent to last described curve a distance of 60.00 feet to the centerline of said Bunker Lake Boulevard; thence South 87 degrees 50 minutes 20 seconds East along said center line a distance of 425.61 feet; thence North 02 degrees 09 minutes 40 seconds East a distance of 198.94 feet; thence North 09 degrees 55 minutes 53 seconds East a distance of 77.12 feet; thence North 44 degrees 03 minutes 04 seconds West a distance of 165.31 feet; thence North 53 degrees 22 minutes 50 seconds West a distance of 159.70 feet; thence North 61 degrees 04 minutes 55 seconds West a distance of 121.39 feet; thence North 00 degrees 55 minutes 07 seconds West a distance of 140.11 feet; thence North 05 degrees 53 minutes 41 seconds West a distance of 104.62 feet; thence North 11 degrees 26 minutes 04 seconds West a distance 51.67 feet; thence South 89 degrees 21 minutes 12 seconds East a distance of 212.43 feet; thence North 88 degrees 18 minutes 12 seconds East a distance of 64.73 feet; thence South 66 degrees 53 minutes 42 seconds East a distance of 238.90 feet; thence South 81 degrees 58 minutes 40 seconds East a distance of 56.41 feet; thence South 45 degrees 21 minutes 34 seconds East a distance of 130.24 feet; thence North 53 degrees 59 minutes 23 seconds East a distance of 202.53 feet; thence North 34 degrees 46 minutes 18 seconds East a distance of 878.58 feet; thence North 11 degrees 17 minutes 14 seconds West a distance of 95.72 feet; thence North 67 degrees 52 minutes 37 seconds West a distance of 71.69 feet; thence North 52 degrees 39 minutes 06 seconds West a distance of 421.66 feet; thence North 47 degrees 46 minutes 08 seconds West a distance of 60.19 feet; thence North 52 degrees 02 minutes 32 seconds West a distance of 132.08 feet; thence North 51 degrees 42 minutes 04 seconds East a distance of 154.00 feet; thence North 31 degrees 26 minutes 34 seconds West a distance of 109.59 feet; thence North 58 degrees 33 minutes 26 seconds East a distance of 60.00 feet; thence North 31 degrees 26 minutes 34 seconds West a distance of 100.48 feet; thence South 58 degrees 33 minutes 26 seconds West a distance of 60.00 feet; thence southerly 29.45 feet along a non-tangential curve concave to the West having a radius of 20.00 feet, a central angle of 84 degrees 22 minutes 22 seconds and a chord that bears South 10 degrees 44 minutes 37 seconds West a distance of 26.86 feet; thence South 52 degrees 55 minutes 48 seconds West, tangent to last described curve, a distance of 93.15 feet; thence North 35 degrees 39 minutes 39 seconds West a distance of 138.37 feet; thence South 44 degrees 23 minutes 58 seconds West a distance of 492.53 feet; thence South 89 degrees 47 minutes 46 seconds West a distance of 264.75 feet; thence South 78 degrees 15 minutes 09 seconds West a distance of 135.79 feet; thence South 75 degrees 32 minutes 03 seconds West a distance of 223.36 feet to the point of beginning.

Have caused the same to be surveyed and platted as SHADOWBROOK SECOND ADDITION and do hereby donate and dedicate to the public use forever the avenue, boulevard, lanes, 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 proper officer this 2 day of September, 1997.

BUNKER, L.L.C.
[Signature]
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 2nd day of September, 1997.

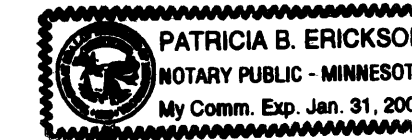
[Signature] LeRoy A. Johnson, Jr., Husband
[Signature] Barbara A. Johnson, Wife

In witness whereof said Northeast Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 2nd day of SEPT, 1997.

NORTHEAST BANK
[Signature] as SR. VICE PRESIDENT

STATE OF MINNESOTA
COUNTY OF Anoka

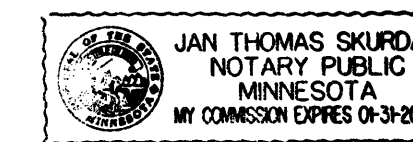
The foregoing instrument was acknowledged before me this 2 day of September, 1997, by Anthony J. Emmerich, Chief Manager, on behalf of Bunker, LLC, a Minnesota Limited Liability Company.



[Signature]
Notary Public, Anoka County, Minnesota
My commission expires 1-31-00

STATE OF MINNESOTA
COUNTY OF Anoka

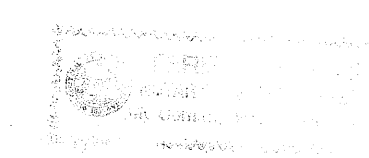
The foregoing instrument was acknowledged before me this 2nd day of September, 1997, by LeRoy A. Johnson, Jr. and Barbara A. Johnson, husband and wife.



[Signature]
Notary Public, ANOKA County, Minnesota
My commission expires 1-31-00

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 2nd day of September, 1997, by L.G. CRANE as SR. VICE PRES. of Northeast Bank, a Minnesota corporation, on behalf of the corporation.



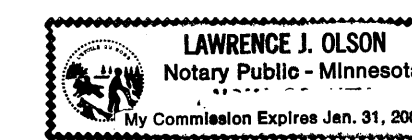
[Signature]
Notary Public, Ramsey County, Minnesota
My commission expires 1-31-00

I hereby certify that I have surveyed and platted the land described on this plat SHADOWBROOK SECOND 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 there are no public highways to be designated on said plat.

[Signature]
Rodney H. Halvorson, Land Surveyor
Minnesota License No. 10947

STATE OF MINNESOTA
COUNTY OF Anoka

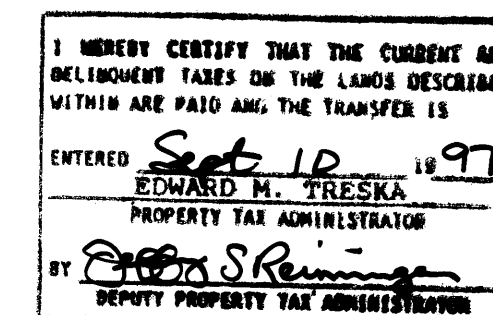
The foregoing instrument was acknowledged before me this 29th day of August, 1997, by Rodney H. Halvorson, Land Surveyor.



[Signature]
Notary Public, Anoka County, Minnesota
My commission expires 1-31-00

The foregoing plat of SHADOWBROOK SECOND ADDITION was approved and accepted by the City Council of Andover, Minnesota at a regular meeting thereof held this 2nd day of September, 1997. 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 *[Signature]* Mayor
By *[Signature]* Clerk



Checked and approved this 1st day of Sept, 1997.
[Signature]
Anoka County Surveyor



MIDWEST
Land Surveyors & Civil Engineers, Inc.

SHADOWBROOK SECOND ADDITION

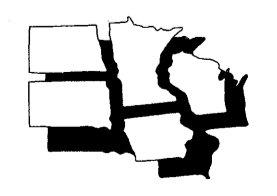
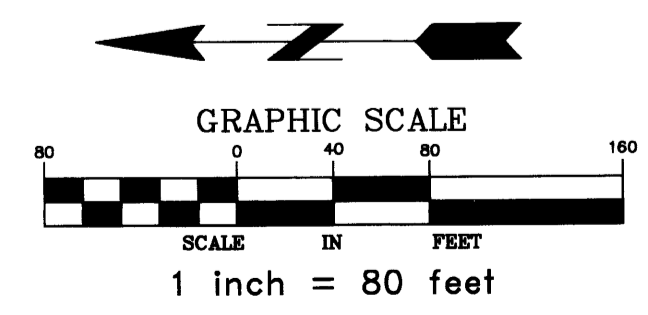
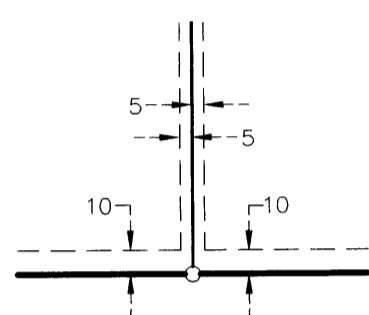
CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA

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 NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SEC.36-T32N-R24W IS ASSUMED TO HAVE A BEARING OF N89°08'36"E.

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.

SHADOWBROOK SECOND ADDITION

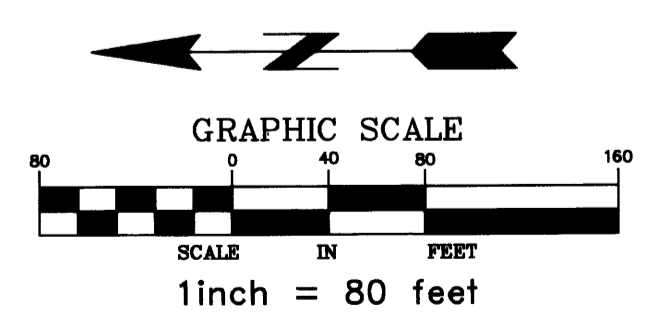
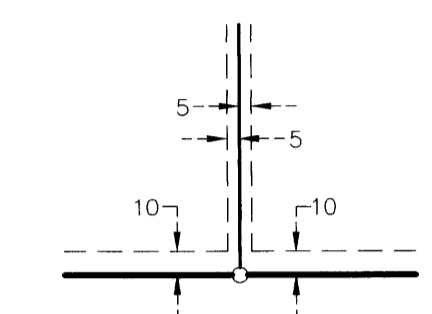
CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA

NOTES:

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.

- - 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 NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SEC. 36-132N-R24W IS ASSUMED TO HAVE A BEARING OF N89°08'36"E.



MIDWEST
Land Surveyors & Civil Engineers, Inc.