

# SHADOWBROOK SIXTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Bunker, L.L.C., a Minnesota Limited Liability Company, owner and proprietor 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 Lot 1, AUDITOR'S SUBDIVISION NO. 141, Anoka County, Minnesota lying southerly of the two following described lines:

LINE 1:  
Commencing at the northeast corner of said West Half of the Southeast Quarter of Section 25, Township 32, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 89 degrees 49 minutes 11 seconds West, along the north line of said West Half of the Southeast Quarter, a distance of 264.00 feet to the northeast corner of said Lot 1; thence South 00 degrees 27 minutes 57 seconds East, parallel to the east line of said West Half of the Southeast Quarter, a distance of 1429.45 feet to the point of beginning of the line to be described; thence North 56 degrees 57 minutes 11 seconds East a distance of 108.95 feet; thence North 50 degrees 41 minutes 25 seconds East a distance of 83.70 feet; thence North 67 degrees 28 minutes 54 seconds East a distance of 65.68 feet; thence North 80 degrees 09 minutes 37 seconds East a distance of 46.75 feet to a point on an east line of said West half of the Southeast Quarter distant 1284.69 feet south from said northeast corner and said line there terminating.

LINE 2:  
Commencing at the northeast corner of said West Half of the Southeast Quarter of Section 25, Township 32, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 89 degrees 49 minutes 11 seconds West, along the north line of said West Half of the Southeast Quarter, a distance of 264.00 feet to the northeast corner of said Lot 1; thence South 00 degrees 27 minutes 57 seconds East, along the east line of said Lot 1 and parallel to the east line of said West Half of the Southeast Quarter, a distance of 1429.45 feet to the point of beginning of the line to be described; thence South 56 degrees 57 minutes 11 seconds West a distance of 224.18 feet; thence South 59 degrees 01 minutes 02 seconds West a distance of 131.70 feet; thence South 51 degrees 40 minutes 17 seconds West a distance of 78.06 feet; thence South 61 degrees 51 minutes 48 seconds West a distance of 95.18 feet; thence South 55 degrees 23 minutes 53 seconds West a distance of 80.60 feet to a point on the west line of the East 515.00 feet of said Lot 1, distant 1756.94 feet south from the northwest corner of said East 515.00 feet; thence South 60 degrees 10 minutes 27 seconds West a distance of 41.39 feet; thence South 72 degrees 48 minutes 07 seconds West a distance of 62.13 feet; thence South 77 degrees 33 minutes 03 seconds West a distance of 84.44 feet; thence South 88 degrees 18 minutes 43 seconds West a distance of 63.95 feet; thence North 87 degrees 46 minutes 23 seconds West a distance of 73.19 feet; thence North 79 degrees 13 minutes 32 seconds West a distance of 206.44 feet to a point on the west line of said Lot 1 distant 1772.90 feet south from the northwest corner of said Lot 1 and said line there terminating.

AND

All that part of Lot 4, AUDITOR'S SUBDIVISION NO. 141, Anoka County, Minnesota, which lies south of the following described line:

Commencing at the southeast corner of said Lot 4; thence North 00 degrees 29 minutes 17 seconds West (orientation of this bearing system is assumed), along the east line of said Lot 4, a distance of 1367.69 feet, to the point of beginning of the line to be described; thence South 79 degrees 46 minutes 33 seconds West, a distance of 328.71 feet to the west line of said Lot 4 and said described line there terminating.

AND

All that part of the North Half of the Northeast Quarter of Section 36, Township 32 North, Range 24 West, Anoka County, Minnesota which lies easterly of SHADOWBROOK, northerly of SHADOWBROOK SECOND ADDITION and westerly of SHADOWBROOK FIFTH ADDITION, according to the recorded plats thereof, on file and of record in the Office of the County Recorder, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as SHADOWBROOK SIXTH ADDITION and do hereby donate and dedicate to the public use forever the avenues, lane, street 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 18<sup>th</sup> day of APRIL, 2000.

BUNKER, L.L.C.

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

In witness whereof said Northeast Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 18<sup>th</sup> day of APRIL, 2000.

NORTHEAST BANK

*Larry G. Crane*  
Larry G. Crane, Executive Vice President

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 18 day of April, 2000, by Anthony J. Emmerich, as Chief Manager, of Bunker, L.L.C., a Minnesota Limited Liability Company, on behalf of the company.

*Baleen Roberts*  
Baleen Roberts  
Notary Public, Anoka County, Minnesota  
My commission expires Jan 31, 2005

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 18 day of April, 2000, by Larry G. Crane, as Executive Vice President, of Northeast Bank, a Minnesota corporation, on behalf of the corporation.

*Vicki D. Lindgren*  
Vicki D. Lindgren  
Notary Public, Anoka County, Minnesota  
My commission expires 4/1/05

*Vicki D. Lindgren*  
Vicki D. Lindgren  
Notary Public  
Minnesota  
My Commission Expires Jan 31, 2005

North Line of W 1/2 - SE 1/4  
Sec. 25 - T32N - R24W

NW Corner of Lot 1,  
AUDITOR'S SUBDIVISION NUMBER 141

West Line of Lot 1,  
AUDITOR'S SUBDIVISION NUMBER 141



MIDWEST  
Land Surveyors & Civil Engineers, Inc.

I hereby certify that I have surveyed and platted the land described on this plat as SHADOWBROOK SIXTH 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; that the boundary lines are correctly designated on the plat and that there are no wetlands as defined in MS 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 17<sup>th</sup> day of April, 2000, by Rodney H. Halvorson, Land Surveyor.

*DAMES HALVORSON*  
DAMES HALVORSON  
Notary Public - Minnesota  
My Commission Expires Jan 31, 2005

The foregoing instrument as SHADOWBROOK SIXTH ADDITION was approved and accepted by the City Council of Andover, Minnesota at a regular meeting thereof held this 15<sup>th</sup> day of March, 2000. 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. Mc Kalvey* Mayor  
By *Victoria Hill* Clerk

Checked and approved this 18<sup>th</sup> day of APRIL, 2000  
*Jerry D. Hill*  
Anoka County Surveyor

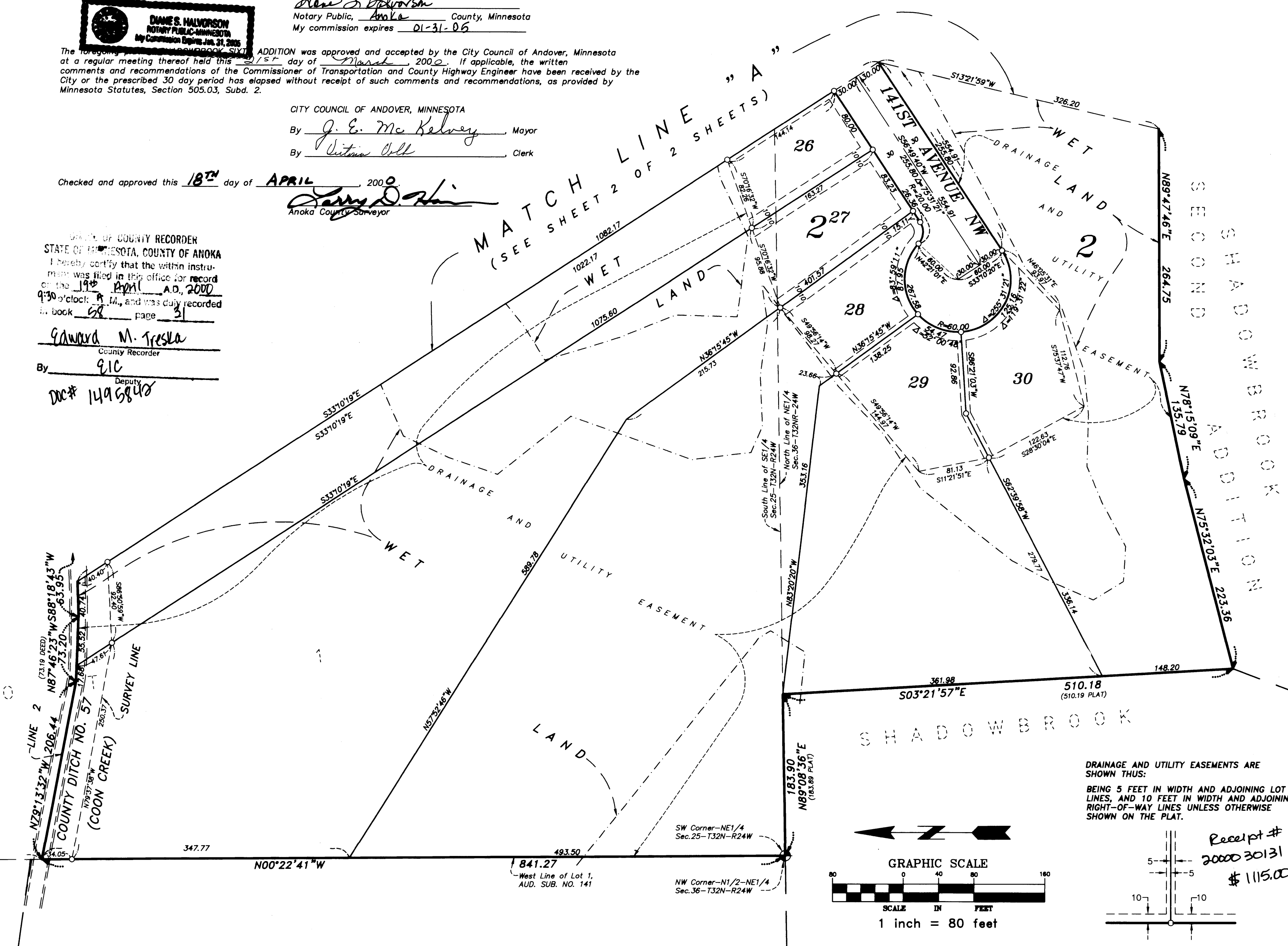
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 19<sup>th</sup> day of April, A.D. 2000, at 9:50 o'clock P.M., and was duly recorded in book 58 page 31

*DAMES HALVORSON*  
County Recorder  
By *910* Deputy  
Doc# 1496848

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
*April 19, 2000*  
EDWARD M. TRESKA  
PROPERTY TAX ADMINISTRATOR  
BY *S. Culver*  
DEPUTY PROPERTY TAX ADMINISTRATOR

- 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 WEST HALF OF THE SOUTHEAST QUARTER OF SEC. 25 - T32N R24W IS ASSUMED TO HAVE A BEARING OF S89°49'11"W.



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.

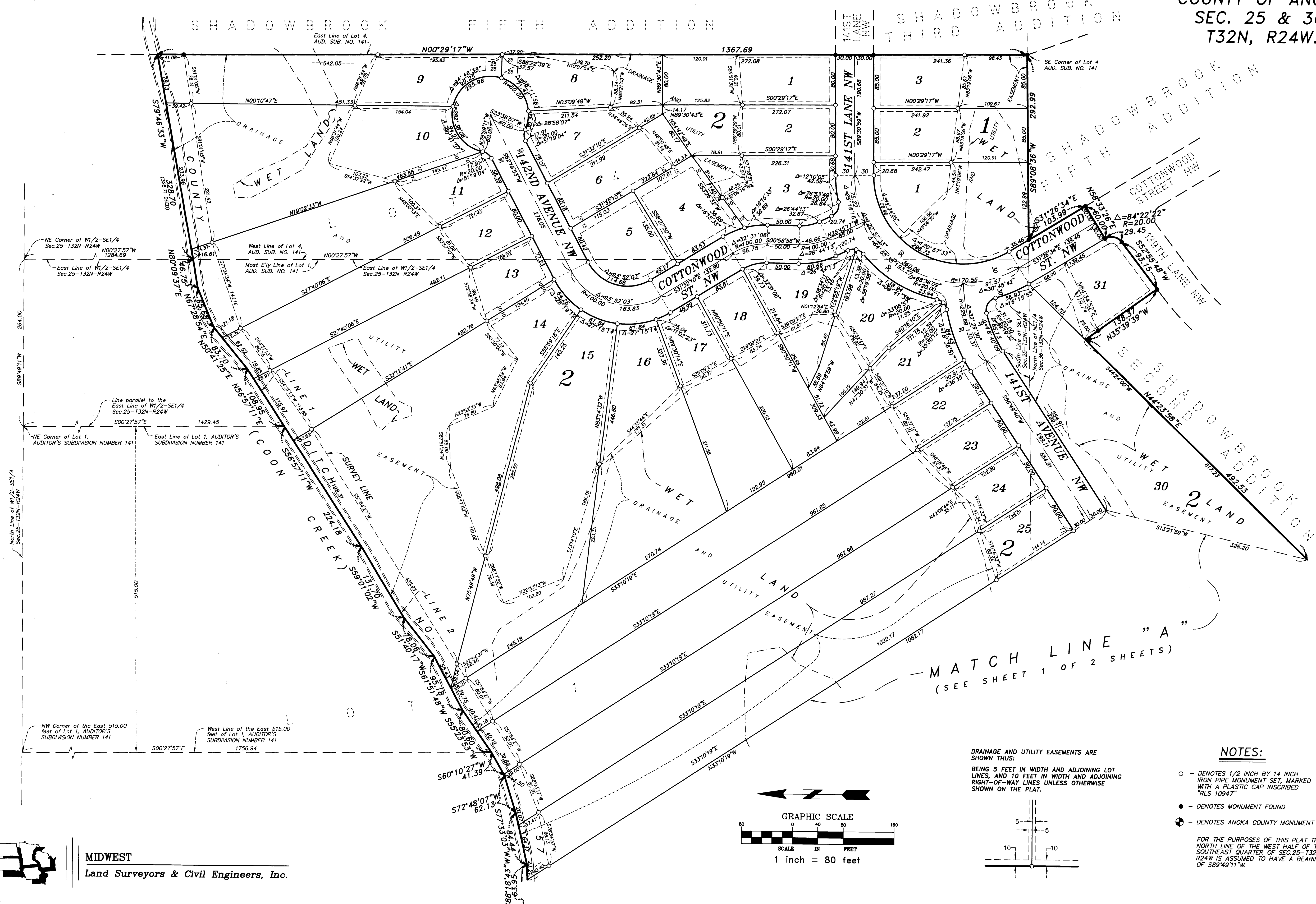
GRAPHIC SCALE  
SCALE IN FEET  
1 inch = 80 feet

Receipt #  
2000 30131  
\$ 1115.00

# SHADOWBROOK SIXTH ADDITION

BOOK 58 PAGE 31

CITY OF ANDOVER  
COUNTY OF ANOKA  
SEC. 25 & 36,  
T32N, R24W.



NE Corner of W1/2-SE1/4  
Sec.25-T32N-R24W  
N00°27'57"W  
1284.63

East Line of W1/2-SE1/4  
Sec.25-T32N-R24W

West Line of Lot 4,  
AUD. SUB. NO. 141  
N00°27'57"W

Most Ely Line of Lot 1,  
AUD. SUB. NO. 141  
S27°40'06"E

East Line of W1/2-SE1/4  
Sec.25-T32N-R24W

Line parallel to the  
East Line of W1/2-SE1/4  
Sec.25-T32N-R24W  
S00°27'57"E

NE Corner of Lot 1,  
AUDITOR'S SUBDIVISION NUMBER 141

East Line of Lot 1,  
AUDITOR'S SUBDIVISION NUMBER 141

North Line of W1/2-SE1/4  
Sec.25-T32N-R24W

Line parallel to the  
East Line of W1/2-SE1/4  
Sec.25-T32N-R24W  
S00°27'57"E

NE Corner of Lot 1,  
AUDITOR'S SUBDIVISION NUMBER 141

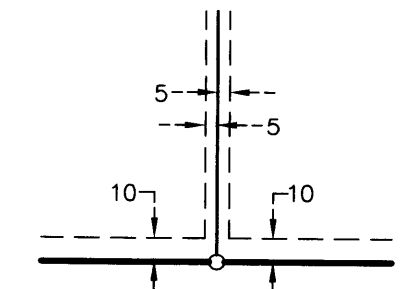
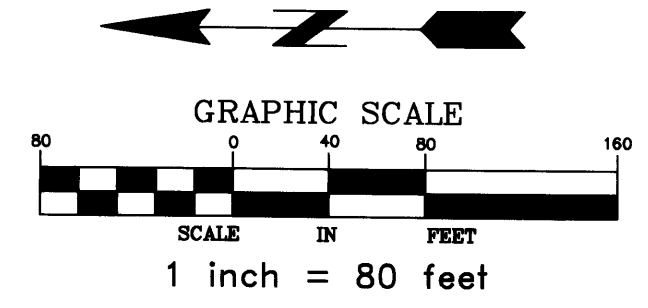
East Line of Lot 1,  
AUDITOR'S SUBDIVISION NUMBER 141

NW Corner of the East 515.00  
feet of Lot 1, AUDITOR'S  
SUBDIVISION NUMBER 141

West Line of the East 515.00  
feet of Lot 1, AUDITOR'S  
SUBDIVISION NUMBER 141

MATCH LINE "A"  
(SEE SHEET 1 OF 2 SHEETS)

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.



- 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 WEST HALF OF THE  
SOUTHEAST QUARTER OF SEC.25-T32N  
R24W IS ASSUMED TO HAVE A BEARING  
OF S89°49'11"W.

**MIDWEST**  
Land Surveyors & Civil Engineers, Inc.