

SHADOWBROOK THIRD ADDITION

CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA



MIDWEST
Land Surveyors & Civil Engineers, Inc.

309042
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument
was filed in this office on MAR 31 1998
at 10:00 o'clock A.M.
Edward M. Treska, Registrar of Titles
By Katherine Bein
Deputy Registrar of Titles

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 East Half of the East Half of the East Half of the Southeast Quarter, Section 25, Township 32, Range 24, Anoka County, Minnesota, lying southerly of a line drawn from a point on the east line of said Southeast Quarter distant 1282.23 feet southerly along said east line from the northeast corner of said Southeast Quarter to a point on the westerly line of said East Half of the East Half of the Southeast Quarter distant 1257.33 feet southerly along said westerly line from the northwest corner thereof. Being a part of Lot 9, "Auditor's Subdivision No. 141."

AND
The West Half of the East Half of the East Half of the Southeast Quarter, Section 25, Township 32, Range 24, Anoka County, Minnesota, lying south of the following described line:

Beginning at a point on the east line of said West Half of the East Half of the East Half of the Southeast Quarter distant 1257.33 feet south along said east line from the northeast corner of said West Half of the East Half of the East Half of the Southeast Quarter to a point on the west line of said West Half of the East Half of the East Half of the Southeast Quarter distant 1357.17 feet north along said west line from the southwest corner of said West Half of the East Half of the East Half of the Southeast Quarter and said line there terminating.

(Said tract is also known as part of Lot 8, Auditor's Subdivision No. 141).

EXCEPT
Those parts of the above two described tracts of land lying northerly of a line described as follows:

Commencing at the southwest corner of said West Half of the East Half of the East Half of the Southeast Quarter; thence North 00 degrees 30 minutes 36 seconds West, assumed bearing, along the west line of said West Half of the East Half of the East Half of the Southeast Quarter a distance of 463.27 feet to the point of beginning of the line to be described; thence North 73 degrees 30 minutes 36 seconds East a distance of 35.27 feet; thence northerly 149.64 feet, along a tangential curve concave to the northwest having a radius of 370.00 feet and a central angle of 23 degrees 10 minutes 18 seconds; thence North 50 degrees 20 minutes 18 seconds East, tangent to said curve a distance of 59.01 feet; thence easterly 244.13 feet along a tangential curve concave to the south, having a radius of 180.00 feet and a central angle of 77 degrees 42 minutes 38 seconds; thence North 61 degrees 29 minutes 33 seconds East not tangent to last described curve a distance of 83.62 feet; thence North 89 degrees 10 minutes 30 seconds East a distance of 137.40 feet to a point on the east line of said East Half of the East Half of the East Half of the Southeast Quarter distant 616.26 feet north from the southeast corner thereof and said line there terminating.

AND
That part of the East Half of the West half of the East half of the Southeast Quarter, Section 25, Township 32, Range 24, Anoka County, Minnesota, lying south of the following described line:

Beginning at a point on the east line of said East Half of the West Half of the East Half of the Southeast Quarter distant 1357.17 feet north along said east line from the southeast corner of the said East Half of the West Half of the East Half of the Southeast Quarter, said east line has an assumed bearing of North 0 degrees 10 minutes 59 seconds West; thence North 89 degrees 47 minutes 29 seconds West a distance of 61.86 feet; thence North 81 degrees 30 minutes 36 seconds West a distance of 112.20 feet; thence North 87 degrees 50 minutes 29 seconds West a distance of 99.06 feet; thence South 76 degrees 00 minutes 22 seconds West a distance of 53.79 feet to the west line of said East Half of the West Half of the East half of the Southeast Quarter and said line there terminating.

(Said tract as also known as Lot 7, Auditor's Subdivision No. 141).

EXCEPT
That part of said East Half of the West half of the East half of the Southeast Quarter lying northerly of the following described line:

Commencing at the southeast corner of said East Half of the West half of the East half of the Southeast Quarter; thence North 00 degrees 10 minutes 59 seconds West along the east line thereof 463.27 feet to the point of beginning of the line to be described; thence South 73 degrees 50 minutes 13 seconds West a distance of 14.73 feet; thence southwesterly 126.88 feet along a tangential curve concave to the southeast having a radius of 230.00 feet and a central angle of 31 degrees 36 minutes 29 seconds; thence South 42 degrees 13 minutes 44 seconds West tangent to said curve a distance of 50.00 feet; thence southwesterly 145.33 feet along a tangential curve concave to the northwest having a radius of 174.88 feet and a central angle of 47 degrees 36 minutes 52 seconds; thence South 89 degrees 50 minutes 36 seconds West tangent to said curve a distance of 40.79 feet to a point on the west line of said East Half of the West Half of the East Half of the Southeast Quarter distant 301.36 feet north from the southwest corner thereof and said line there terminating.

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

Beginning 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; thence South 71 degrees 16 minutes 29 seconds West a distance of 746.17 feet to most southerly corner of Lot 11, Block 1, SHADOWBROOK SECOND ADDITION, according to the recorded plat thereof; thence northerly, northwesterly, and northeasterly, along the plat line of said SHADOWBROOK SECOND ADDITION the following courses: 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 to the most northerly corner of Cottonwood Street N.W. as platted and dedicated in SHADOWBROOK SECOND ADDITION, according to the recorded plat thereof; thence continuing North 31 degrees 26 minutes 34 seconds West a distance of 103.99 feet to a point on the north line of said North Half of the Northeast Quarter distant 1266.46 feet west from said northeast corner thereof; thence North 89 degrees 08 minutes 36 seconds East, along said north line a distance of 1266.46 feet to the point of beginning.

Have caused the same to be surveyed and platted as SHADOWBROOK THIRD ADDITION and do hereby donate and dedicate to the public use forever the avenue, lane, 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 25 day of March, 1998.

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 30th day of March, 1998.

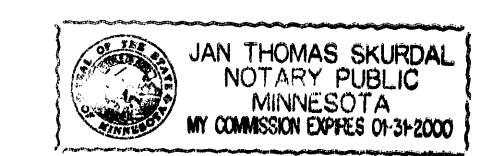
[Signature]
LeRoy A. Johnson, Jr.
[Signature]
Barbara A. Johnson

In witness whereof said Northeast Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 26th day of March, 1998.

NORTHEAST BANK
[Signature]
as SVP Senior Vice President

STATE OF MINNESOTA
COUNTY OF ANOKA

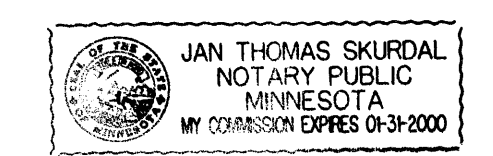
The foregoing instrument was acknowledged before me this 25 day of March, 1998, by Anthony J. Emmerich, as Chief Manager, of Bunker, LLC, a Minnesota Limited Liability Company.



[Signature]
Jan Thomas Skurdal
Notary Public, Anoka County, Minnesota
My commission expires 01-31-00

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 30th day of March, 1998, by LeRoy A. Johnson, Jr. and Barbara A. Johnson, husband and wife.



[Signature]
Jan Thomas Skurdal
Notary Public, Anoka County, Minnesota
My commission expires 01-31-00

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 26 day of MARCH, 1998, by LARRY G CRANE as SVP Senior Vice President of Northeast Bank, a Minnesota corporation, on behalf of the corporation.

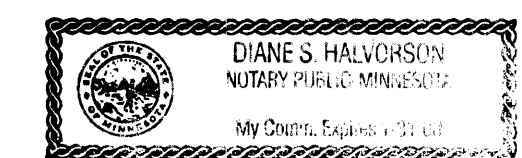
[Signature]
Janette J. [Name]
Notary Public, Anoka County, Minnesota
My commission expires 1-31-2000

I hereby certify that I have surveyed and platted the land described on this plat SHADOWBROOK THIRD 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 wetlands as defined in Minnesota Statutes 505.02, Subd. 1 or public highways to be designated on said plat other than as shown.

[Signature]
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 25th day of March, 1998, by Rodney H. Halvorson, Land Surveyor.



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

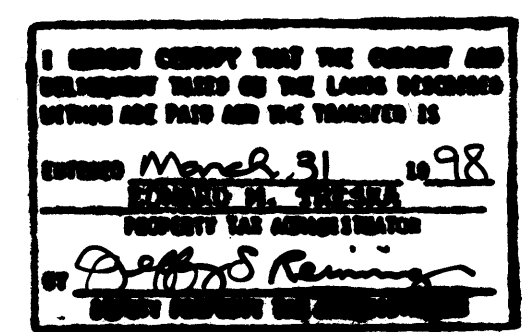
The foregoing plat of SHADOWBROOK THIRD ADDITION was approved and accepted by the City Council of Andover, Minnesota at a regular meeting thereof held this 27th day of March, 1998. If applicable, the written comments and recommendations of the Commissioner of Transportation and County Highway Engineer 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 *[Signature]* Mayor
By *[Signature]* Clerk

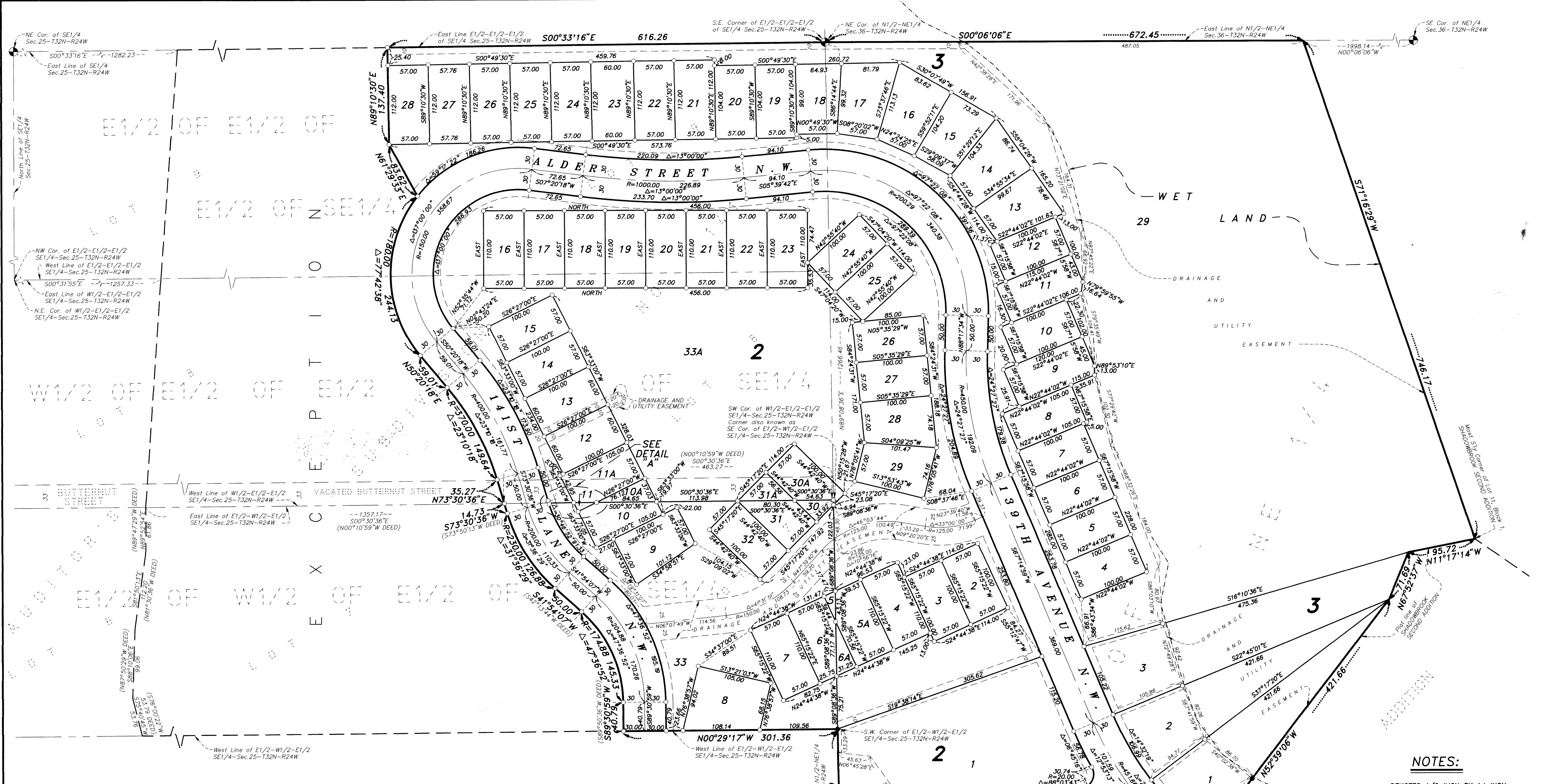
Checked and approved this 30th day of MARCH, 1998.

[Signature]
Anoka County Surveyor

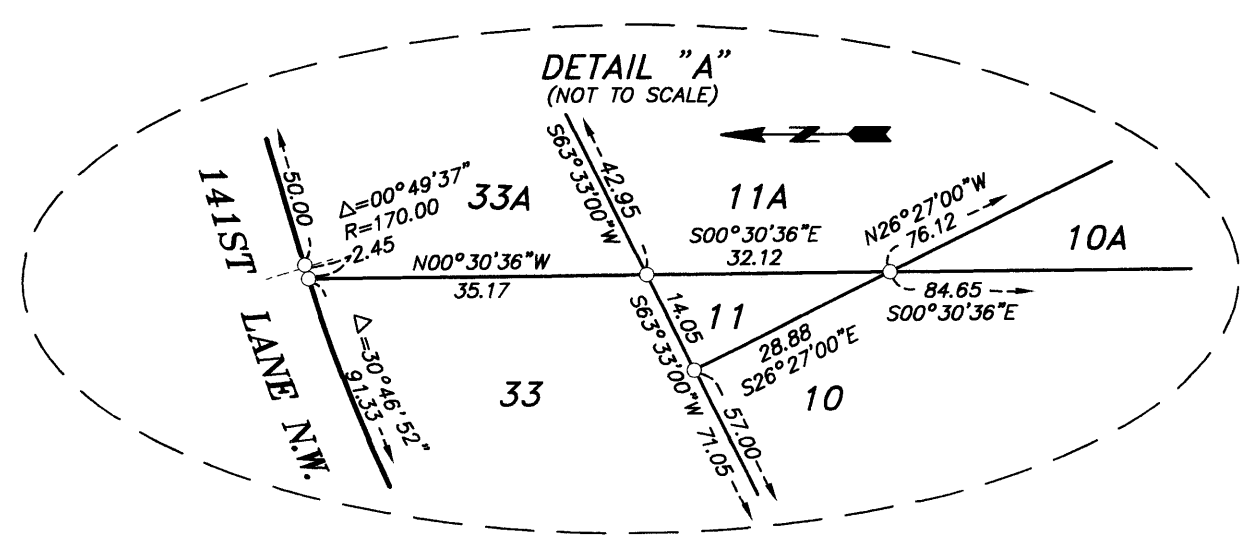
1331258
OFFICE OF COUNTY REGISTER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the MAR 31 1998 at 12:00 P.M.
Edward M. Treska
By NMA Deputy



OFFICIAL PLAT



SHADOWBROOK THIRD ADDITION
 CITY OF ANDOVER
 ANOKA COUNTY, MINNESOTA

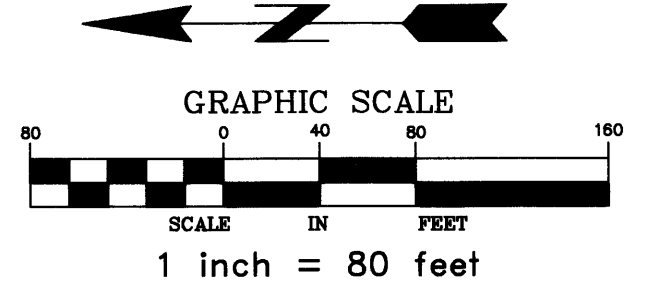


NOTES:

- - 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.