

SHADOWBROOK

CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA

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:

The Northeast Quarter of the Northwest Quarter, Section 36, Township 32, Range 24, Anoka County, Minnesota.

AND

All of Government Lot 1, Section 36, Township 32, Range 24, Anoka County, Minnesota, lying east of the centerline of Prairie Road and lying north of the centerline of County Road No. 116;

AND

That part of Government Lot 2, Section 36, Township 32, Range 24, Anoka County, Minnesota, lying north of the centerline of Bunker Lake Boulevard.

AND

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, lying north of the centerline of Bunker Lake Boulevard, described as follows:

Beginning 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; 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, 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 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; 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 North 87 degrees 50 minutes 20 seconds West along said center line a distance of 512.43 feet to the West line of said Northeast Quarter of Section 36; thence North 00 degrees 08 minutes 22 seconds East, along said West line a distance of 2327.30 feet to the point of beginning.

Have caused the same to be surveyed and platted as SHADOWBROOK and do hereby donate and dedicate to the public use forever the avenue, boulevard, court, circle, lanes, park, road, 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 5 day of Sept, 1996.

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 6 day of Sept, 1996.

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

Barbara A. Johnson
Barbara A. Johnson, Wife

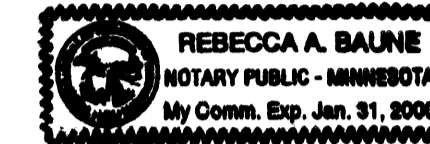
In witness whereof said Northeast Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 6 day of Sept, 1996.

NORTHEAST BANK

Roger Okerman, as EVP
Roger Okerman

STATE OF MINNESOTA
COUNTY OF Anoka

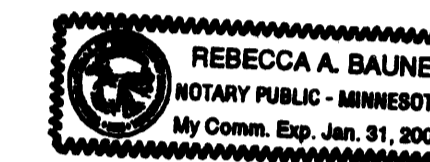
The foregoing instrument was acknowledged before me this 5 day of September, 1996, by Anthony J. Emmerich, Chief Manager, on behalf of Bunker, LLC, a Minnesota Limited Liability Company.



Rebecca A. Balne
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 6 day of September, 1996, by LeRoy A. Johnson, Jr. and Barbara A. Johnson, husband and wife.



Rebecca A. Balne
Notary Public, Anoka County, Minnesota
My commission expires 1-31-00

STATE OF MINNESOTA
COUNTY OF ANOKA

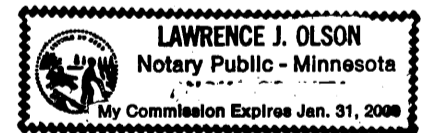
The foregoing instrument was acknowledged before me this 6th day of SEPTEMBER, 1996, by Roger Okerman, as EVP of Northeast Bank, a Minnesota corporation, on behalf of the corporation.



Darla R. Barthel
Notary Public, STEARNS County, Minnesota
My commission expires 1/31/2000

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 5th day of September, 1996, by Rodney H. Halvorson, Land Surveyor.

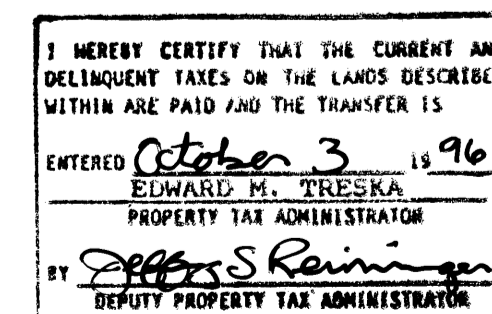


Lawrence J. Olson
Notary Public, Anoka County, Minnesota
My commission expires 1-31-00

The foregoing plat of SHADOWBROOK was approved and accepted by the City Council of Andover, Minnesota at a regular meeting thereof held this 6th day of August, 1996. 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 *Christie Todd*, Clerk



Checked and approved this 3rd day of Oct, 1996.

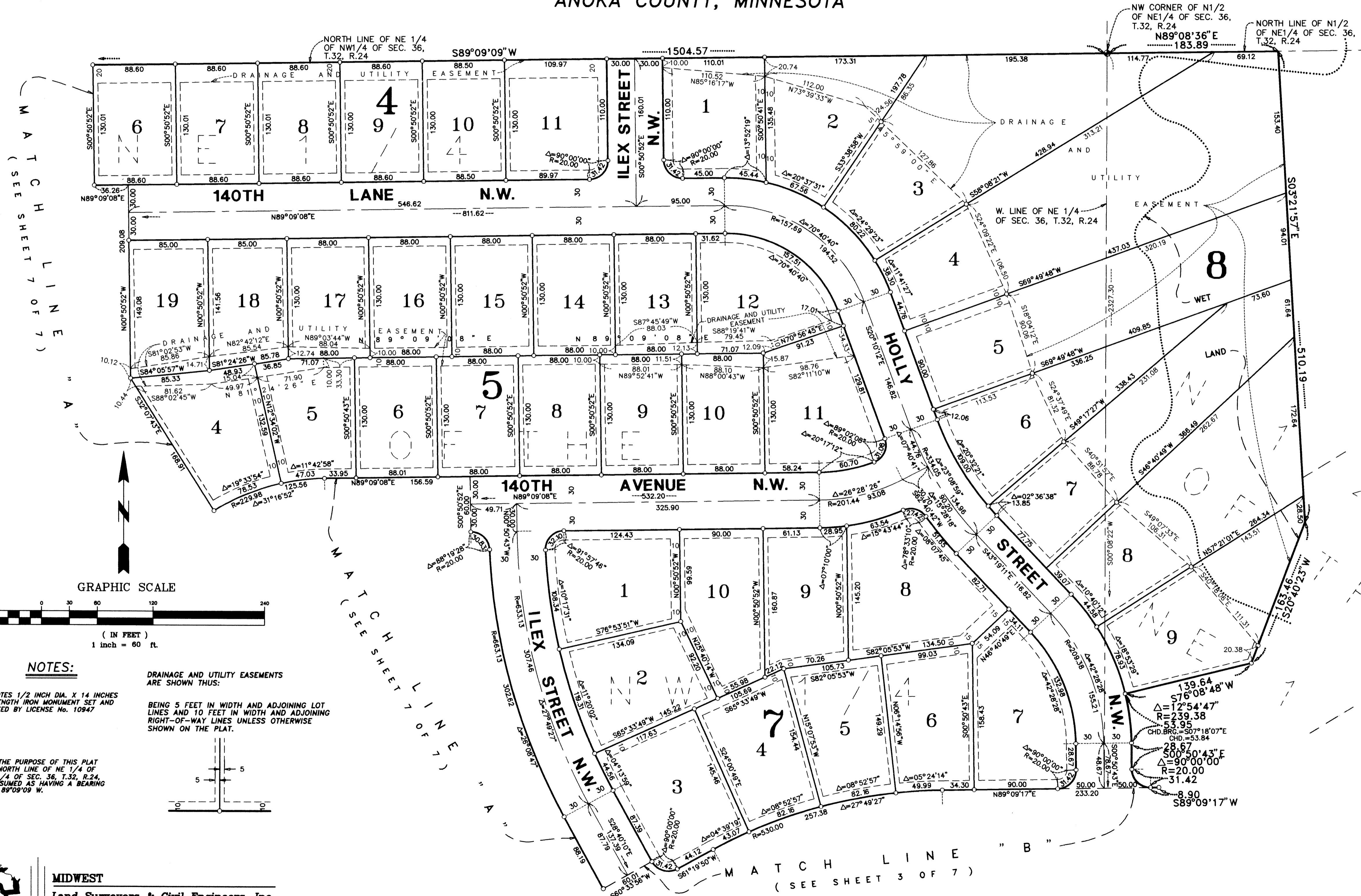
Mark D. Anderson
Anoka County Surveyor



MIDWEST
Land Surveyors & Civil Engineers, Inc.

SHADOWBROOK

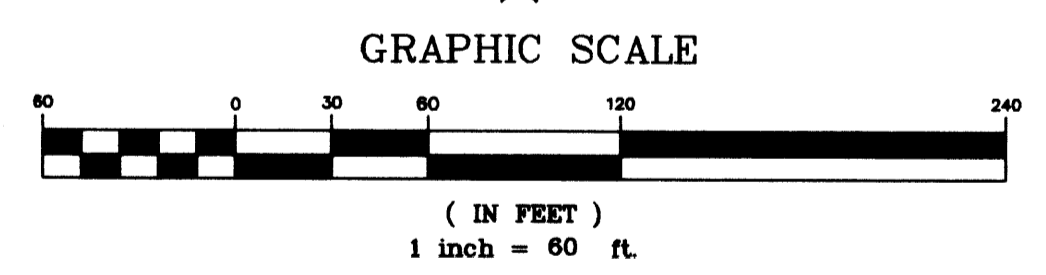
CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA



MATCH LINE "A" (SEE SHEET 7 OF 7)

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MATCH LINE "B" (SEE SHEET 3 OF 7)

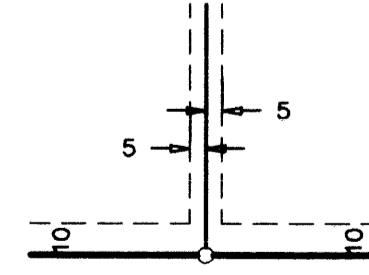


NOTES:

○ DENOTES 1/2 INCH DIA. X 14 INCHES IN LENGTH IRON MONUMENT SET AND MARKED BY LICENSE No. 10947

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:

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.



FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF NE 1/4 OF NW 1/4 OF SEC. 36, T.32, R.24, IS ASSUMED AS HAVING A BEARING OF $S 89^{\circ}09'09'' W$.



MIDWEST
Land Surveyors & Civil Engineers, Inc.

SHADOWBROOK

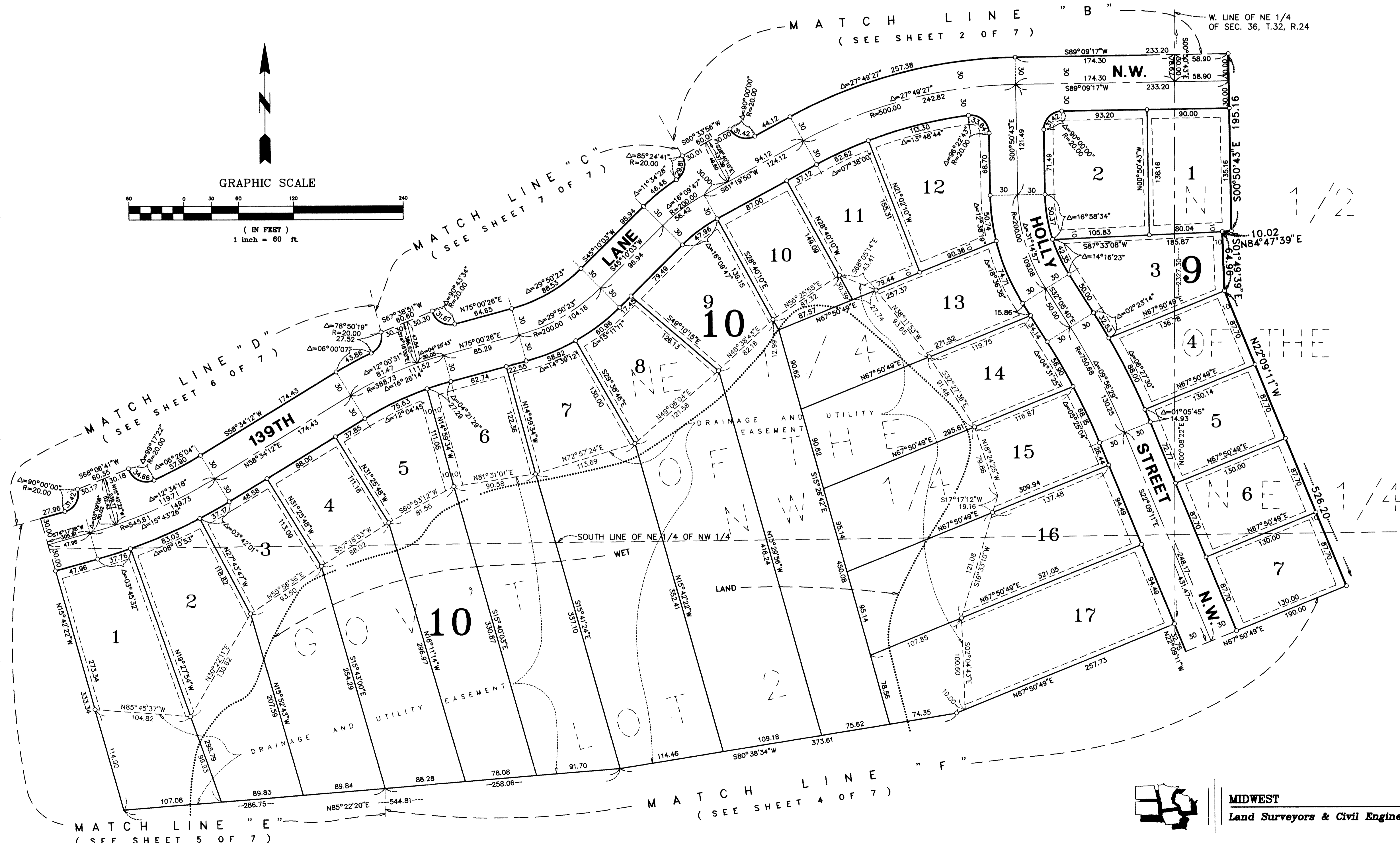
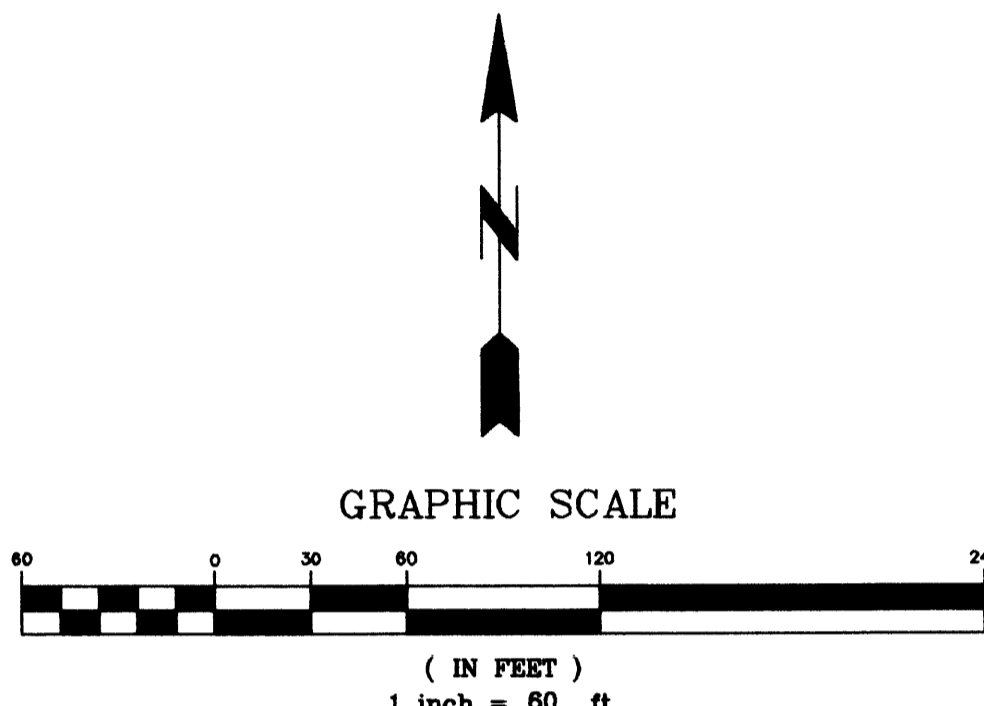
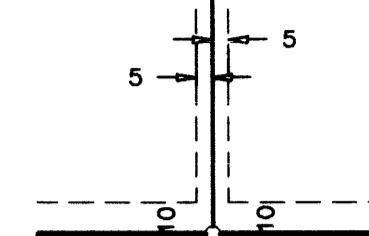
CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA

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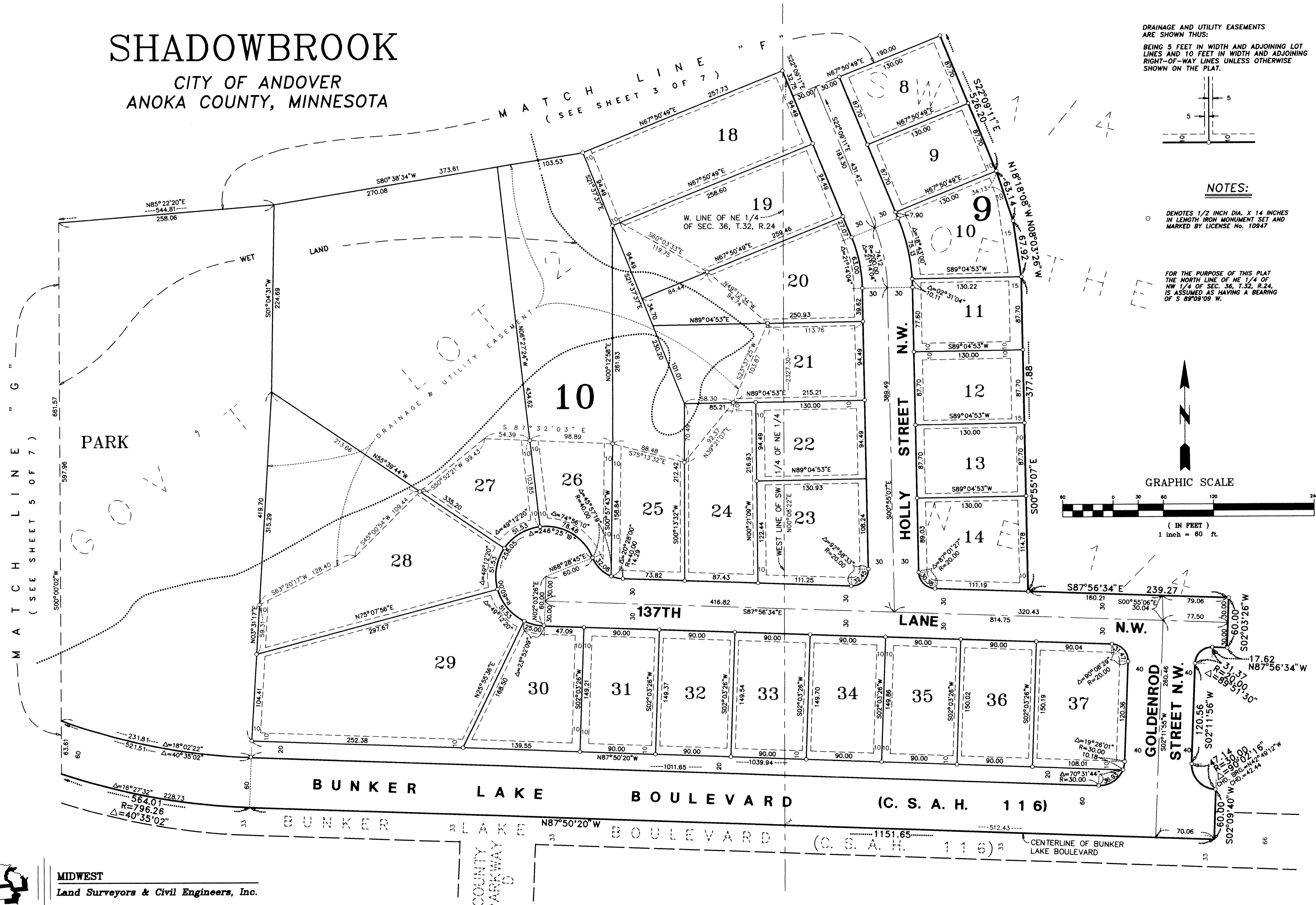
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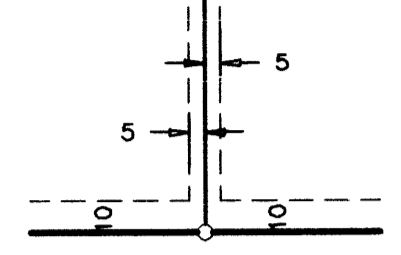
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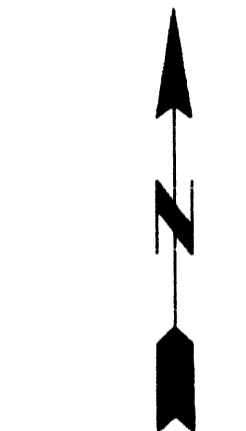
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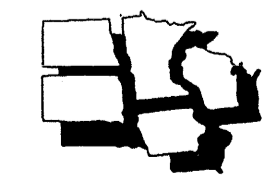
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GRAPHIC SCALE



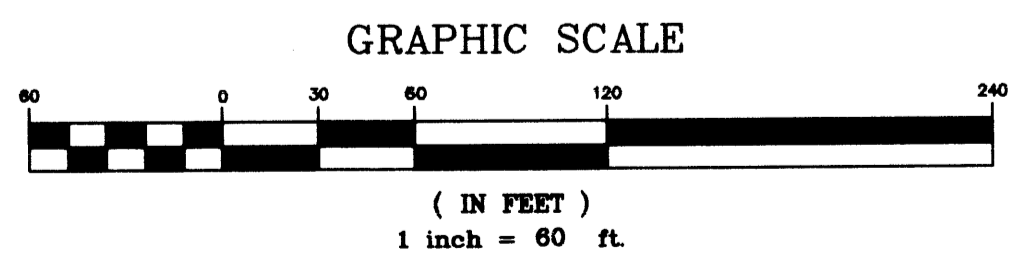
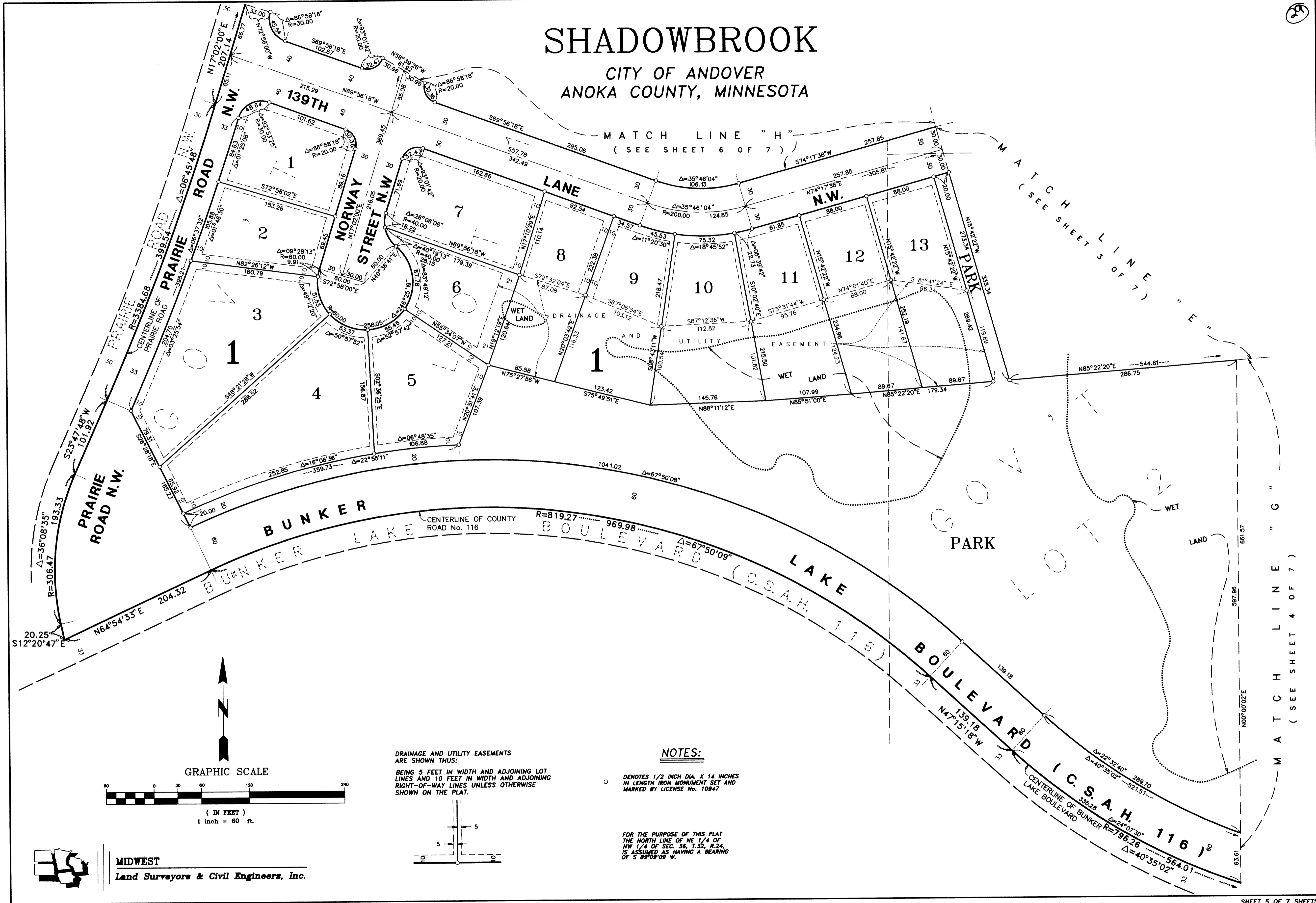
(IN FEET)
1 inch = 60 ft.



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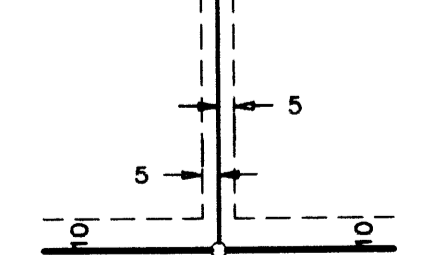
SHADOWBROOK

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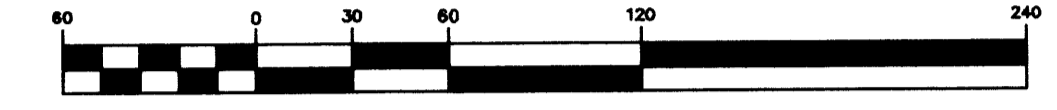
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CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA



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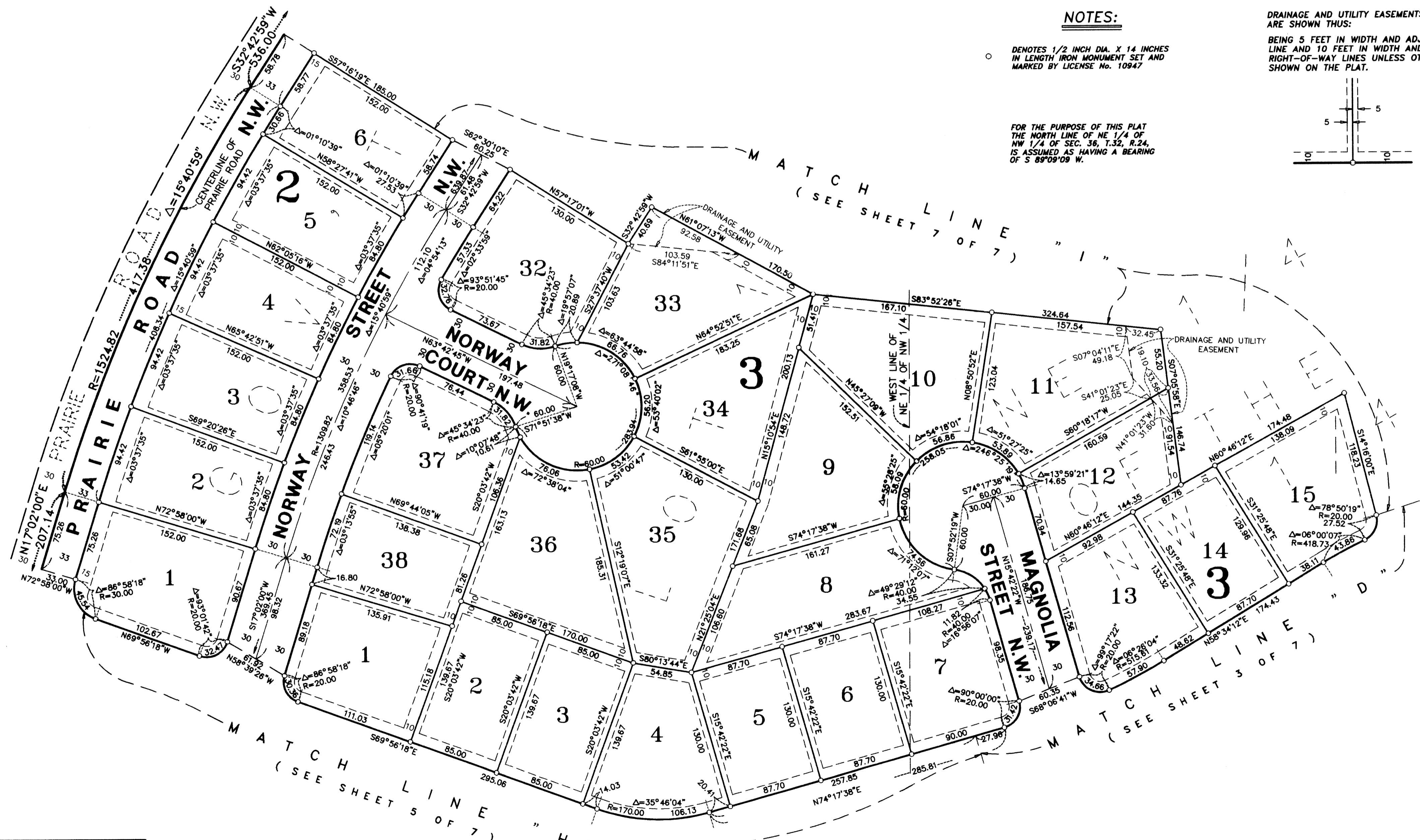
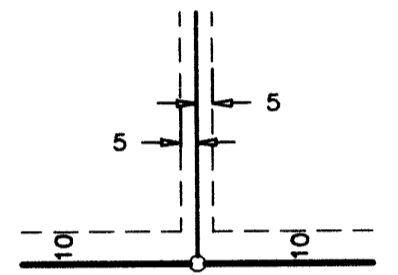
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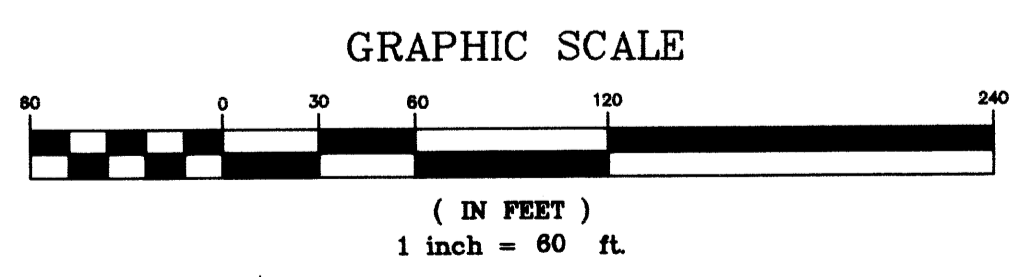
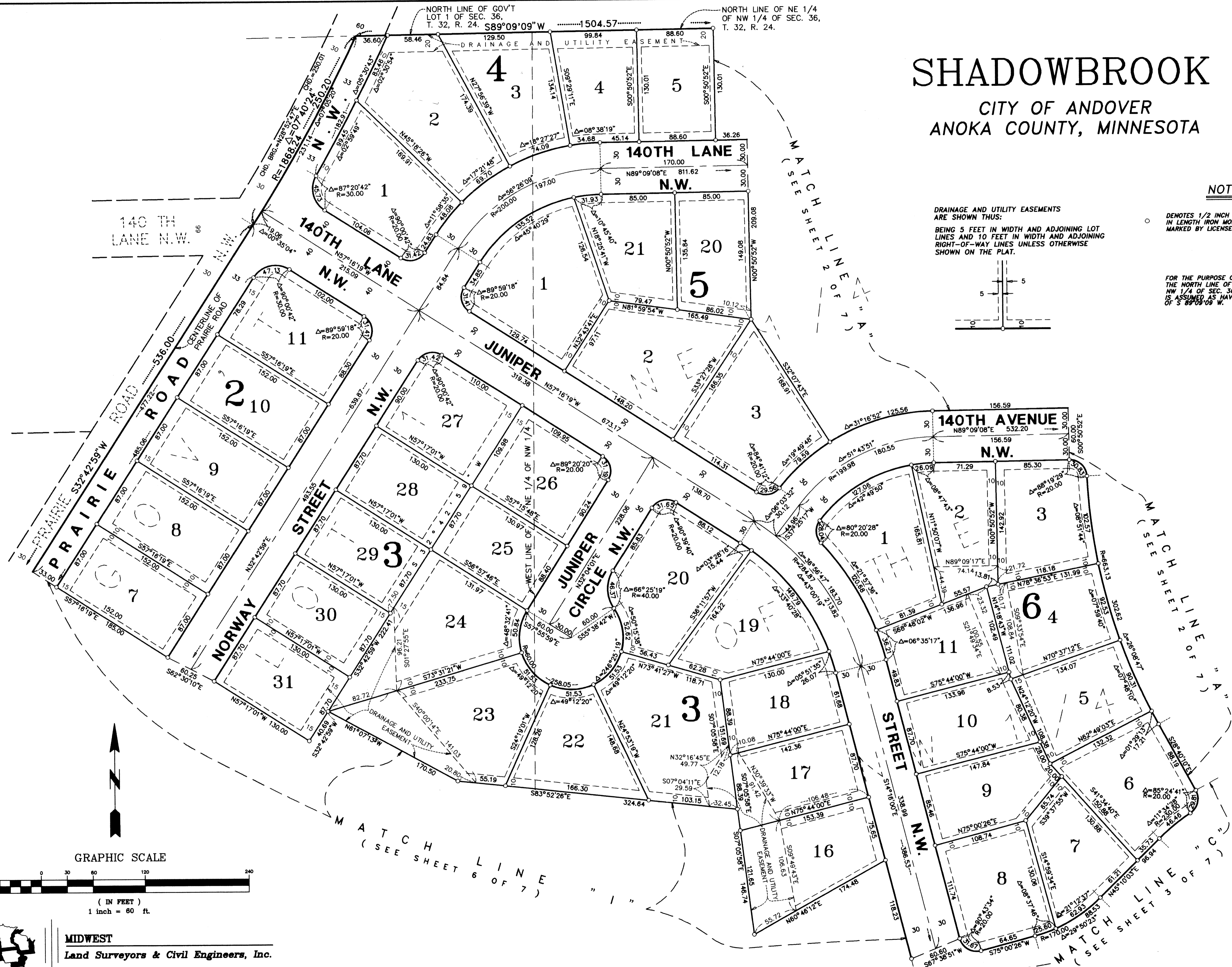
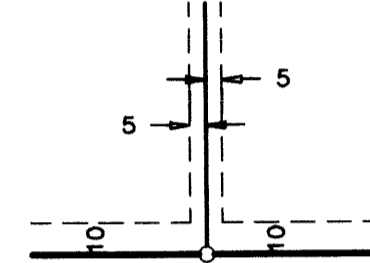
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