

SPRINGBROOK MALL

ANOKA COUNTY, MINNESOTA
CITY OF COON RAPIDS

KNOW ALL MEN BY THESE PRESENTS: That BNL Development Corporation, a Delaware corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit: That part of the Southeast Quarter of Section 36, Township 31, Range 24, described as follows: Beginning at a point on the Easterly line of said Southeast 1/4 distant 60.00 feet Northerly of the Southeast corner of said Southeast Quarter; thence North 1 degree, 09 minutes, 57 seconds East along the East line of said Southeast Quarter a distance of 941.54 feet to its intersection with the Northeasterly line of the parcel described in Certificate of Title number 47748, on File and of record in the office of the Registrar of Titles, in said County;

thence North 33 degrees, 23 minutes, 07 seconds West along said Northeasterly line a distance of 416.66 feet; thence South 56 degrees, 34 minutes, 53 seconds West a distance of 311.56 feet; thence South 33 degrees, 50 minutes, 00 seconds West a distance of 975.00 feet; thence South 0 degrees, 03 minutes, 45 seconds East a distance of 85.00 feet to an intersection with the extension Easterly of the Northerly line of Registered Land Survey No. 64, Files of the Registrar of Titles, Anoka County, Minnesota; thence South 89 degrees, 56 minutes, 15 seconds West along said extension a distance of 299.84 feet to the North-easterly corner of said Registered Land Survey; thence continuing South 89 degrees, 56 minutes, 15 seconds West along the Northerly line of said Registered Land Survey; a distance of 225.00 feet; thence along a tangential curve, concave to the Northeast, the radius of which is 100.00 feet, the central angle of which is 90 degrees, 00 minutes 00 seconds, a distance of 157.08 feet, said curve passing through the most northerly corner of said Registered Land Survey No. 64; thence North 0 degrees, 03 minutes, 45 seconds West, tangent to said curve, a distance of 116.91 feet; thence South 89 degrees, 56 minutes, 15 seconds West a distance of 304.62 feet; thence South 1 degree, 05 minutes, 17 seconds West, a distance of 434.00 feet to a point on a line drawn parallel with and distant 60.00 feet Northerly of the South line of said Southeast Quarter; thence North 89 degrees, 56 minutes, 15 seconds East and parallel with the South line of said Southeast Quarter a distance of 313.33 feet to the Southwesterly corner of said Registered Land Survey No. 64; thence continuing North 89 degrees, 56 minutes, 15 seconds East a distance of 325.00 feet along the South line of said Registered Land Survey No. 64; thence continuing North 89 degrees, 56 minutes, 15 seconds East and parallel with the South line of said Southeast Quarter a distance of 825.42 feet; thence South 89 degrees, 56 minutes, 15 seconds East and parallel with the South line of said Southeast Quarter a distance of 487.16 feet to the point of beginning. Except said Tract A, Registered Land Survey No. 64.

Also North Suburban Property Company, a Minnesota partnership, owner and proprietor, and Camden Northwestern State Bank of Minneapolis, a Minnesota corporation, mortgagee of Tract A, Registered Land Survey No. 64, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as SPRINGBROOK MALL and do hereby donate and dedicate to the public for public use forever the streets and drainage and utility easements as shown on the plat.

Also dedicating to the County of Anoka the right of access to County Road No. 132 from Lots 2 and 3, Block 1, and Lots 1 and 3, Block 2.

In witness whereof said BNL Corporation has caused these presents to be signed by its proper officers and its corporate seal hereunto affixed this 2nd day of November, 1979.

Also in witness whereof said North Suburban Property Company has caused these presents to be signed by one of its partners this 2nd day of November, 1979.

Also in witness whereof said Camden Northwestern State Bank of Minneapolis, a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal hereunto affixed this 2nd day of November, 1979.

SIGNED:

BNL Development Corporation North Suburban Property Company, a Partnership
R. P. Ortlip Jack M. Markovitz
R. P. Ortlip, President Jack M. Markovitz, Partner
G. F. Steinhibel
G. F. Steinhibel, Assistant Secretary

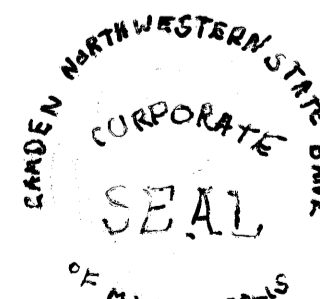
Camden Northwestern State Bank of Minneapolis
Joseph M. Sheeser
Joseph M. Sheeser, Assistant Vice President
Adeline B. Feela
Adeline B. Feela, Mortgage Loan Officer

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 2nd day of November, 1979, by R. P. Ortlip, President, and G. F. Steinhibel, Assistant Secretary, of BNL Development Corporation, a Delaware Corporation, on behalf of said corporation.

AMFLIA J. OBERG
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
MY COMMISSION EXPIRES MAY 16, 1984

Amelia J. Oberg
Notary Public, Co., Minnesota
My Commission Expires _____



STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 2nd day of November, 1979, by Jack M. Markovitz, Partner of North Suburban Property Company, a Minnesota Partnership, on behalf of said partnership.

Steven W. Swanson
Notary Public, Co., Minnesota
My Commission Expires _____
STEVEN W. SWANSON
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
MY COMMISSION EXPIRES SEPT. 25, 1986

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 2nd day of November, 1979, by Joseph M. Sheeser, Assistant Vice President, and Adeline B. Feela, Mortgage Loan Officer, of Camden Northwestern State Bank of Minneapolis, a Minnesota corporation, on behalf of said corporation.

Lynn P. Caswell
Notary Public, Co., Minnesota
My Commission Expires _____

I hereby certify that I have surveyed the property described on this plat as SPRINGBROOK MALL, that this plat is a correct representation of the same, that all monuments are shown in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

Lynn P. Caswell
Lynn P. Caswell, Land Surveyor
Minnesota Registration No. 13057

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 24th day of MAY, 1979, by Lynn P. Caswell, Land Surveyor.

FRANK S. KRIZ
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
MY COMMISSION EXPIRES NOV. 7, 1985

Frank S. Kriz
Notary Public, Hennepin Co., Minnesota
My Commission Expires Nov. 7, 1985

PLANNING COMMISSION
COON RAPIDS, MINNESOTA

This plat of SPRINGBROOK MALL was approved by the Planning Commission of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 18th day of May, 1979.

Dorcas M. Nauss Chairman
William J. Moberg Secretary

CITY COUNCIL
COON RAPIDS, MINNESOTA

This plat of SPRINGBROOK MALL was approved and accepted by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof held this 25th day of September, 1979.

CITY COUNCIL OF COON RAPIDS, MINNESOTA
George F. Quib, Mayor
Betty Bell, emc, Clerk

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 9th day of November, 1979

107739

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on the _____ day of _____ A.D. 1979 at 11:15 o'clock A.M.
Paul J. Ombahl Registrar of Titles
Edlean Baettcher DEPUTY REGISTRAR OF TITLES

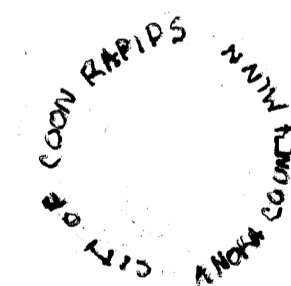
Paul J. Ombahl
Anoka County Surveyor
Anoka County, Minnesota

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Nov. 9 1979

Charles R. Lehman
Auditor, Anoka County

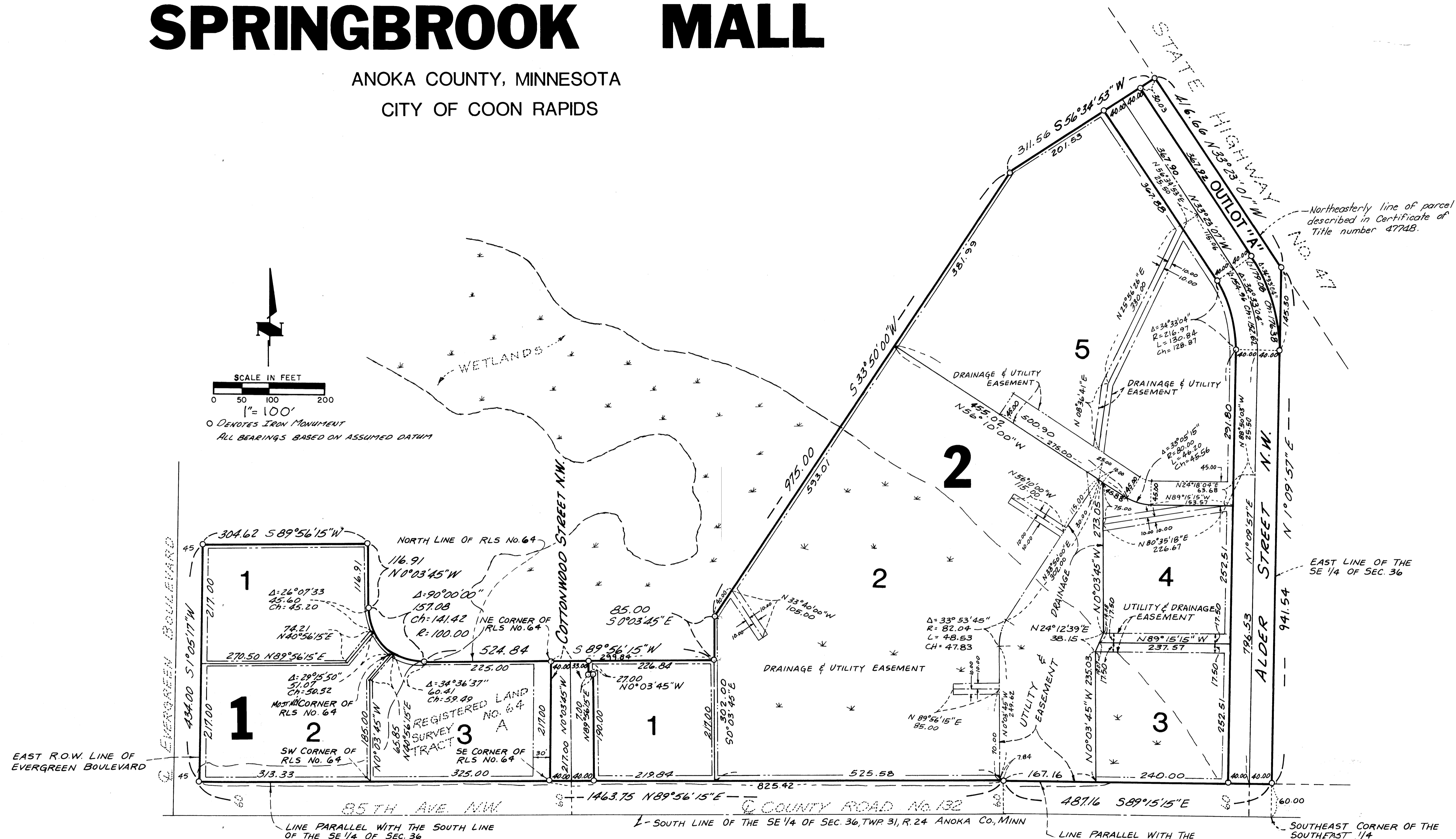
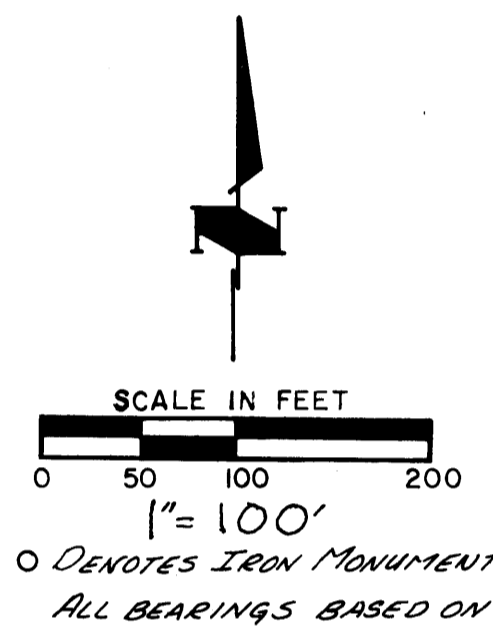
BY Ed Ivesen
Deputy



consulting engineers diversified inc.

SPRINGBROOK MALL

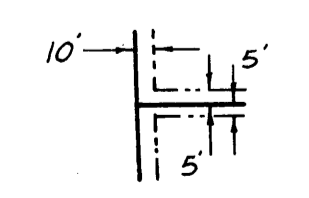
ANOKA COUNTY, MINNESOTA
CITY OF COON RAPIDS



Northeasterly line of parcel described in Certificate of Title number 477d8.

EAST LINE OF THE SE 1/4 OF SEC. 36

SOUTHEAST CORNER OF THE SOUTHEAST 1/4



UTILITY & DRAINAGE EASEMENTS SHOWN BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY AS SHOWN UNLESS OTHERWISE INDICATED.