

# ST. FRANCIS CITY CENTRE

CITY OF ST. FRANCIS  
COUNTY OF ANOKA  
SEC. 31, T. 34, R. 24

Book 17 TORN Page 22

KNOW ALL PERSONS BY THESE PRESENTS: That St. Francis Realty, L.L.C., <sup>Delaware Limited Liability Company,</sup> 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 31, Township 34, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 31; thence on an assumed bearing of South 89 degrees 23 minutes 26 seconds West, along the North line of said Southeast Quarter, a distance of 320.02 feet to the point of beginning of the tract to be described; thence continue South 89 degrees 23 minutes 26 seconds West, along said North line of the Southeast Quarter, a distance of 496.03 feet; thence South 01 degree 13 minutes 51 seconds East, a distance of 1302.7 feet to the North line of the Southeast Quarter of the Southeast Quarter of said Section 31; thence North 89 degrees 22 minutes 52 seconds East along said North line, a distance of 7.55 feet; thence South 01 degree 13 minutes 51 seconds East a distance of 114.88 feet to the center line of County Road No. 81 (Pederson Drive); thence Easterly, along said center line, a distance of 203.88 feet on a curve concave to the North and not tangential with the last described line, said curve having a radius of 1828.00 feet, a central angle of 06 degrees 23 minutes 25 seconds, and chord of said curve bearing South 88 degrees 00 minutes 58 seconds East; thence North 88 degrees 47 minutes 20 seconds East along said center line, tangent to said curve, a distance of 467.37 feet to the Westerly right-of-way line of state trunk highway No. 47; thence North 01 degree 11 minutes 17 seconds East, along said Westerly right-of-way line, a distance of 865.79 feet; thence North 00 degrees 17 minutes 32 seconds East, along said Westerly right-of-way line, a distance of 526.51 feet; thence South 89 degrees 23 minutes 26 seconds West, a distance of 232.92 feet; thence North 01 degree 13 minutes 51 seconds West a distance of 30 feet to the point of beginning.

Has caused the same to be surveyed and platted as ST. FRANCIS CITY CENTRE and does hereby dedicate to the public, for public use forever, the avenue, drive and also dedicates the drainage and utility easements and also dedicating to the State of Minnesota the right of access onto State Trunk Highway No. 47 as shown on the plat and also dedicating to the County of Anoka the right of access onto County Road No. 81 as shown on the plat. In witness whereof said St. Francis Realty, L.L.C., has caused these presents to be signed by its proper officers this 18<sup>th</sup> day of MAY, 2001.

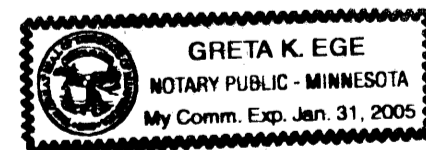
St. Francis Realty, L.L.C.

By Robert F. King Member  
Its \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2001, by Robert F. King as Member and \_\_\_\_\_ as \_\_\_\_\_ of St. Francis Realty, L.L.C., on behalf of the company.

Greta K. Ege  
Notary Public,  
Anoka County, Minnesota  
My Commission Expires: January 31, 2005



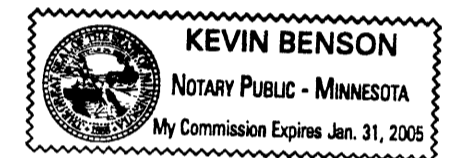
I hereby certify that I have surveyed and platted the property described on this plat as ST. FRANCIS CITY CENTRE; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated within one year after the recording date of this plat; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on said plat other than as shown.

Harold C. Peterson  
Harold C. Peterson, Land Surveyor, License No. 12294

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 17<sup>th</sup> day of May, 2001, by Harold C. Peterson, Minnesota License No. 12294.

Kevin Benson  
Notary Public,  
Hennepin County, Minnesota  
My Commission Expires: January 31, 2005



CITY OF ST. FRANCIS

We hereby certify that the City Council of the City of St. Francis, Anoka County, Minnesota, duly accepted and approved the plat of ST. FRANCIS CITY CENTRE at a regular meeting held this 18<sup>th</sup> day of December, 2000. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

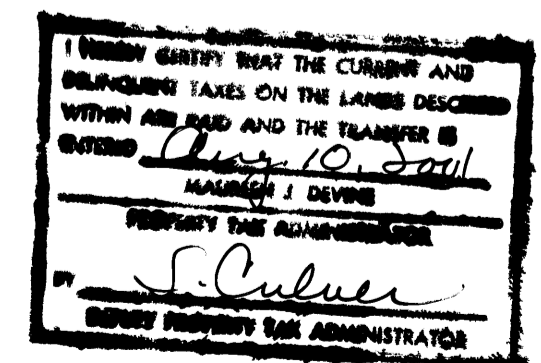


By Raymond Steinke Mayor By Barbara J. Held Clerk

Checked and approved this 9<sup>th</sup> day of August, 2001.

By Larry P. Finn Deputy  
Anoka County Surveyor

377594  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on Aug 10 2001 at 11:25 o'clock A.M.  
Maureen J. Devine, Registrar of Titles  
By J. J. Hill Deputy Registrar of Titles

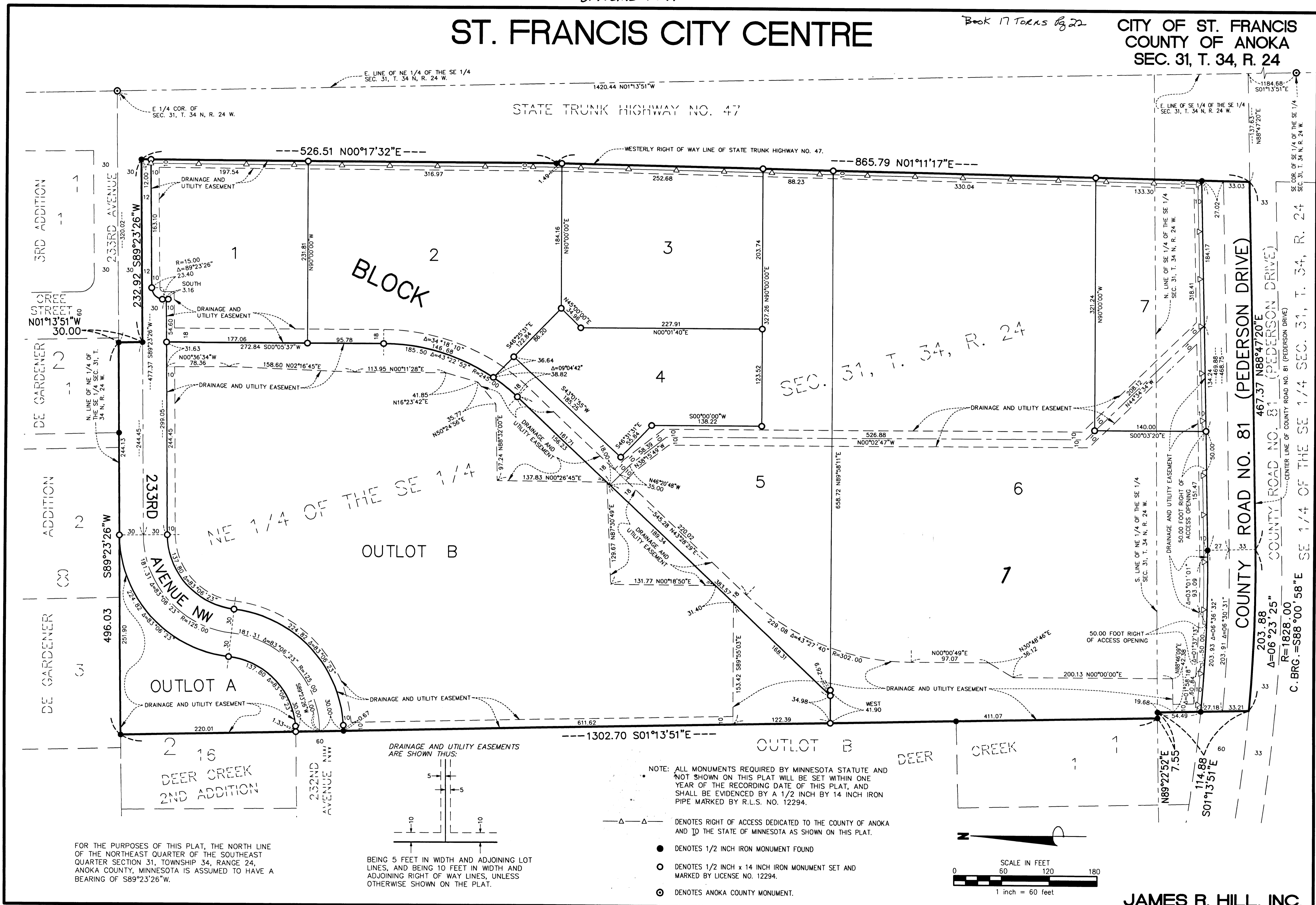


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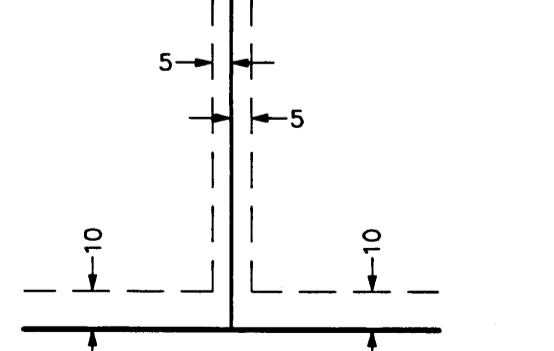
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CITY OF ST. FRANCIS  
COUNTY OF ANOKA  
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FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 31, TOWNSHIP 34, RANGE 24, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S89°23'26"W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

NOTE: ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 12294.

- Δ — DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA AND TO THE STATE OF MINNESOTA AS SHOWN ON THIS PLAT.
- DENOTES 1/2 INCH IRON MONUMENT FOUND
- DENOTES 1/2 INCH x 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 12294.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.

