

TRAPPERS CROSSING

CITY OF LINO LAKES
COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Hokanson Development Company, Inc., a Minnesota corporation, owner and proprietor and Vivian M. Whitcomb, Norwest Bank Minnesota, National Association as trustees of the Vivian M. Whitcomb Trust Agreement, dated August 24, 1990, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

The Northeast Quarter of the Northeast Quarter of Section 33, Township 31, Range 22, Anoka County, Minnesota.

AND

That part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 31, Range 22, Anoka County, Minnesota, lying southeasterly of the center line of Holly Drive.

AND that Hokanson Development Company, Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the South Half of the Southeast Quarter of Section 28, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner thereof; thence westerly along the north line thereof, a distance of 1070.90 feet, to the point of beginning of the property being described (for the purposes of this description, the east line of said South Half of the Southeast Quarter is assumed to bear North 0 degrees 02 minutes 07 seconds East); thence South 26 degrees 12 minutes 00 seconds West, a distance of 770.00 feet; thence South 31 degrees 59 minutes 18 seconds West, a distance of 197.21 feet to the northwest corner of the south 467.00 feet of the east 1514.80 feet of said South Half of the Southeast Quarter; thence easterly along the north line of said south 467.00 feet thereof, a distance of 467.01 feet to the east line of the said 467.00 feet of the east 1514.80 feet thereof; thence southerly along said east line a distance of 467.01 feet to the south line thereof; thence easterly along said south line, a distance of 467.01 feet to the west line of the east 580.80 feet of said South Half of the Southeast Quarter; thence northerly along said west line, a distance of 600.01 feet to the north line of the south 600.00 feet thereof; thence westerly along said north line, a distance of 75.73 feet to the west line of the East Half of the Southeast Quarter of said Southeast Quarter; thence northerly along said west line, a distance of 721.82 feet to the north line of said South Half of the Southeast Quarter; thence westerly along said north line, a distance of 413.26 feet to the point of beginning.

Have caused the same to be surveyed and platted as TRAPPERS CROSSING and do hereby donate and dedicate to the public for public use forever the court, crossing, drive and drainage and utility easements as shown on the plat. In witness whereof said Hokanson Development Company, Inc., has caused these presents to be signed by its proper officer this 27th day of May, 1996. Also in witness whereof said Vivian M. Whitcomb has hereunto set her hand this 27th day of May, 1996. Also in witness whereof said Norwest Bank Minnesota, National Association has caused these presents to be signed by its proper officer this 27th day of May, 1996.

HOKANSON DEVELOPMENT COMPANY, INC.:

Roger A. Hokanson
Roger A. Hokanson, as President

VIVIAN M. WHITCOMB TRUST AGREEMENT:

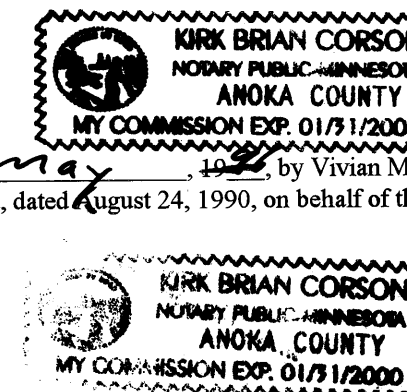
Vivian M. Whitcomb
Vivian M. Whitcomb

NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE OF THE VIVIAN M. WHITCOMB TRUST:

James D. Anderson as Real Estate Officer

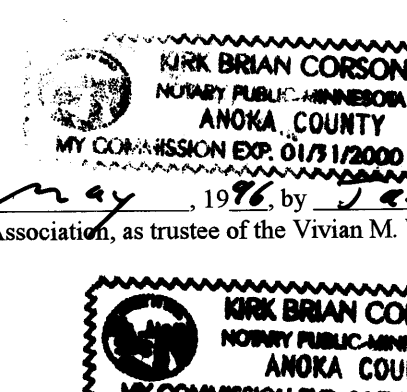
STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 27th day of May, 1996, by Roger A. Hokanson, as President of Hokanson Development Company, Inc., a Minnesota corporation, on behalf of the corporation.
COUNTY OF ANOKA)

Kirk Brian Corson
Notary Public, Anoka County, Minnesota
My Commission expires 11/31/2000



STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 27th day of May, 1996, by Vivian M. Whitcomb as trustee of the Vivian M. Whitcomb Trust Agreement, dated August 24, 1990, on behalf of the trust.
COUNTY OF ANOKA)

Kirk Brian Corson
Notary Public, Anoka County, Minnesota
My Commission expires 11/31/2000



STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 27th day of May, 1996, by James D. Anderson as Real Estate Officer of Norwest Bank Minnesota, National Association, as trustee of the Vivian M. Whitcomb Trust Agreement dated August 24, 1990, on behalf of the trust.
COUNTY OF ANOKA)

Kirk Brian Corson
Notary Public, Anoka County, Minnesota
My Commission expires 11/31/2000



I hereby certify that I have surveyed and platted the land described in the dedication on this plat as TRAPPERS CROSSING; that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat, and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota Registration No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 27th day of May, 1996, by Jeffrey N. Caine, Land Surveyor.
COUNTY OF ANOKA)

Jill M. Keat
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-00

Jill M. Keat
Notary Public, Anoka County, Minnesota
My Commission expires 01-31-00

CITY OF LINO LAKES

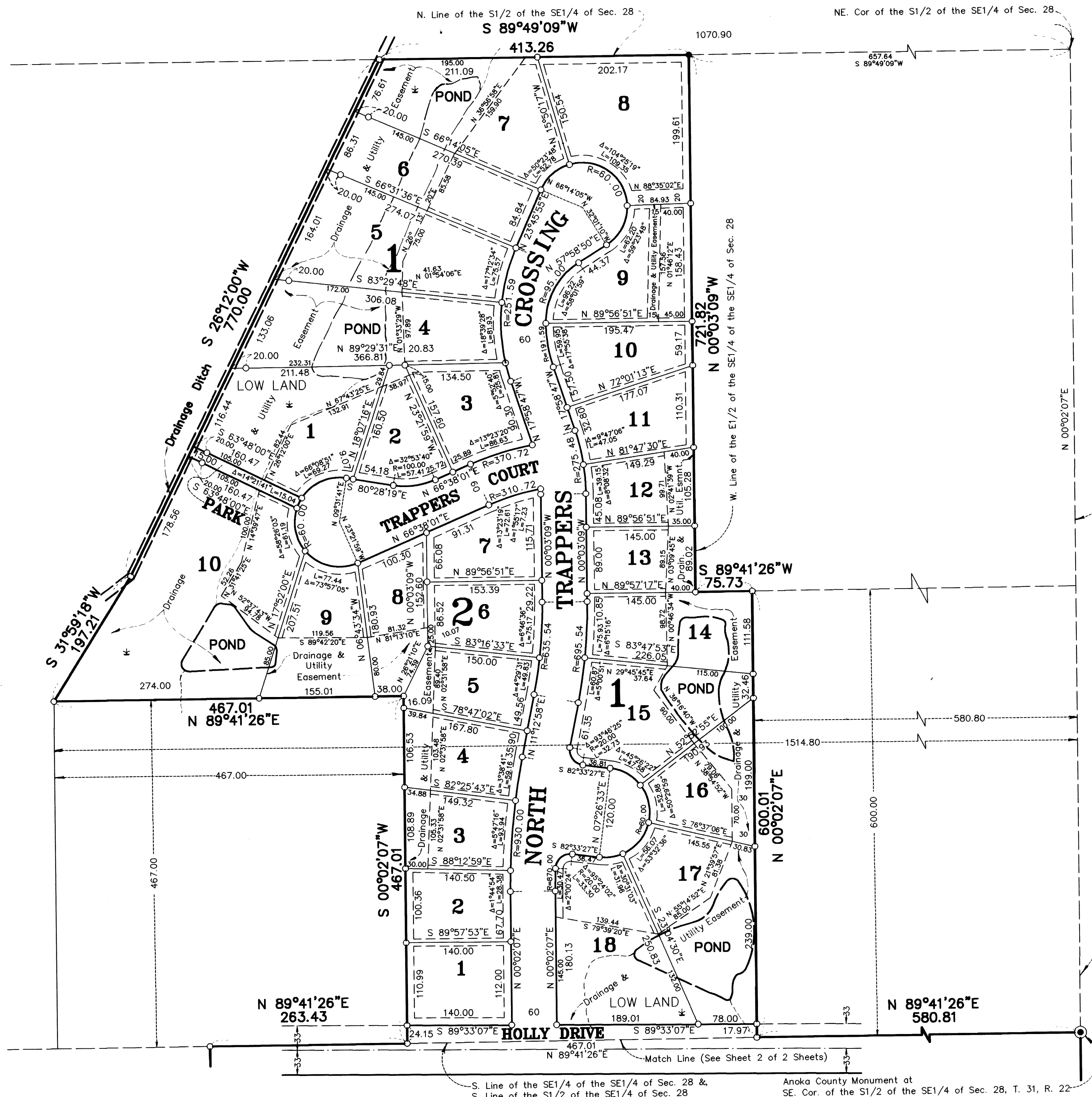
We hereby certify that the City Council of the City of Lino Lakes, Anoka County, Minnesota, duly accepted and approved the plat of TRAPPERS CROSSING at a regular meeting held this 27th day of June, 1996. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city and the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

By *James D. Anderson* Mayor By *Marie S. Anderson* Clerk

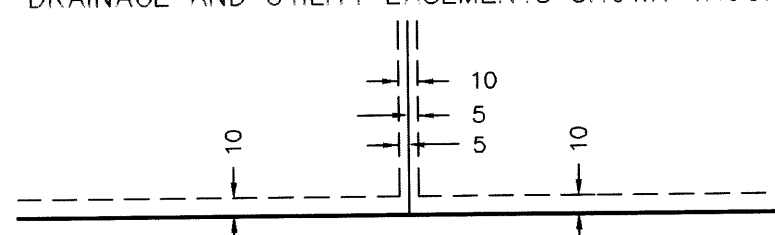
Checked and approved this 27th day of June, 1996

By *Edward M. Treska*
Anoka County Surveyor

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
June 27, 1996
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY *S. C. Miller*
DEPUTY PROPERTY TAX ADMINISTRATOR

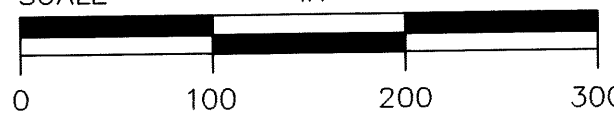


DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET WIDE AND ADJOINING ALL STREET RIGHT-OF-WAY LINES AND REAR LOT LINES AND 5 FEET WIDE AND ADJOINING ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

SCALE IN FEET



SCALE: 1 INCH = 100 FEET

○ DENOTES 1/2 INCH IRON PIPE SET.
● DENOTES ANOKA COUNTY MONUMENT.

NOTE: FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE S1/2 OF THE SE1/4 OF SEC. 28, T. 31, R. 22 IS ASSUMED TO BEAR N 00°02'07\"E.

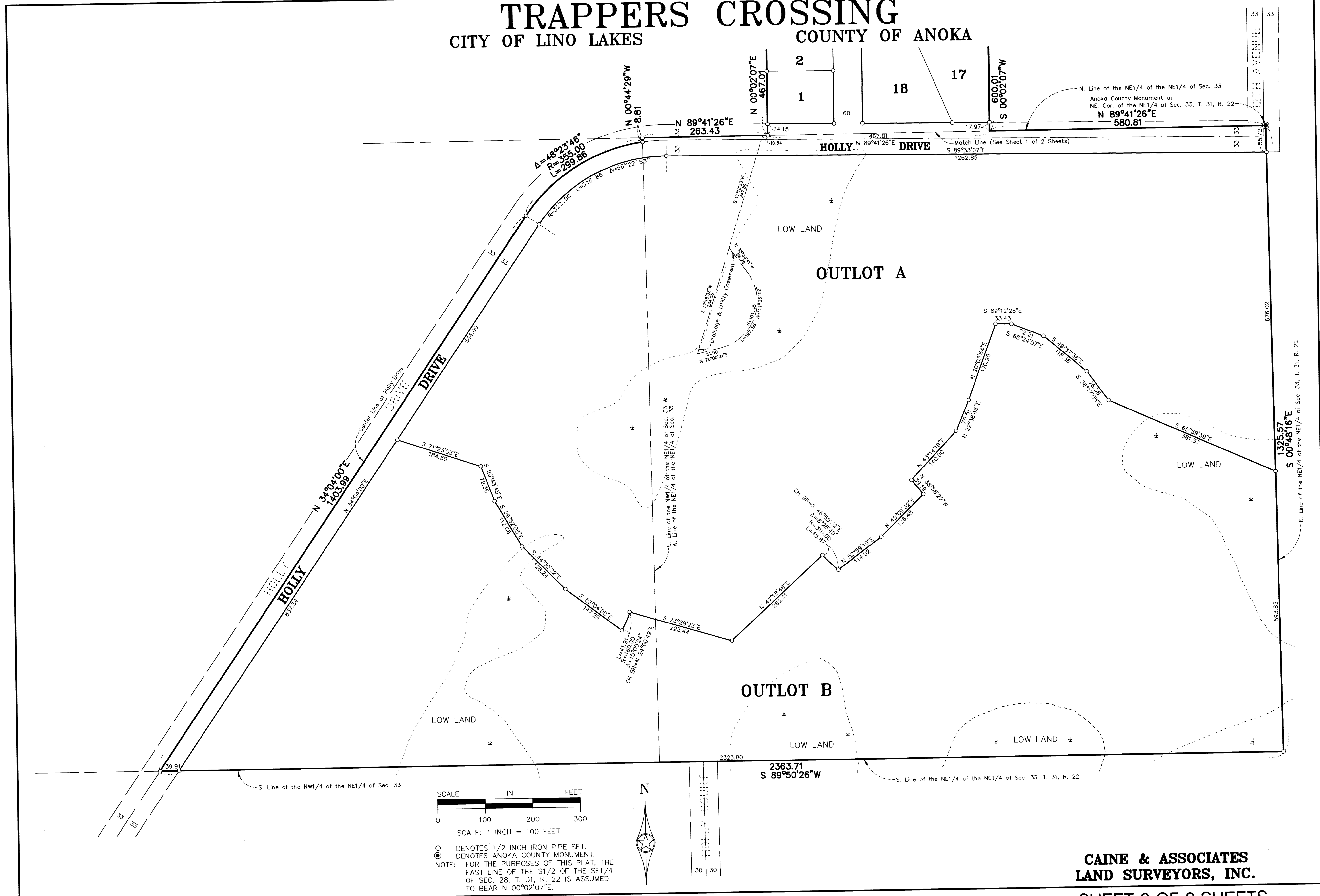
RECEIPT NUMBER 96042811 \$1025.00

CAINE & ASSOCIATES
LAND SURVEYORS, INC.

SHEET 1 OF 2 SHEETS

TRAPPERS CROSSING

CITY OF LINO LAKES COUNTY OF ANOKA



N. Line of the NE1/4 of the NE1/4 of Sec. 33
 Anoka County Monument at
 NE. Cor. of the NE1/4 of Sec. 33, T. 31, R. 22
 N 89°41'26"E
 580.81

Match Line (See Sheet 1 of 2 Sheets)
 S 89°33'07"E
 1262.85

E. Line of the NW1/4 of the NE1/4 of Sec. 33 &
 W. Line of the NE1/4 of the NE1/4 of Sec. 33

E. Line of the NE1/4 of the NE1/4 of Sec. 33, T. 31, R. 22

SCALE IN FEET
 0 100 200 300
 SCALE: 1 INCH = 100 FEET



○ DENOTES 1/2 INCH IRON PIPE SET.
 ● DENOTES ANOKA COUNTY MONUMENT.
 NOTE: FOR THE PURPOSES OF THIS PLAT, THE
 EAST LINE OF THE S1/2 OF THE SE1/4
 OF SEC. 28, T. 31, R. 22 IS ASSUMED
 TO BEAR N 00°02'07"E.

CAINE & ASSOCIATES
LAND SURVEYORS, INC.