

TURNBERRY CROSSING

BK 69 of Abst 0-24

City of Lino Lakes
County of Anoka,
Sections 19 & 20,
Township 31, Range 22.

KNOW ALL MEN BY THESE PRESENTS: That Hokanson Family Partners, LLP, a Minnesota limited liability partnership, fee owner, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Parcels 1 and 2:

That part of Government Lot 2, Section 20 and that part of the Northeast Quarter of the Northeast Quarter of Section 19, all in Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of the north 849.40 feet of the west 240.00 feet of said Government Lot 2 (for the purposes of this description the west line of said Government Lot 2 is assumed to have a bearing of South 00 degrees 18 minutes 08 seconds West); thence North 82 degrees 52 minutes 55 seconds East, a distance of 38.49 feet; thence South 00 degrees 18 minutes 08 seconds West, parallel with the west line of said Government Lot 2, a distance of 184.36 feet to the point of beginning of the property to be described; thence South 00 degrees 18 minutes 08 seconds West, parallel with the west line of said Government Lot 2, a distance of 233.22 feet to the north line of the south 60.00 feet of said Government Lot 2; thence North 89 degrees 20 minutes 25 seconds West, along said north line, a distance of 278.18 feet to the east line of said Northeast Quarter of the Northeast Quarter of Section 19; thence North 73 degrees 00 minutes 17 seconds West, a distance of 87.11 feet to the easterly right-of-way line of Lake Drive (formerly known as State Trunk Highway No. 49); thence North 17 degrees 58 minutes 00 seconds East along said easterly right-of-way line, a distance of 217.83 feet to the intersection with a line drawn westerly, parallel with the north line of said Government Lot 2 and its westerly extension, from the point of beginning; thence South 89 degrees 29 minutes 07 seconds East, along said parallel line, a distance of 295.52 feet to the point of beginning.

Parcel 3:

All that part of Government Lot 2, Section 20, Township 31, Range 22, lying within the following described tract:

Beginning at the southeast corner of the north 849.40 feet of the west 240.00 feet of said Government Lot 2; thence North 82 degrees 52 minutes 55 seconds East, assumed bearing system, 38.49 feet; thence South 00 degrees 18 minutes 08 seconds West, parallel with the west line of said Government Lot 2, 184.36 feet; thence North 89 degrees 29 minutes 07 seconds West, parallel with the north line of said Government Lot 2, 295.52 feet, more or less to the intersection with the easterly right-of-way line of Lake Drive; thence North 17 degrees 58 minutes East along said easterly right-of-way line 187.90 feet, more or less to the intersection with the south line of the north 849.40 feet of said Government Lot 2; thence South 89 degrees 29 minutes 07 seconds East along said south line of the north 849.40 feet, 200.33 feet, more or less to the point of beginning.

Parcels 4:

That part of the south 145.00 feet of the north 849.40 feet of the west 240.00 feet of Government Lot 2, Section 20, Township 31, Range 22, City of Lino Lakes, Anoka County, Minnesota which lies east of the easterly right-of-way line of Lake Drive (formerly known as State Trunk Highway No. 49).

Parcel 6:

That part of Government Lot 2, Section 20, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Beginning at the southeast corner of the north 849.40 feet of the west 240.00 feet of said Government Lot 2 (for the purposes of this description the west line of said Government Lot 2 is assumed to have a bearing of South 00 degrees 18 minutes 08 seconds West); thence North 82 degrees 52 minutes 55 seconds East, a distance of 38.49 feet; thence South 00 degrees 18 minutes 08 seconds West, parallel with the west line of said Government Lot 2, a distance of 103.39 feet to a point on said parallel line distant 314.19 feet northerly of the point of intersection of said parallel line with the north line of the south 60.00 feet of said Government Lot 2; thence northerly along a curve concave to the east, said curve is tangent to said parallel line, has a radius of 230.00 feet and a central angle of 17 degrees 39 minutes 52 seconds, a distance of 70.91 feet; thence North 17 degrees 58 minutes 00 seconds East, tangent to said curve, a distance of 199.84 feet; thence North 71 degrees 00 minutes 13 seconds West, a distance of 246.54 feet to the easterly right-of-way line of Lake Drive, said easterly right-of-way line is described as follows:

Beginning at a point on the north line of said Government Lot 2, distant 354.43 feet easterly of the northwest corner thereof, for the purposes of this description, the west line of said Government Lot 2 is assumed to bear South 00 degrees 18 minutes 08 seconds West; thence South 25 degrees 48 minutes 00 seconds West, a distance of 118.98 feet; thence southwesterly along a tangential curve, concave to the southeast, having a radius of 2819.22 feet and a central angle of 07 degrees 50 minutes 00 seconds, a distance of 385.44 feet; thence South 17 degrees 58 minutes 00 seconds West, tangent to said curve, a distance of 532.41 feet to the west line of said Government Lot 2, and there terminating.

thence southerly along said easterly right-of-way line, a distance of 99.93 feet to the intersection with the south line of the north 704.40 feet of said Government Lot 2; thence South 89 degrees 29 minutes 07 seconds East along said south line, a distance of 154.21 feet to the east line of the west 240.00 feet thereof; thence South 00 degrees 18 minutes 08 seconds West, along said east line, a distance of 145.00 feet to the point of beginning.

Has caused the same to be surveyed and platted as TURNBERRY CROSSING and does hereby donate and dedicate to the public for public use forever the drive, and also dedicate the easements as shown on the plat for drainage and utility purposes only. Also dedicating to the County of Anoka the Right of Access onto County State Aid Highway No. 23 as shown on the plat.

In witness whereof said Hokanson Family Partners, LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its proper officer this 7th day of April, 2005.

SIGNED: HOKANSON FAMILY PARTNERS, LLP

By [Signature], its Managing Partner

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 7th day of April, 2005, by Roger Hokanson, as Managing Partner of Hokanson Family Partners, LLP, a Minnesota limited liability partnership, on behalf of the partnership.

Cathy L. Knobel
Notary Public, Ramsey County, Minnesota
My Commission expires January 31, 2009



I hereby certify that I have surveyed and platted the property described on this plat as TURNBERRY CROSSING; that the 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 have been correctly placed in the ground or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than as shown on the plat.

Daniel G. Nickols
Daniel G. Nickols, Land Surveyor
Minnesota License No. 19839

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 23RD day of MARCH, 2005, by Daniel G. Nickols, Land Surveyor.

[Signature]
Notary Public, DAKOTA County, Minnesota
My Commission expires JAN. 31ST, 2010

CITY COUNCIL
LINO LAKES, MINNESOTA

The foregoing plat of TURNBERRY CROSSING was approved and accepted by the City Council of Lino Lakes, Minnesota at a regular meeting thereof held this 25TH day of April, 2005. 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 receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

Signed: [Signature]
Mayor

Attest: [Signature]
Clerk

ANOKA COUNTY SURVEYOR

This plat has been checked and approved this 25TH day of April, 2005

Signed: Larry O. Hoium by Charles F. Setzer, Deputy
Anoka County Surveyor

1974677.001 Abstract
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the foregoing instrument was filed in this office for record on the 25 April AD, 2005 at 10 o'clock AM, and was duly recorded in book 69 of Abstracts at 24 pages.
By Maurice J. DeWitt
County Recorder
By SLZ
Deputy

I HEREBY CERTIFY THAT THE INSTRUMENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE SAME ARE ENTERED
ENTERED April 25, 2005
PROPERTY TAX ADMINISTRATION
By [Signature]
DEPUTY PROPERTY TAX ADMINISTRATOR

\$ 815.00

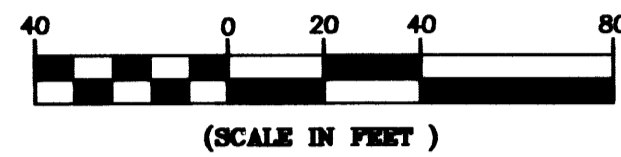
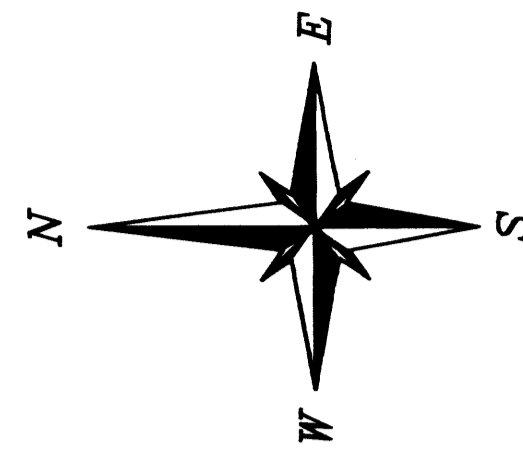
SCHOELL & MADSON, INC.
ENGINEERS * SURVEYORS * PLANNERS
SOIL TESTING * ENVIRONMENTAL SERVICES

TURNBERRY CROSSING

DETAIL
NO SCALE

BE 69 of Abs 13-24

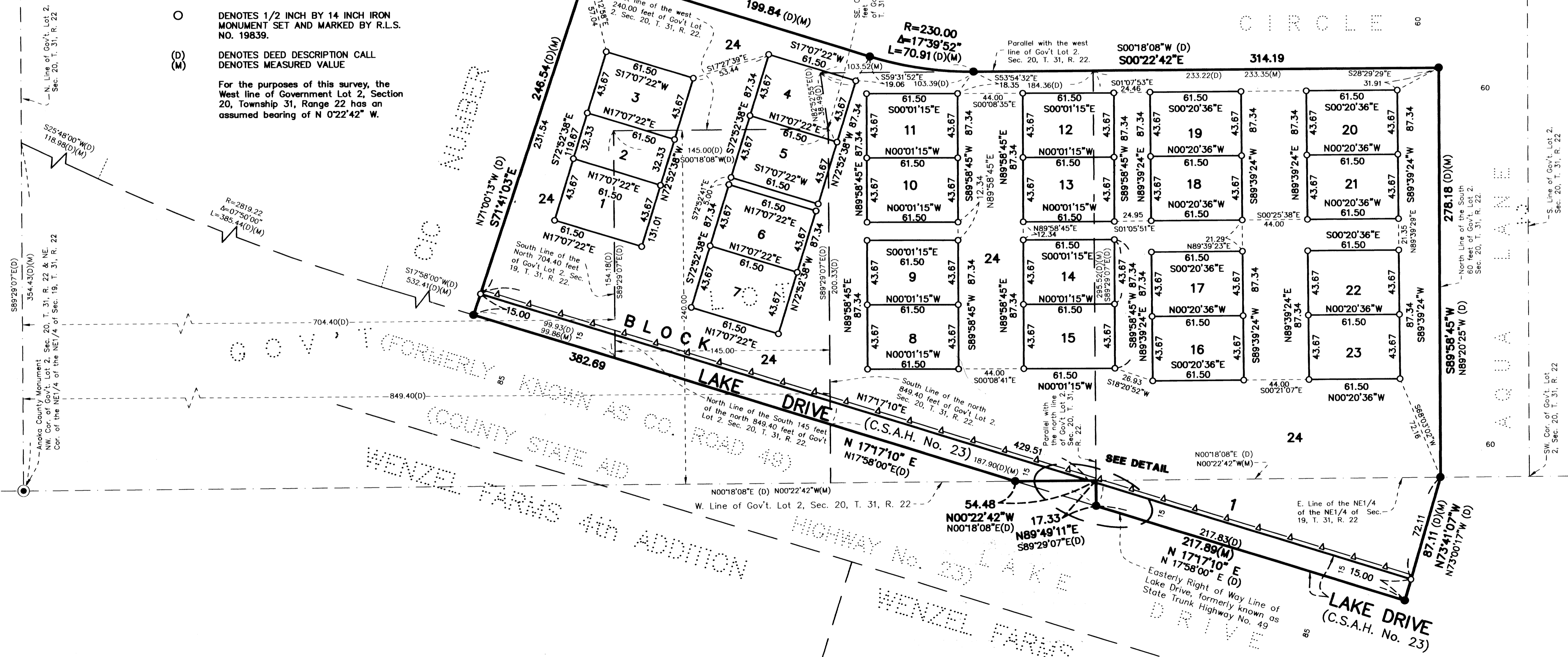
City of Lino Lakes
County of Anoka,
Sections 19 & 20,
Township 31, Range 22.



A Drainage and Utility Easement covers Lot 24.
There are no drainage, utility or drainage and
utility easements in Lots 1 through 23.

- ▲—▲— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY.
- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY R.L.S. NO. 19839.
- (D) DENOTES DEED DESCRIPTION CALL
- (M) DENOTES MEASURED VALUE

For the purposes of this survey, the West line of Government Lot 2, Section 20, Township 31, Range 22 has an assumed bearing of N 0°22'42" W.



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SOIL TESTING * ENVIRONMENTAL SERVICES