

VILLAGE AT CIRCLE PINES SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Circle Pines Mainstreet, Inc., a Minnesota corporation, fee owner, and Excel Bank Minnesota, a Minnesota state banking corporation, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota to wit:

Block C, except that part of Block C described as follows: That part of Block C, Circle Pines, Part IV West, Anoka County, Minnesota, beginning at the East corner of said Block C, the coordinates of which are T. 7940.41, R. 1323.93, thence to the North corner, the coordinates of which are T. 8013.56, R. 1265.80, thence to West corner, the coordinates of which are T. 7975.60, R. 1218.05, thence to South corner, the coordinates of which are T. 7889.38, R. 1259.72 to the point of beginning;

AND EXCEPT

from Block C, Parcel 26, Anoka County Highway Right-of-Way Plat No. 54, according to the map or plat thereof on file and of record in the Office of the Anoka County Recorder and Registrar of Titles.

AND EXCEPT

from Block C, that part NOW KNOWN AS Tracts A, B and C, Registered Land Survey No. 45, files of the Registrar of Titles, Anoka County, Minnesota.

AND

Tract A, Registered Land Survey No. 45, files of the Registrar of Titles, Anoka County, Minnesota.

AND

Tract B, Registered Land Survey No. 45, files of the Registrar of Titles, Anoka County, Minnesota.

AND

Tract C, Registered Land Survey No. 45, files of the Registrar of Titles, Anoka County, Minnesota.

AND

That part of Block C, Circle Pines Part IV West, Anoka County, Minnesota, beginning at the East corner of said Block C, the coordinates of which are T. 7940.41, R. 1323.93, thence to the North corner, the coordinates of which are T. 8013.56, R. 1265.80, thence to West corner, the coordinates of which are T. 7975.60, R. 1218.05, thence to South corner, the coordinates of which are T. 7889.38, R. 1259.72 to the point of beginning, according to the plat thereof on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

AND

Lots One (1) to Forty-four (44) inclusive, Block "B", Circle Pines Part IV West,

AND

That part of Block "B" Circle Pines Part IV West, Anoka County, Minnesota, described as follows:

The road known as Westcourt according to the plat, which lies ten (10) feet on each side of the center line commencing at a point on the East line of Elwell Grade 185 feet South of the intersection of the South line of West Road and the East line of Elwell Grade and ending at a line extended from the Southeastern lines of Lots 25 and 32 in Block "B".

AND

All of the unlotted portion of Block "B" from a line extended from the Southeastern lines of said Lots 25 and 32, lying adjacent to and within the lot lines of Lot 12 through 24 inclusive and Lots 32 through 44 inclusive and limited by a straight line drawn from the Westerly corner of Lot 12 and the Easterly corner of Lot 44, all in Block "B".

AND

That part of vacated West Court as dedicated in the plat of CIRCLE PINES PART IV WEST, lying between the southwesterly extensions across it of the northwesterly line of Lot 28, Block B, CIRCLE PINES PART IV WEST, and the southeasterly line of Lot 25, Block B, said plat, except that portion thereof which lies 10 feet on each side of the centerline of said West Court.

AND

That part of vacated West Court, as dedicated in the plat of CIRCLE PINES PART IV WEST, lying southeasterly of a line drawn southwesterly from the westerly corner of Lot 12, Block B, said plat to the easterly corner of Lot 44, Block B, said plat.

EXCEPT from said Block B, Parcels 27, 28, 29 and 30 Anoka County Highway Right-of-Way Plat No. 54, according to the map or plat thereof on file and of record in the Office of the Anoka County Recorder (per Document No. 316279).

AND

That part of Block "D", Circle Pines, Part IV West described as follows to-wit:

That portion of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Twenty-five (25), Township Thirty-one North (T31N), Range Twenty three West (R23W), of the fourth principal meridian (4pm), described as follows:

Starting from a point on the West section line of said section a distance of 2200.0 feet North of the Southwest section corner thereof; then run East on a deflection angle of 90 degrees 0 minutes 0 seconds to the right, a distance of 33.0 feet to the point of beginning of the property to be described, thence deflect 0 degrees 0 minutes 0 seconds, a distance of 167.7 feet to a point, thence deflect to the right on an angle of 51 degrees 31 minutes 11 seconds a distance of 773.5 feet to a point, thence deflect to the right on an angle of 96 degrees 38 minutes 49 seconds to the tangent line of a curve; thence deflect to the left on a 1 degree 57 minutes 0 seconds curve (Delta angle 6 degrees 08 minutes 46 seconds) for a distance of 315.5 feet to a point; thence deflect to the right on an angle of 82 degrees 21 minutes 11 seconds from the tangent line of the above described curve, for a distance of 11.4 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 84.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 152.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 60.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 168.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 65.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 224.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 67.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 220.6 feet to a point; thence deflect to the left on an angle of 51 degrees 31 minutes 11 seconds, a distance of 21.6 feet to a point; thence deflect to the left on an angle of 38 degrees 28 minutes 49 seconds, a distance of 44.1 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds to the tangent line of a curve; thence deflect to the left on a 62 degrees 50 minutes curve (Delta angle 49 degrees 11 minutes 45 seconds) for a distance of 78.3 feet to the point of beginning and there terminating.

EXCEPT from Block D, Parcel 31 Anoka County Highway Right-of-Way Plat No. 54, according to the map or plat thereof on file and of record in the Office of the Anoka County Recorder and Registrar of Titles.

All in Circle Pines Part IV West, according to the plat thereof on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

AND

Lot One (1), Block 1, Circle Pines Part IV West, according to the plat thereof on file and of record in the office of Registrar of Titles, Anoka County, Minnesota.

EXCEPT Parcel 33, Anoka County Highway Right-of-Way Plat No. 54, according to the map or plat thereof on file and of record in the Office of the Anoka County Recorder and Registrar of Titles.

AND

Lot Two (2), Block 1, Circle Pines Part IV West, according to the plat thereof on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

AND

Block A, Circle Pines Part IV West, according to the plat thereof on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

AND

Block D, except that part described as follows: "Starting from a point on the West section line of Section Twenty-five, Township Thirty-one North, Range Twenty-three West a distance of 2200.0 feet North of the Southwest section corner thereof; then run East on a deflection angle of 90 degrees 0 minutes 0 seconds to the right, a distance of 33.0 feet to the point of beginning of the property to be described, thence deflect 0 degrees 0 minutes 0 seconds, a distance of 167.7 feet to a point, thence deflect to the right on an angle of 51 degrees 31 minutes 11 seconds a distance of 773.5 feet to a point, thence deflect to the right on an angle of 96 degrees 38 minutes 49 seconds to the tangent line of a curve; thence deflect to the left on a 1 degree 57 minutes 0 seconds curve (Delta angle 6 degrees 08 minutes 46 seconds) for a distance of 315.5 feet to a point; thence deflect to the right on an angle of 82 degrees 21 minutes 11 seconds from the tangent line of the above described curve, for a distance of 11.4 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 84.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 152.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 60.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 168.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 65.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 224.0 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds, a distance of 67.0 feet to a point; thence deflect to the left on an angle of 90 degrees 0 minutes 0 seconds, a distance of 220.6 feet to a point; thence deflect to the left on an angle of 51 degrees 31 minutes 11 seconds, a distance of 21.6 feet to a point; thence deflect to the left on an angle of 38 degrees 28 minutes 49 seconds, a distance of 44.1 feet to a point; thence deflect to the right on an angle of 90 degrees 0 minutes 0 seconds to the tangent line of a curve; thence deflect to the left on a 62 degrees 50 minutes curve (Delta angle 49 degrees 11 minutes 45 seconds) for a distance of 78.3 feet to the point of beginning and there terminating. Containing 2.36 acres more or less."

Also EXCEPT from said Block D, Parcel 32 Anoka County Highway Right-of-Way Plat No. 54, according to the map or plat thereof on file and of record in the Office of the Anoka County Recorder (per Document No. 316279).

Have caused the same to be surveyed and platted as VILLAGE AT CIRCLE PINES SECOND ADDITION and do hereby donate and dedicate to the public use forever the Parkway, Avenue and easements for drainage and utility purposes and dedicate to Anoka County the right of access onto County State Aid Highway No. 23 and Lexington Avenue as shown on the plat.

In witness whereof said Circle Pines Mainstreet, Inc., a Minnesota corporation, has caused these presents to be signed by its President this 2nd day of April, 2003.

CIRCLE PINES MAINSTREET, INC.

William H. Beard, President

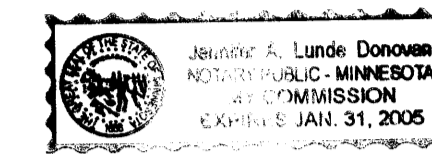
In witness whereof said Excel Bank, Minnesota, a Minnesota state banking corporation, has caused these presents to be signed by its Vice President this 2nd day of April, 2003.

EXCEL BANK MINNESOTA

Melody Holland-Rehder, Vice President

STATE OF MINNESOTA COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 2nd day of April, 2003, by William H. Beard, as President, of Circle Pines Mainstreet, Inc., a Minnesota corporation, on behalf of the corporation.



William H. Beard, Notary Public, Hennepin County, Minnesota, My commission expires 1-31-2005

STATE OF MINNESOTA COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 2nd day of April, 2003, by Melody Holland-Rehder as Vice President of Excel Bank Minnesota, a Minnesota state banking corporation, under the laws of the State of Minnesota, on behalf of the corporation.



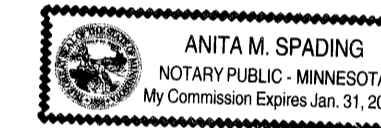
Gregory P. McGraw, Notary Public, Hennepin County, Minnesota, My commission expires 1-31-2005

I hereby certify that I have surveyed and platted the land described on this plat as VILLAGE AT CIRCLE PINES SECOND ADDITION; that this plat is a true and correct representation of said 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 as shown on said plat or will be placed as required by the local government unit as designated on said plat; that the outside boundary lines are correctly designated on the plat and that there are no wetlands as defined in Minnesota Statutes 505.02, Subd. 1 or public highways to be designated on said plat other than as shown.

Blake L. Rivard, Land Surveyor, Minnesota License No. 19421

STATE OF MINNESOTA COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 2nd day of April, 2003, by Blake L. Rivard, Land Surveyor.



Anita M. Spading, Notary Public, Hennepin County, Minnesota, My commission expires 1-31-2005

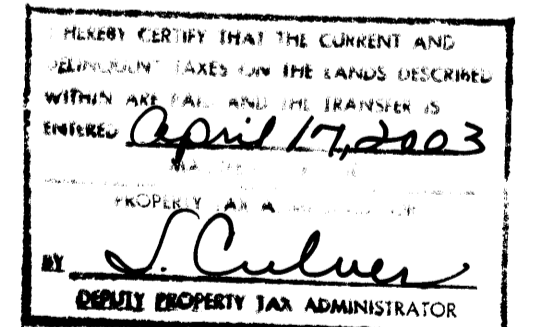
The foregoing plat of VILLAGE AT CIRCLE PINES SECOND ADDITION was approved and accepted by the City Council of CIRCLE PINES, Minnesota at a regular meeting thereof held this 2nd day of April, 2003. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County 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.

CITY COUNCIL OF CIRCLE PINES, MINNESOTA By Keith Peacock, Mayor By James W. Kamstra, Clerk

Checked and approved this 11th day of April, 2003

Larry D. Hanson, Anoka County Surveyor

Office of REGISTRAR OF TITLES STATE OF MINNESOTA COUNTY OF ANOKA 427943.0 I hereby certify that the within instrument was filed in this office on April 17, 2003 at 12:40 o'clock P.M. Maureen J. Devine, Registrar of Titles By GKE Deputy Registrar of Titles

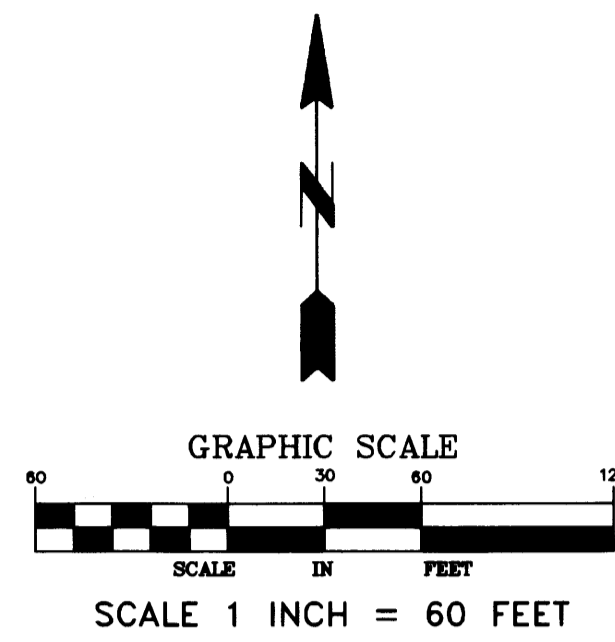
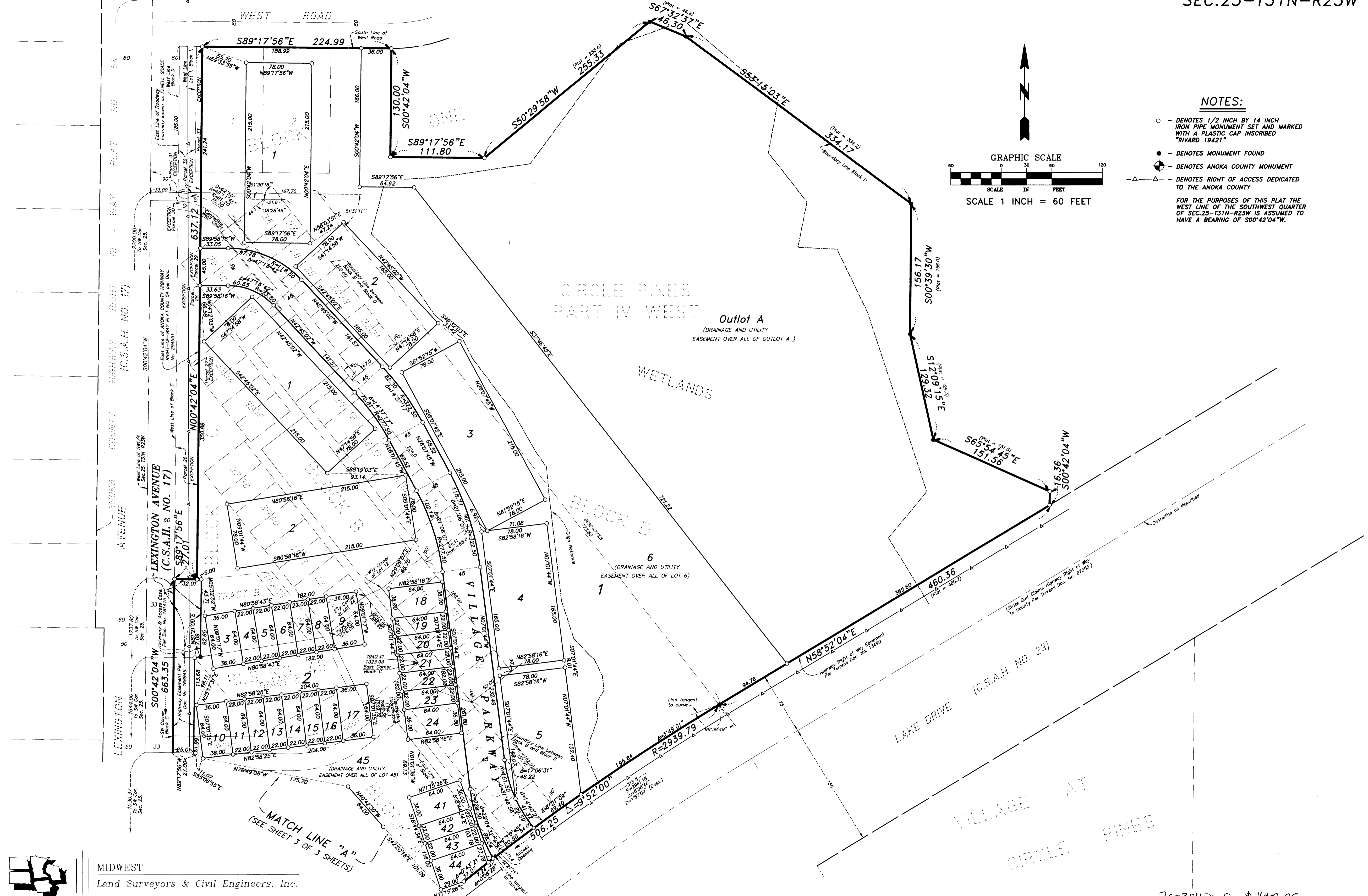


OFFICIAL PLAT

VILLAGE AT CIRCLE PINES SECOND ADDITION

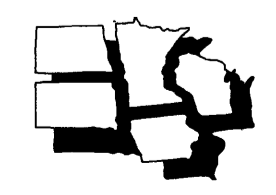
BK 18 of TORNS pg 35

CITY OF CIRCLE PINES
COUNTY OF ANOKA
SEC.25-T31N-R23W



- NOTES:**
- - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED WITH A PLASTIC CAP INSCRIBED "RIVARD 19421"
 - - DENOTES MONUMENT FOUND
 - ⊙ - DENOTES ANOKA COUNTY MONUMENT
 - △—△—△- DENOTES RIGHT OF ACCESS DEDICATED TO THE ANOKA COUNTY
- FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SEC.25-T31N-R23W IS ASSUMED TO HAVE A BEARING OF S00°42'04"W.

MATCH LINE "A"
(SEE SHEET 3 OF 3 SHEETS)

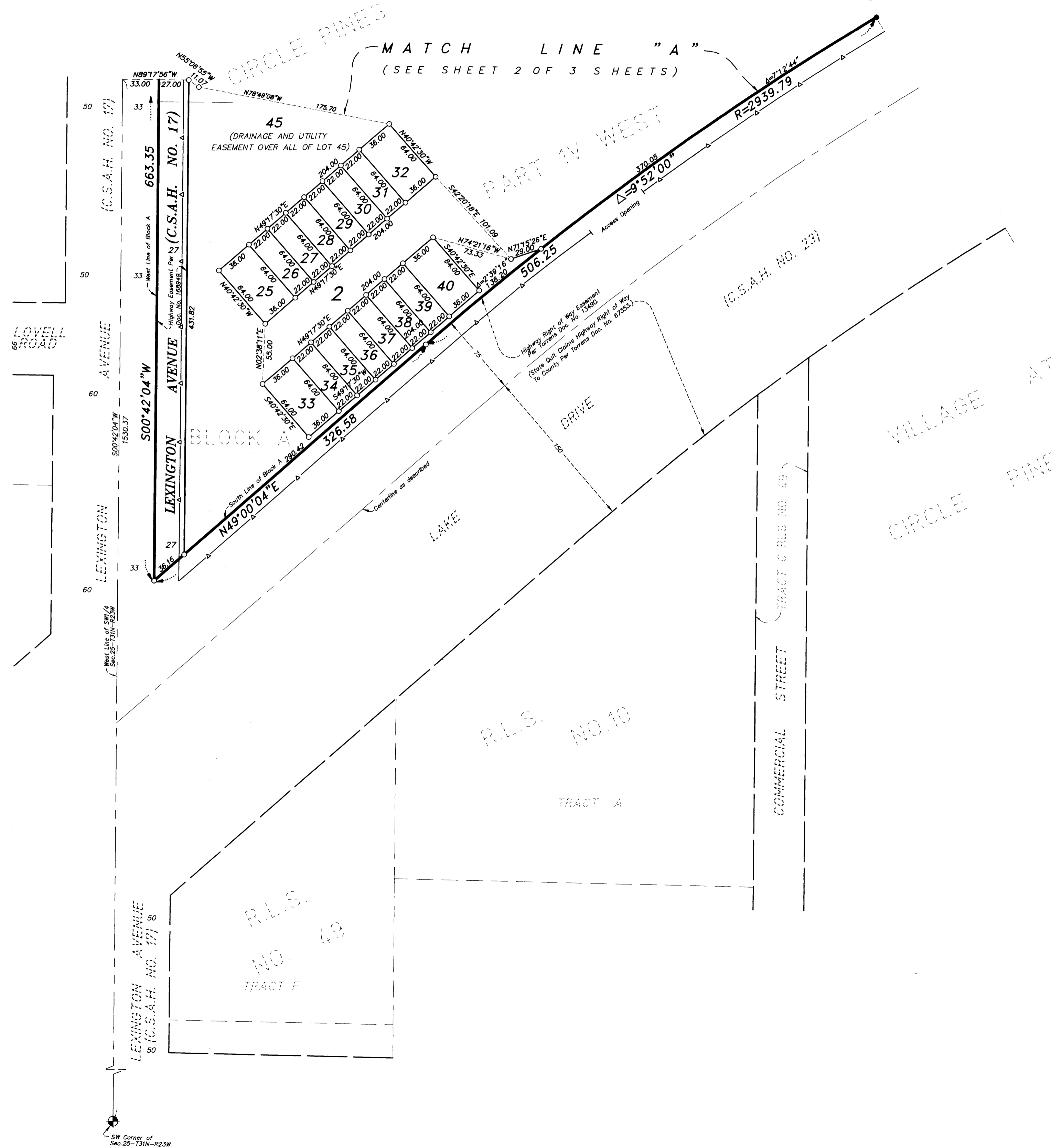


MIDWEST
Land Surveyors & Civil Engineers, Inc.

200304969 \$ 1000.00

VILLAGE AT CIRCLE PINES SECOND ADDITION

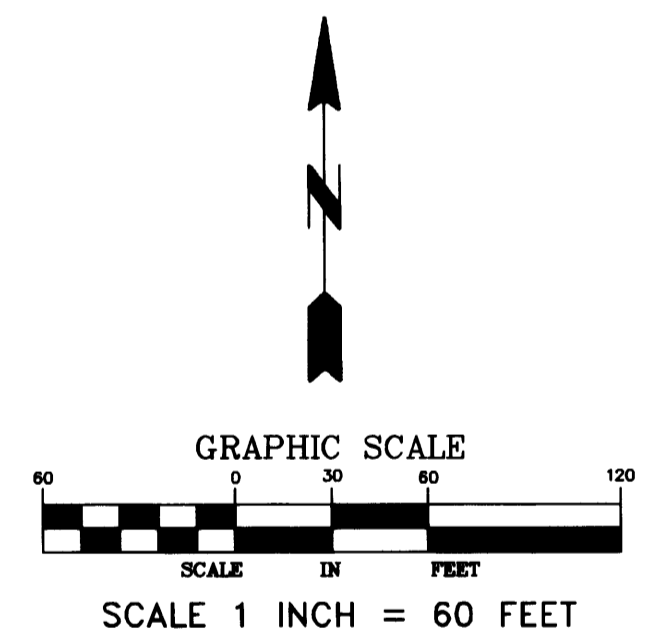
CITY OF CIRCLE PINES
COUNTY OF ANOKA
SEC.25-T31N-R23W



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MIDWEST
Land Surveyors & Civil Engineers, Inc.
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