

# VILLAGE AT CIRCLE PINES THIRD ADDITION

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

Lot 2, Block 2, Central Business District, except the West 77 feet thereof, according to the recorded plat thereof, Anoka County, Minnesota.

And

The southerly half of that part of vacated Central Street, as dedicated in the plat of CENTRAL BUSINESS DISTRICT, lying east of a line drawn southerly from the westerly most point of curvature on the south line of Lot 1, Block 1, said plat, to the westerly most point of curvature on the north line of Lot 2, Block 2, said plat.

And

Tract C, Registered Land Survey No. 48, files of the Registrar of Titles, Anoka County, Minnesota.

And

Outlot B, VILLAGE AT CIRCLE PINES, according to the recorded plat thereof, Anoka County, Minnesota.

And that Circle Pines Mainstreet, LLC, a Minnesota limited liability company, fee owner and Highland Bank, a Minnesota banking corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota to wit:

Lot 1, Block 1, Central Business District, according to the plat thereof on file or of record in the Office of the Registrar of Titles, Anoka County, Minnesota.

And

The northerly half of that part of vacated Central Street, as dedicated in the plat of CENTRAL BUSINESS DISTRICT, lying east of a line drawn southerly from the westerly most point of curvature on the south line of Lot 1, Block 1, said plat, to the westerly most point of curvature on the north line of Lot 2, Block 2, said plat.

And that Circle Pines Mainstreet II, LLC, a Minnesota limited liability company, fee owner, and Highland Bank, a Minnesota banking corporation, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota to wit:

Tract A, Registered Land Survey No. 34, files of the Registrar of Titles, County of Anoka;

AND

That part of the Southeast Quarter of the Southeast Quarter (SW 1/4 of SW 1/4), Section Twenty-five (25), Township Thirty-one (31) North, Range Twenty-three (23) West, described as follows:

Commencing at a point on the West section line of said Section Twenty-five (25) distant 33.00 feet North from the Southwest section corner thereof; thence deflecting to the right 80 degrees 45 minutes a distance of 33.00 feet; thence deflecting to the left 80 degrees 45 minutes a distance of 295.16 feet; thence deflecting to the right 80 degrees 45 minutes a distance of 295.16 feet; thence deflecting to the right 80 degrees 15 minutes a distance of 295.16 feet to the actual point of beginning; thence deflecting to the left 80 degrees 15 minutes for 220 feet; thence deflecting to the left 90 degrees 45 minutes for 200 feet; thence deflecting to the left 80 degrees 15 minutes for 220 feet; thence deflecting to the left 90 degrees 45 minutes for 200 feet and to the actual point of beginning.

Have caused the same to be surveyed and platted as VILLAGE AT CIRCLE PINES THIRD ADDITION and do hereby donate and dedicate to the public use forever the Parks, Streets, Parkway, Road and easements for drainage and utility purposes and dedicate to Anoka County the right of access onto County Road 110 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 28th day of May, 2003.

CIRCLE PINES MAINSTREET, INC.

William H. Beard  
William H. Beard, President

In witness whereof said Circle Pines Mainstreet, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its President this 28th day of May, 2003.

CIRCLE PINES MAINSTREET, LLC

William H. Beard  
William H. Beard, President

In witness whereof said Circle Pines Mainstreet II, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its President this 28th day of May, 2003.

CIRCLE PINES MAINSTREET II, LLC

William H. Beard  
William H. Beard, President

In witness whereof said Highland Bank, a Minnesota banking corporation, has caused these presents to be signed by its Vice President this 28th day of May, 2003.

HIGHLAND BANK

Ken D. Wimer  
Ken D. Wimer, Vice President

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 28th day of May, 2003, by William H. Beard, as President, of Circle Pines Mainstreet, Inc., a Minnesota corporation, on behalf of the corporation.

J. M. Rasmussen  
Notary Public, Anoka County, Minnesota  
My commission expires 1-31-05

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 28th day of May, 2003, by William H. Beard, as President, of Circle Pines Mainstreet, LLC, a Minnesota limited liability company, on behalf of the company.

J. M. Rasmussen  
Notary Public, Anoka County, Minnesota  
My commission expires 1-31-05

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 28th day of May, 2003, by William H. Beard, as President, of Circle Pines Mainstreet II, LLC, a Minnesota limited liability company, on behalf of the company.

J. M. Rasmussen  
Notary Public, Anoka County, Minnesota  
My commission expires 1-31-05

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 28th day of May, 2003, by Ken D. Wimer as Vice President of Highland Bank, a Minnesota banking corporation, under the laws of the State of Minnesota, on behalf of the corporation.

J. M. Rasmussen  
Notary Public, Anoka County, Minnesota  
My commission expires 1-31-05

I hereby certify that I have surveyed and platted the land described on this plat as VILLAGE AT CIRCLE PINES THIRD 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 58B.02, Subd. 1 or public highways to be designated on said plat other than as shown.

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

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 28th day of May, 2003, by Blake L. Rivard, Land Surveyor.

Anita M. Spading  
Notary Public, Anoka County, Minnesota  
My commission expires 3-31-05

The foregoing plat of VILLAGE AT CIRCLE PINES THIRD ADDITION was approved and accepted by the City Council of CIRCLE PINES, Minnesota at a regular meeting thereof held this 28th day of May, 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 58B.03, Subd. 2.

CITY COUNCIL OF CIRCLE PINES, MINNESOTA  
By Keith Paulsen Mayor  
By James D. Clendath Clerk

Checked and approved this 28th day of October, 2003.  
Blake L. Rivard  
Anoka County Surveyor

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA 450143.0  
I hereby certify that the within instrument was filed in this office on October 28, 2003 at 12:46 o'clock P.M.  
Maureen J. Devine, Registrar of Titles  
By JMD  
Deputy Registrar of Titles

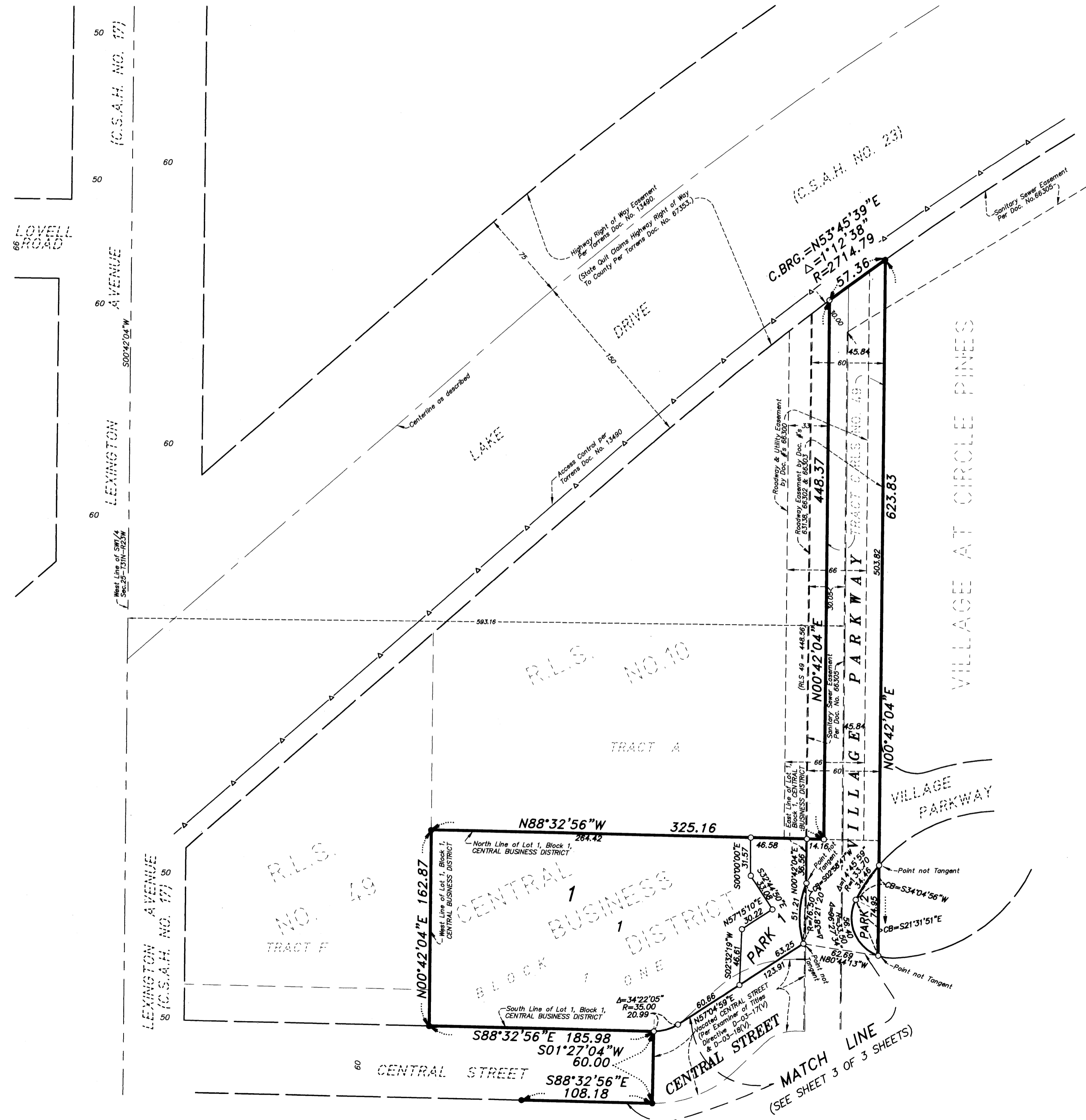
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
Oct 28, 2003  
MAUREEN J. DEVINE  
PROPERTY TAX ADMINISTRATOR  
OR  
BY J. Culver  
DEPUTY PROPERTY TAX ADMINISTRATOR



MIDWEST  
Land Surveyors & Civil Engineers, Inc.

2003150614 \$280.00

# VILLAGE AT CIRCLE PINES THIRD ADDITION

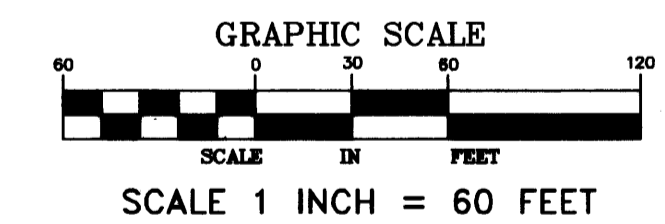
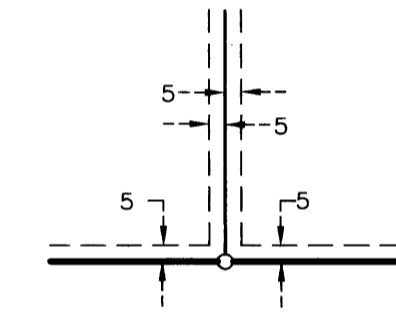


### NOTES:

- - DENOTES 1/2 INCH BY 1/4 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.

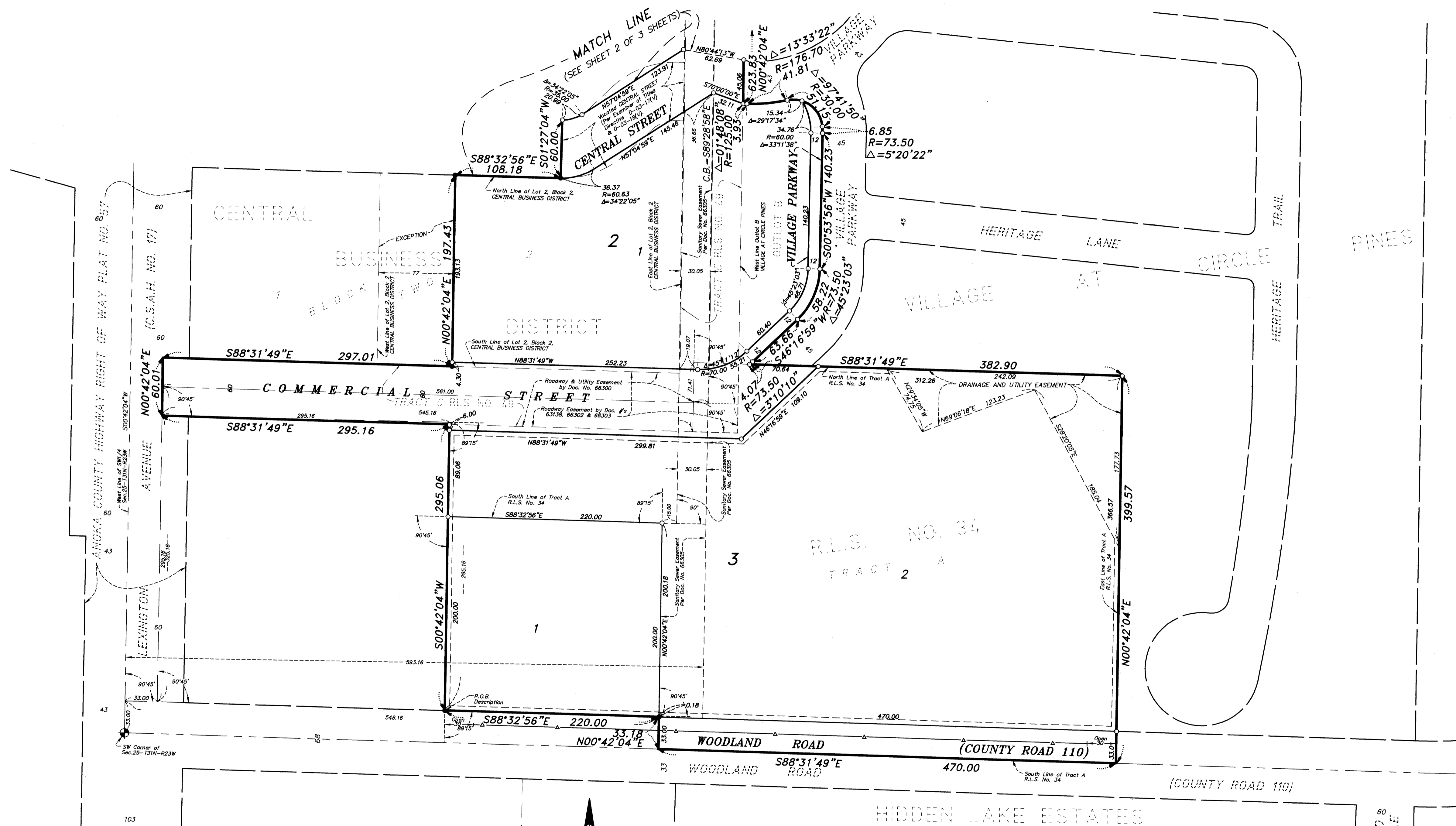
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
BEING 5 FEET IN WIDTH AND ADJOINING ALL LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



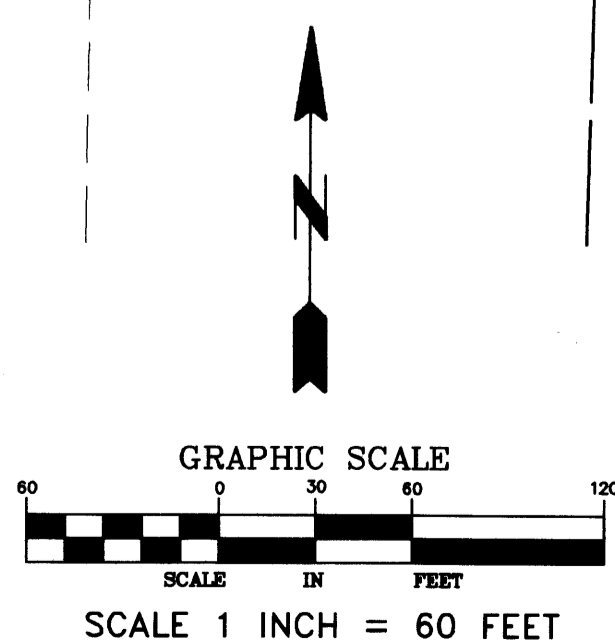
MIDWEST  
Land Surveyors & Civil Engineers, Inc.

2003160614 \$ 280.00

# VILLAGE AT CIRCLE PINES THIRD ADDITION



MIDWEST  
Land Surveyors & Civil Engineers, Inc.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
BEING 5 FEET IN WIDTH AND ADJOINING ALL LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

- 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  $S00^{\circ}42'04''W$ .

2003160614 1280.00