

WyBrite Commercial Park

City Of Ham Lake

County Of Anoka

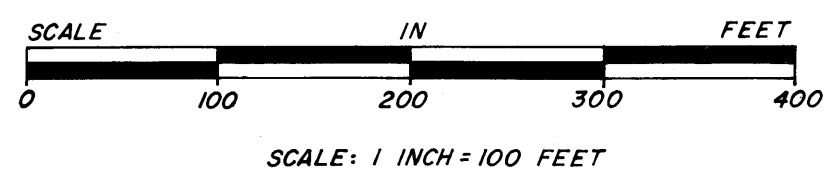
I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1983 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey & J. Williams
Anoka County Treasurer

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

12-20 1982

Charles R. Lofgren
Auditor, Anoka County

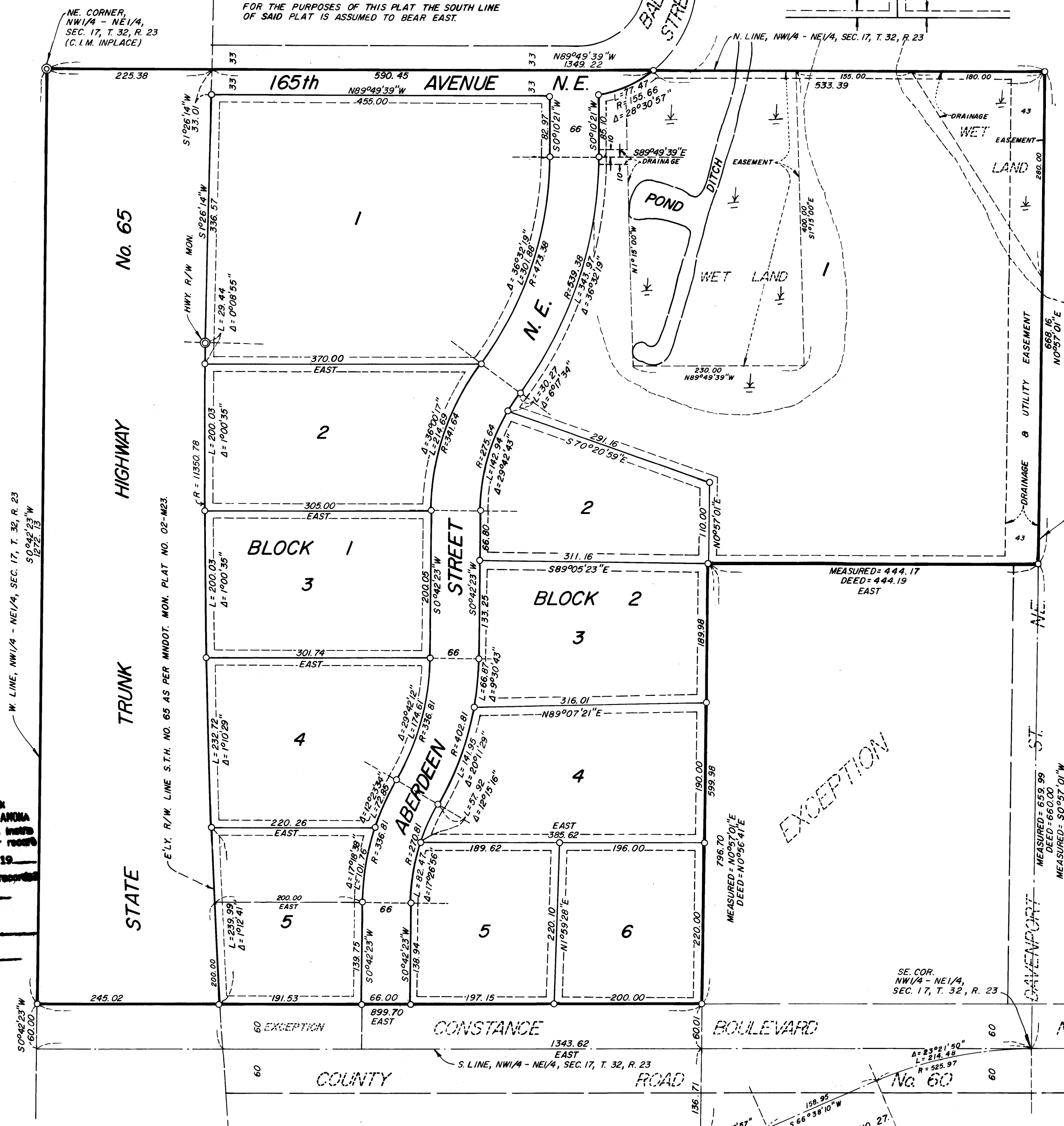
BY J.P. Hamann
Deputy



○ DENOTES 1/2" IRON PIPE.

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF SAID PLAT IS ASSUMED TO BEAR EAST.

DRAINAGE & UTILITY EASEMENTS SHOWN THUS: BEING 10' IN WIDTH UNLESS OTHERWISE INDICATED.



KNOW ALL MEN BY THESE PRESENTS: That Thomas H. Downs, owner and proprietor, and Jacqueline L. Downs, his wife, of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

The Northwest Quarter of the Northeast Quarter of Section 17, Township 32, Range 23, Anoka County, Minnesota, described as follows:
EXCEPT: That part of the Northeast Quarter of Section 17, Township 32, Range 23, Anoka County, Minnesota, described as follows:
Commencing at a point on the South line of the Northwest Quarter of said Northeast Quarter, which point is the point of intersection of the South line of said Northwest Quarter of the Northeast Quarter, Section 17, Township 32, Range 23 and the Easterly line of the right of way of State Trunk Highway No. 65 as established by the final certificate filed as Document No. 238177 and recorded in "Book 563", Page 541 in the office of the Register of Deeds in and for Anoka County; thence Northerly along the Easterly right of way of said Trunk Highway No. 65 a distance of 200.00 feet; thence East and parallel with said South line of said Northwest Quarter of said Northeast Quarter a distance of 200.00 feet; thence South and parallel with the West line of said Northeast Quarter to a point in the center line of County State Aid Road No. 27 as laid out and traveled as of the date of this instrument; thence Northwesterly along the center line of said County State Aid Road No. 27 to the point of beginning.

ALSO EXCEPT: That part of the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 17, Township 32, Range 23, Anoka County, Minnesota, described as follows:
Commencing at the Southeast corner of said Northwest Quarter of the Northeast Quarter; Thence Southwesterly on a tangential curve concave to the Southeast having a radius of 525.97 feet and a delta angle of 23 degrees 21 minutes 50 seconds, said curve also being tangent to the South line of said Northwest Quarter of the Northeast Quarter and being the center line of County State Aid Road No. 27, for a distance of 214.48 feet; Thence South 66 degrees 38 minutes 10 seconds West along said center line a distance of 159.95 feet; Thence Southwesterly on a tangential curve concave to the Northwest having a radius of 556.74 feet and a delta angle of 9 degrees 58 minutes 57 seconds for a distance of 97.00 feet; Thence North 0 degrees 56 minutes 41 seconds East and parallel with the East line of said Northwest Quarter of the Northeast Quarter a distance of 796.70 feet; Thence East and parallel with the South line of said Northwest Quarter of the Northeast Quarter, said South line having a bearing of East and West, for a distance of 444.19 feet to its intersection with the East line of said Northwest Quarter of the Northeast Quarter; Thence South 0 degrees 56 minutes 41 seconds West along said East line a distance of 660.00 feet to the point of commencement.

ALSO EXCEPT: The south 60.00 feet of said Northwest Quarter of the Northeast Quarter.

Also, James Refrigeration Company, an Iowa Corporation, owner and proprietor, and Ministers Life - a Mutual Life Insurance Company, a Minnesota Corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Northeast Quarter of Section 17, Township 32, Range 23, Anoka County, Minnesota, described as follows:
Commencing at a point on the South line of said Northwest Quarter of said Northeast Quarter, which point is the point of intersection of the South line of said Northwest Quarter of the Northeast Quarter, Section 17, Township 32, Range 23 and the Easterly line of the right of way of State Trunk Highway No. 65 as established by the final certificate filed as Document No. 238177 and recorded in "Book 563", Page 541 in the office of the Register of Deeds in and for Anoka County; thence Northerly along the Easterly right of way of said Trunk Highway No. 65 a distance of 200.00 feet; thence East and parallel with said South line of said Northwest Quarter of said Northeast Quarter a distance of 200.00 feet; thence South and parallel with the West line of said Northeast Quarter to a point in the center line of County State Aid Road No. 27 as laid out and traveled as of the date of this instrument; thence Northwesterly along the center line of said County State Aid Road No. 27 to the point of beginning, **excepting that part lying south of a line parallel with and 60.00 feet north of the south line of the Northwest Quarter of said Northeast Quarter.**

Have caused the same to be surveyed and platted as WYBRITE COMMERCIAL PARK and do hereby donate and dedicate to the public for public use forever the Street, Avenue and Highway as shown on this plat. Also dedicating to the public the easements for drainage and/or utility purposes as shown on this plat. Also dedicating to the County of Anoka the right of access onto County Road Number 60 from Lot 5, Block 2. Also dedicating to the State of Minnesota the right of access onto State Trunk Highway Number 65 from Lots 1-5, Block 1. In witness whereof, said Thomas H. Downs and Jacqueline L. Downs, his wife, have hereunto set their hands this 16 day of December, 1983. Also in witness whereof, said James Refrigeration Company has caused these presents to be signed by its proper officers this 8 day of December, 1983. Also in witness whereof, said Ministers Life - a Mutual Life Insurance Company, has caused these presents to be signed by its proper officers this 15 day of December, 1983.

Signed: Thomas H. Downs Thomas H. Downs, Jacqueline L. Downs Jacqueline L. Downs

James Refrigeration Company:
Name: Douglas M. James Title: President Name: Shirley J. Janki Title: Secretary

Ministers Life - a Mutual Life Insurance Company:
Name: Carol J. Tidwell Title: Secretary Name: Jack B. McElhenny Title: President

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 16 day of December, 1983 by Thomas H. Downs and Jacqueline L. Downs, his wife.

Thomas L. Donovan
Notary Public Washington County, Minnesota
My Commission expires: Oct. 27, 1988

STATE OF MINNESOTA
COUNTY OF Hennepin
The foregoing instrument was acknowledged before me this 8 day of December, 1983 by Douglas M. James President and Thomas J. Legierski Secretary, on behalf of James Refrigeration Company, an Iowa corporation.

Edwin C. Bergels
Notary Public Hennepin County, Minnesota
My Commission expires: Aug. 8, 1990

STATE OF MINNESOTA
COUNTY OF Hennepin
The foregoing instrument was acknowledged before me this 13 day of December, 1983 by Jack B. McElhenny President and Carol J. Tidwell Secretary, on behalf of Ministers Life - a Mutual Life Insurance Company, a Minnesota Corporation.

Therese P. Mathews
Notary Public Hennepin County, Minnesota
My Commission expires: Aug. 8, 1990

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as WYBRITE COMMERCIAL PARK; 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 there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Registered Land Surveyor, Minn. Reg. No. 12251
STATE OF MINNESOTA
COUNTY OF Anoka
The surveyors certificate was acknowledged before me, a Notary Public, this 2 day of December, 1983 by

Nancy S. Caine
Notary Public Anoka County, Minnesota
My Commission expires: July 23, 1986

We hereby certify that the City Council of the City of Ham Lake, Anoka County, Minnesota, duly accepted and approved the plat of WYBRITE COMMERCIAL PARK at a regular meeting held this 9 day of November, 1983
By Clarence A. Nelson Mayor By Anne S. Rowland Clerk

Checked and approved this 20 day of December, 1983
Robert W. Anderson
Anoka County Surveyor

631962
OFFICE OF COUNTY RECORDS
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the DEC 27 1983 A.M., 19
12:25 clock P.M., and was duly recorded in book 33 of Plat page 32
DeW. Amundahl
County Recorder
R. J. Holmberg
Deputy

CANE & ASSOCIATES
LAND SURVEYORS, INC.

NO 19647 DEC 27 83 15.00

EXCEPTION

MINNESOTA
HAWK
NOV 30 1983