

EVANSWOOD

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That MN Landco/AREP 3 Evanswood LP, a Minnesota limited partnership, fee owner of the following described property situated in the County of Hennepin, State of Minnesota to wit:

That part of that part of that West Half of the Southeast Quarter of Section 6, Township 119, Range 22, Hennepin County, Minnesota, excepting therefrom that part of the Southeast Quarter of Section 6, Township 119, Range 22, in the Village of Maple Grove, beginning at a point 16.5 feet east of the northwest corner of said Southeast Quarter; thence eastward for a distance of 8.25 feet; thence at a right angle southward for a distance of 2,640.00 feet; thence at a right angle westward for a distance of 8.25 feet; thence at a right angle northward for a distance of 2,640.00 feet to the point of beginning.

Except that part lying westerly and northerly of the following described line:

Beginning at the south east corner of the Southwest Quarter of said Section 6; thence on an assumed bearing of North 00 degrees 54 minutes 08 seconds East, along the east line of the East half of said Southwest Quarter, a distance of 900.41 feet; thence North 25 degrees 19 minutes 53 seconds East a distance of 376.76 feet; thence northerly a distance of 217.64 feet along a tangential curve concave westerly having a central angle of 42 degrees 16 minutes 11 seconds and a radius of 295.00 feet; thence North 16 degrees 56 minutes 19 seconds West, tangent to said curve a distance of 173.87 feet; thence northerly a distance of 318.56 feet along a tangential curve concave easterly having a central angle of 58 degrees 52 minutes 42 seconds and radius of 310.00 feet; thence North 41 degrees 56 minutes 24 seconds East, tangent to said curve, a distance of 354.28 feet thence northerly a distance of 210.35 feet along a tangential curve concave westerly having a central angle of 31 degrees 42 minutes 58 seconds and a radius of 380.00 feet; thence North 10 degrees 13 minutes 26 seconds East, tangent to said curve, a distance of 28.68 feet; thence northeasterly a distance of 127.13 feet, along a tangential curve concave easterly having a central angle of 15 degrees 10 minutes 28 seconds and a radius of 480.00 feet; thence North 25 degrees 23 minutes 54 seconds East, tangent to said curve, a distance of 79.65 feet to an intersection with the south line of the north 44.00 feet of said Southeast Quarter of Section 6; thence South 89 degrees 30 minutes 32 seconds East, along said south line, a distance of 423.06 feet; thence South 19 degrees 00 minutes 19 seconds East a distance of 76.91 feet to an intersection with the south line of the north 116.5 feet of said Southeast Quarter of Section 6; thence South 89 degrees 28 minutes 17 seconds East, along said last described south line, a distance of 274.88 feet to the east line of said West Half of the Southeast Quarter and said line there terminating.

Together with:

That part of the East Half of the Southeast quarter of Section 6, Township 119, Range 22, Hennepin County, Minnesota, described as beginning at the Southeast corner of said Southeast quarter of Section 6; thence North 89 degrees 56 minutes 28 seconds West, assumed bearing, along the South line of said Southeast quarter of Section 6, a distance of 500.06 feet to the West line of the East 500.00 feet of said Southeast quarter of Section 6; thence North 0 degrees 55 minutes 05 seconds East, along said West line of the East 500.00 feet of the Southeast quarter of Section 6, a distance of 33.00 feet to the North line of the South 33.00 feet of said Southeast quarter of Section 6; thence North 10 degrees 04 minutes 53 seconds East a distance of 53.10 feet; thence North 0 degrees 55 minutes 05 seconds East a distance of 125.23 feet; thence North 8 degrees 14 minutes 44 seconds West a distance of 53.10 feet to said West line of the East 500.00 feet of the Southeast quarter of Section 6; thence North 0 degrees 55 minutes 05 seconds East, along said West line of the East 500.00 feet of the Southeast quarter of Section 6, a distance of 1515.33 feet; thence South 89 degrees 56 minutes 28 seconds East a distance of 500.06 feet to the East line of said Southeast quarter of Section 6; thence South 0 degrees 55 minutes 05 seconds West a distance of 1778.41 feet to the point of beginning. EXCEPT that part lying easterly of the westerly right-of-way of 105th Avenue North as delineated on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAT NO. 27-212 and MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAT NO. 27-223.

Together with:

That part of the East half of the Southeast quarter of Section 6, Township 119, Range 22, Hennepin County, Minnesota, described as commencing at the Southeast corner of said Southeast quarter of Section 6; thence North 89 degrees 56 minutes 28 seconds West, assumed bearing, along the South line of said Southeast quarter of Section 6, a distance of 500.06 feet to the West line of the East 500.00 feet of said Southeast quarter of Section 6, being the point of beginning of the land to be described; thence North 00 degrees 55 minutes 05 seconds East, along said West line of the East 500.00 feet of the Southeast quarter of Section 6, a distance of 33.00 feet to the North line of the South 33.00 feet of said Southeast quarter of Section 6; thence North 10 degrees 04 minutes 53 seconds East a distance of 53.10 feet; thence North 00 degrees 55 minutes 05 seconds East a distance of 125.23 feet; thence North 08 degrees 14 minutes 44 seconds West a distance of 53.10 feet to said West line of the East 500.00 feet of the Southeast quarter of Section 6; thence North 00 degrees 55 minutes 05 seconds East, along said West line of the East 500.00 feet of the Southeast quarter of Section 6; thence North 00 degrees 55 minutes 05 seconds East, along said East line of the Southeast quarter of Section 6, a distance of 839.02 feet to the Northeast corner of said Southeast quarter of Section 6; thence North 89 degrees 30 minutes 32 seconds West, along the North line of said Southeast quarter of Section 6, a distance of 1295.98 feet to the Northwest corner of said East half of the Southeast quarter of Section 6; thence South 00 degrees 54 minutes 36 Seconds West, along the West line of said East half of the Southeast quarter of Section 6, a distance of 2627.20 feet to the Southwest corner of said East half of the Southeast quarter of Section 6; thence South 89 degrees 56 minutes 28 seconds East, along the South line of said East half of the Southeast quarter of Section 6, a distance of 795.67 feet to the point of beginning, except the North 116.50 feet of said East half of the Southeast quarter of Section 6, Township 119, Range 22, Hennepin County, Minnesota, also except road.

Together with:

That part of the Southwest Quarter of Section 6, Township 119, Range 22, Hennepin County, Minnesota, described as follows: Beginning at a point on the east line of said Southwest Quarter distant 1919.80 feet North from the Southeast corner of said Southwest Quarter with the intersection of the north line of the South 1920.00 feet (as measured along the west line of said Southwest Quarter); thence on an assumed bearing of South along said east line a distance of 726.04 feet; thence South 89 degrees 17 minutes 52 seconds West, parallel with said north line of the South 1920.00 feet, a distance of 300.02 feet; thence on a bearing of North, parallel with said east line a distance of 726.04 feet, to said north line of the South 1920.00 feet; thence North 89 degrees 17 minutes 52 seconds East, along said north line of the South 1920.00 feet a distance of 300.02 feet, to the point of beginning.

Together with:

All that part of the East Half of the Northeast Quarter of Section 6, Township 119, Range 22, lying Southwesterly and Westerly of the following described line: Commencing at the Southeast corner of said Northeast Quarter; thence North 00 degrees 57 minutes 23 seconds East, along the East line of said Northeast Quarter a distance of 353.25 feet to the point of beginning of the line to be described; thence North 52 degrees 56 minutes 50 seconds West a distance of 1030.20 feet; thence North 09 degrees 04 minutes 35 seconds East a distance of 92.33 feet; thence North 48 degrees 49 minutes 20 seconds West a distance of 314.81 feet; thence North 68 degrees 05 minutes 54 seconds West a distance of 105.96 feet; thence North 35 degrees 18 minutes 26 seconds West a distance of 98.68 feet; thence North 55 degrees 16 minutes 55 seconds West a distance of 95.66 feet to the West line of the East Half of said Northeast Quarter and there terminating.

AND

The north 116.50 feet of the East Half of the Southeast Quarter of Section 6, Township 119, Range 22, Hennepin County, Minnesota.

AND

That part of the following described properties:

That part of the West Half of the Southeast Quarter of Section 6, Township 119, Range 22, Hennepin County, Minnesota, excepting therefrom that part of the Southeast Quarter of Section 6, Township 119, Range 22, in the Village of Maple Grove, beginning at a point 16.5 feet east of the northwest corner of said Southeast Quarter; thence eastward for a distance of 8.25 feet; thence at a right angle southward for a distance of 2,640.00 feet; thence at a right angle westward for a distance of 8.25 feet; thence at a right angle northward for a distance of 2,640.00 feet to the point of beginning.

Lying westerly and northerly of the following described line:

Beginning at the southeast corner of the Southwest Quarter of said Section 6; thence on an assumed bearing of North 00 degrees 54 minutes 08 seconds East, along the east line of the East half of said Southwest Quarter, a distance of 900.41 feet; thence North 25 degrees 19 minutes 53 seconds East a distance of 376.76 feet; thence northerly a distance of 217.64 feet along a tangential curve concave westerly having a central angle of 42 degrees 16 minutes 11 seconds and a radius of 295.00 feet; thence North 16 degrees 56 minutes 19 seconds West, tangent to said curve a distance of 173.87 feet; thence northerly a distance of 318.56 feet along a tangential curve concave easterly having a central angle of 58 degrees 52 minutes 42 seconds and a radius of 310.00 feet; thence North 41 degrees 56 minutes 24 seconds East, tangent to said curve, a distance of 354.28 feet; thence northerly a distance of 210.35 feet along a tangential curve concave westerly having a central angle of 31 degrees 42 minutes 58 seconds and a radius of 380.00 feet; thence North 10 degrees 13 minutes 26 seconds East, tangent to said curve, a distance of 28.68 feet; thence northeasterly a distance of 127.13 feet, along a tangential curve concave easterly having a central angle of 15 degrees 10 minutes 28 seconds and a radius of 480.00 feet; thence North 25 degrees 23 minutes 54 seconds East, tangent to said curve, a distance of 79.65 feet to an intersection with the south line of the north 44.00 feet of said Southeast Quarter of Section 6; thence South 89 degrees 30 minutes 32 seconds East, along said south line, a distance of 423.06 feet; thence South 19 degrees 00 minutes 19 seconds East a distance of 76.91 feet to an intersection with the south line of the north 116.5 feet of said Southeast Quarter of Section 6; thence South 89 degrees 28 minutes 17 seconds East, along said last described south line, a distance of 274.88 feet to the east line of said West Half of the Southeast Quarter and said line there terminating.

Together with:

Vacated portion of 105th Avenue North per document number _____.

Together with:

That part of the Southeast Quarter of Section 6, Township 119, Range 22, in the Village of Maple Grove, beginning at a point 16.5 feet east of the northwest corner of said Southeast Quarter; thence eastward for a distance of 8.25 feet; thence at a right angle southward for a distance of 2,640.00 feet; thence at a right angle westward for a distance of 8.25 feet; thence at a right angle northward for a distance of 2,640.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as EVANSWOOD and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said MN Landco/AREP 3 Evanswood LP, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this day of _____, 20_____.

Signed: MN Landco/AREP 3 Evanswood LP

By: _____, its _____.

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by _____, its _____ of MN Landco/AREP 3 Evanswood LP, a Minnesota limited partnership, on behalf of the partnership.

(Signature)

(Print Notary's name)

Notary Public _____ County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20_____

Peter J. Hawkinson, Licensed Land Surveyor Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by Peter J. Hawkinson.

(Signature)

(Print Notary's name)

Notary Public _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF MAPLE GROVE, MINNESOTA

This plat of EVANSWOOD was approved and accepted by the City Council of the City of Maple Grove, Minnesota, at a regular meeting thereof, held this day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Maple Grove, Minnesota

BY: _____, Mayor BY: _____, Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20_____.

Mark V. Chapin, County Auditor

By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20_____.

Chris F. Mavis, County Surveyor

By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of EVANSWOOD was filed in this office this _____ day of _____, 20_____, at _____ o'clock ____M.

Martin McCormick, Registrar of Titles

By: _____, Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of EVANSWOOD was recorded in this office this _____ day of _____, 20_____, at _____ o'clock ____M.

Martin McCormick, County Recorder

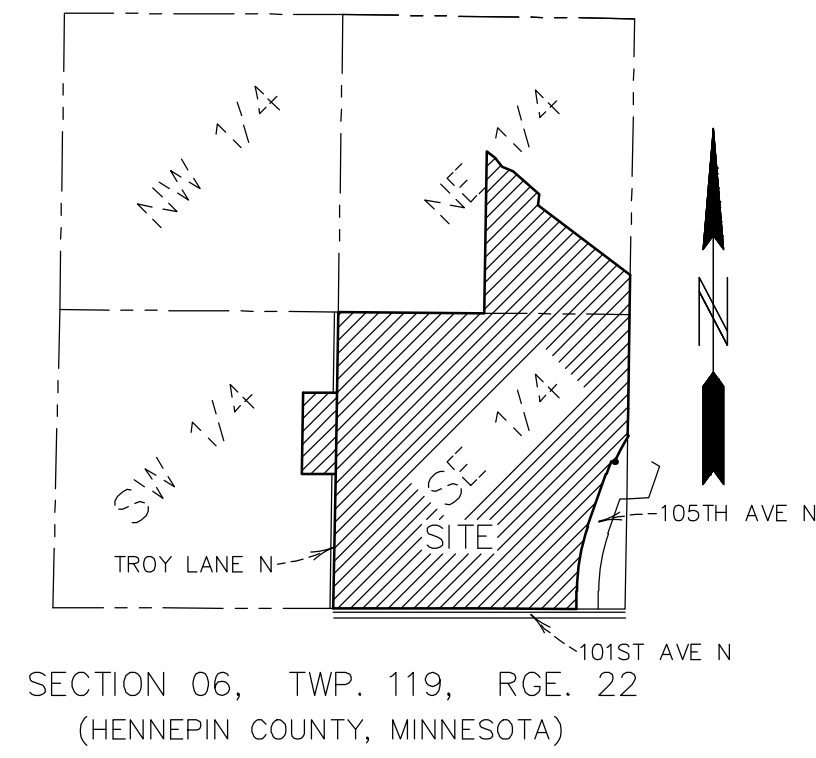
By: _____, Deputy



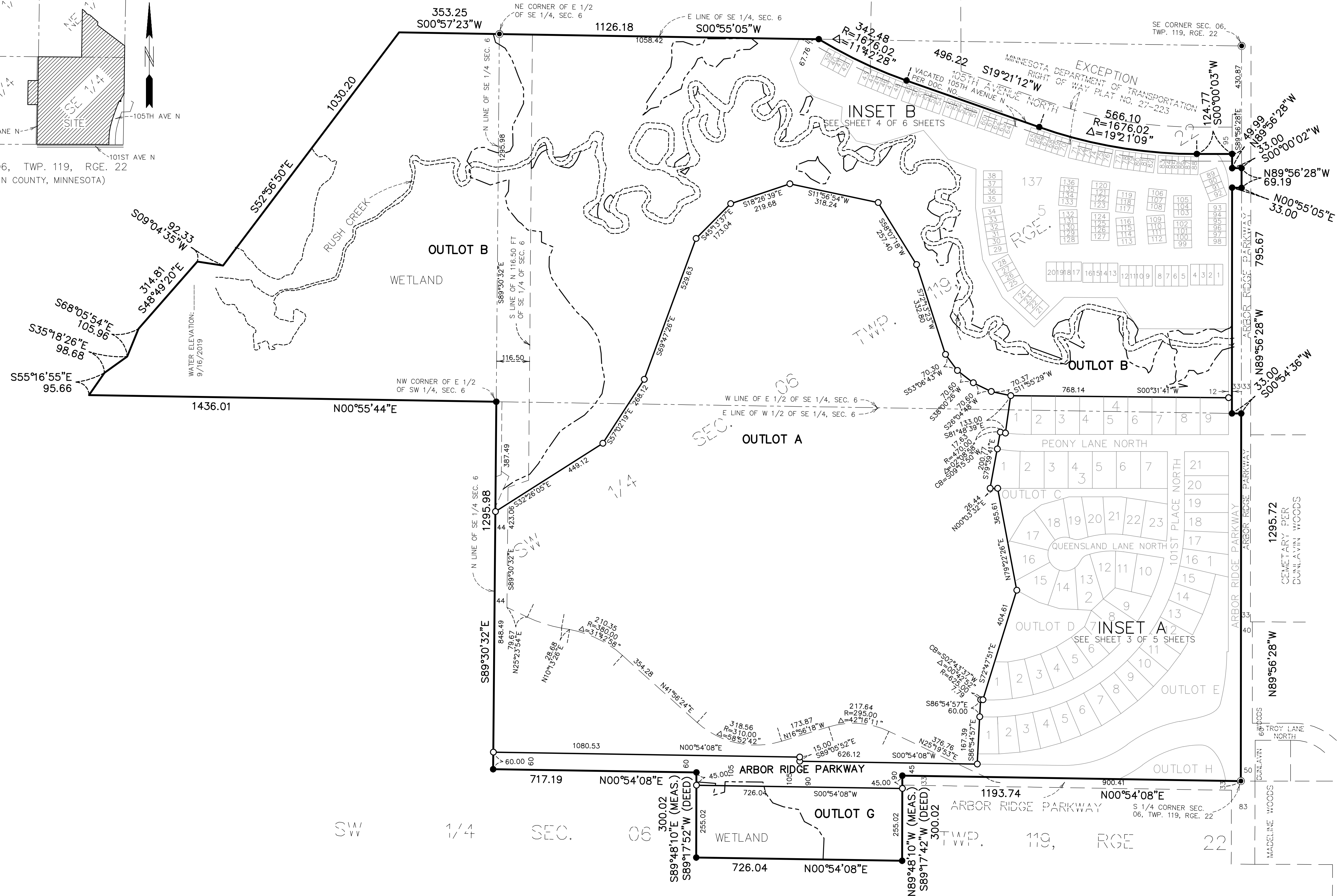
EVANSWOOD

C.R. DOC. NO. _____

LOCATION MAP
NO SCALE



SECTION 06, TWP. 119, RGE. 22
(HENNEPIN COUNTY, MINNESOTA)



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 119, RANGE 23, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 01°55'05" WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

