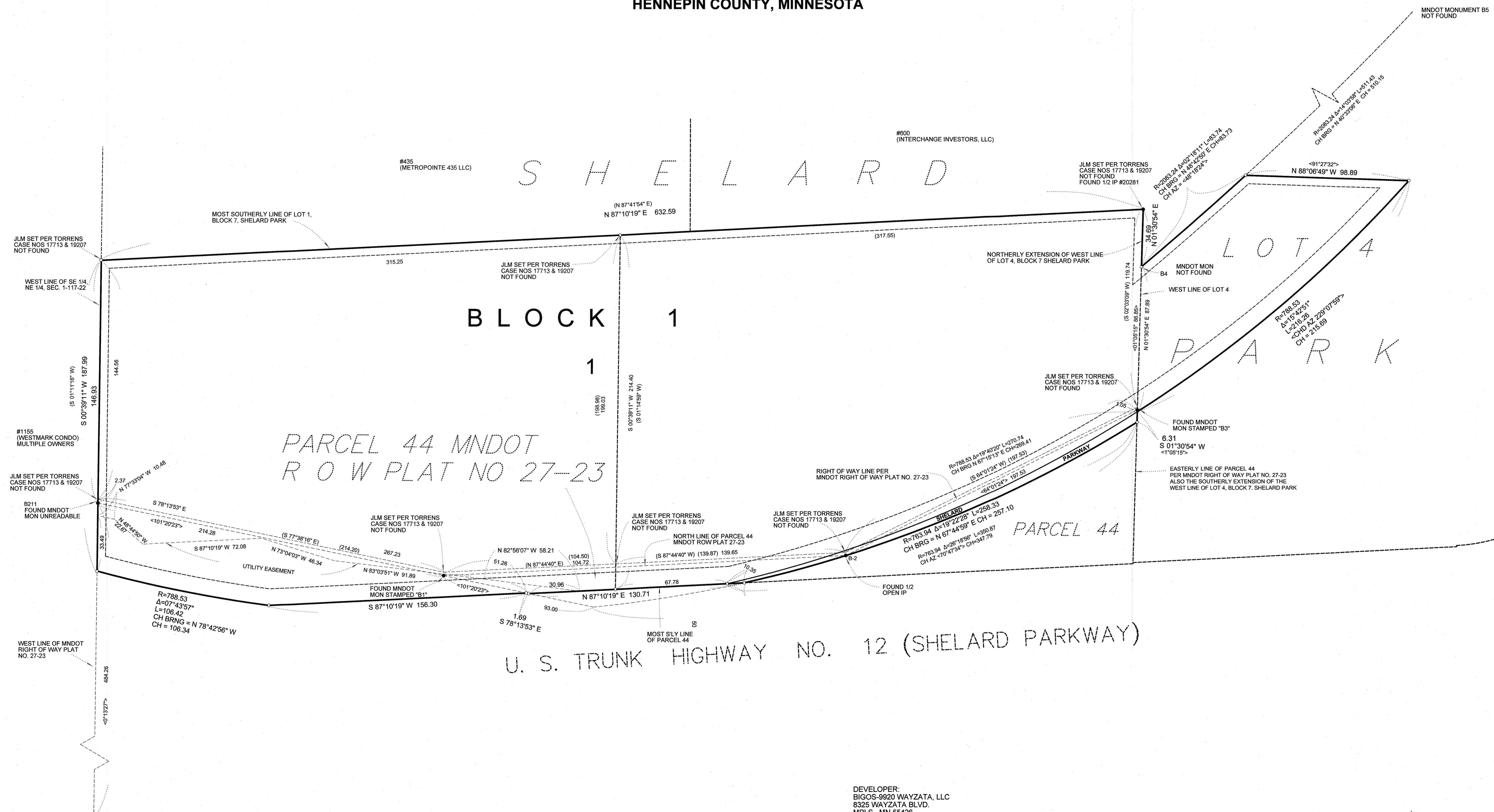
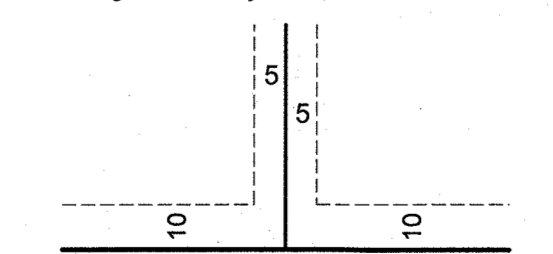


**PRELIMINARY PLAT
BEREKS ADDITION
PRELIMINARY PLAT FOR BIGOS-9902 WAYZATA LLC
IN THE NE 1/4 OF SEC. 1-117-22
HENNEPIN COUNTY, MINNESOTA**



Drainage and utility easements shown thus:



Being 5 feet in width and adjoining lot lines, and being 10 feet in width and adjoining right of way lines unless otherwise shown on the plat.

- : Found iron marker as shown
- : Set iron 1/2 inch by 14 inch marker, marked by MN Lic. No. 12755

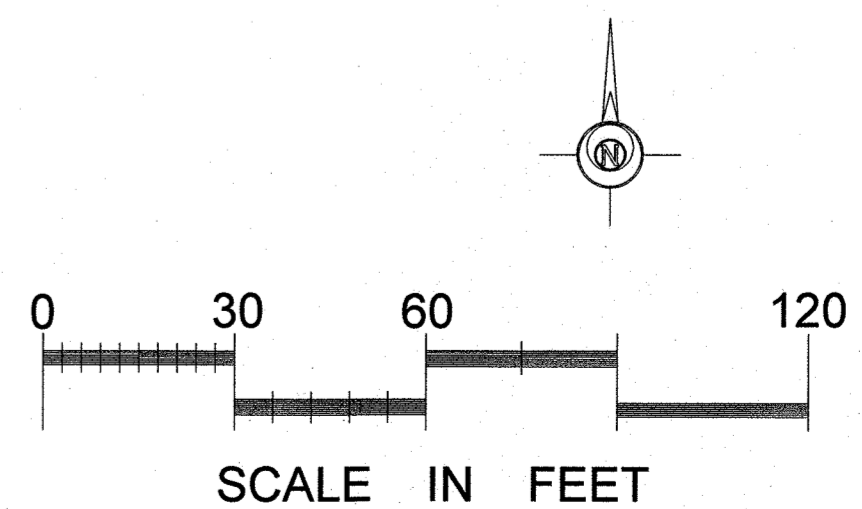
(S 1°11'16" W): Description calls <1°20'25">. Azimuth per description

DEVELOPER:
BIGOS-9902 WAYZATA, LLC
8325 WAYZATA BLVD.
MPLS., MN 55426

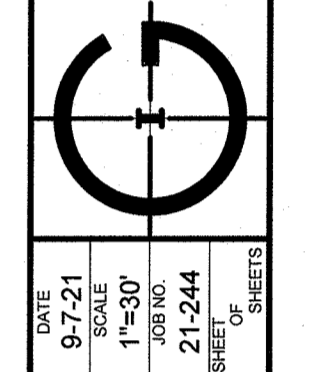
ARCHITECT:
ESG
500 WASHINGTON AVE. N.
MPLS., MN 55415

SURVEYOR:
GRONBERG AND ASSOCIATES
445 N. WILLOW DRIVE
LONG LAKE, MN 55356

AREA:
3.108 AC. EXCLUDING AREA BEING DEDICATED AS SHELARD PARKWAY



GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Michael J. Stanley
DATE 2-7-21 MINN. LICENSE NUMBER 12755

DESIGNED	DRAWN	CHECKED

**PRELIMINARY PLAT
BEREKS ADDITION
PRELIMINARY PLAT FOR BIGOS-9902 WAYZATA LLC
IN THE NE 1/4 OF SEC. 1-117-22
HENNEPIN COUNTY, MINNESOTA**

LEGAL DESCRIPTION:

That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22 described as beginning at point on the most Southerly line of Lot 1, Block 7, SHELARD PARK distant 315.25 feet Easterly from the West line of said Southeast Quarter of the Northeast Quarter as measured along said most Southerly line of Lot 1; thence North 87 degrees 41 minutes 54 seconds East (assuming said West line has a bearing of South 1 degree 11 minutes 16 seconds West) along said most Southerly line of Lot 1 and its Easterly extension a distance of 317.55 feet to the Northerly extension of the West line of Lot 4, said Block 7; thence South 2 degrees 03 minutes 09 seconds West along said Northerly extension of the West line of Lot 4 and the West line of said Lot 4, a distance 119.74 feet; thence South 64 degrees 01 minutes 24 seconds West a distance of 197.53 feet; thence South 87 degrees 44 minutes 40 seconds West a distance of 139.87 feet to the intersection with a line bearing South 1 degree 14 minutes 59 seconds West from the point of beginning; thence North 1 degree 14 minutes 59 seconds East a distance of 198.98 feet to the point of beginning.

The boundary lines of the above described land have been marked by Judicial Landmarks set pursuant to Torrens case No. 19207.

And
That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22 described as beginning at a point on the most Southerly line of Lot 1, Block 7, SHELARD PARK distant 315.25 feet Easterly from the West line of said Southeast Quarter of the Northeast Quarter as measured along said most Southerly line of Lot 1; thence South 87 degrees 41 minutes 54 seconds West along said most Southerly line of Lot 1 to said West line (assuming said West line has a bearing of South 1 degree 11 minutes 16 seconds West) a distance of 315.25 feet; thence South 1 degree 11 minutes 16 seconds West along said West line a distance of 144.56 feet; thence South 77 degrees 38 minutes 16 seconds East a distance of 214.20 feet; thence North 87 degrees 44 minutes 40 seconds East a distance of 104.50 feet to the intersection with a line bearing South 1 degree 14 minutes 59 seconds West from the point of beginning; thence North 1 degree 14 minutes 59 seconds East, a distance of 198.98 feet to the point of beginning.

The boundary lines of the above described land have been marked by Judicial Landmarks set pursuant to Torrens case No. 17713.

And
That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22, and that part of Parcel 44 on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-23, which lies northerly of the southerly and southwesterly lines of said Parcel 44 and the northwesterly extension of said southwesterly line; westerly of the southerly extension of the West line of Lot 4, Block 7, SHELARD PARK; southerly and easterly of the following described line:

Commencing at a point on the most Southerly line of Lot 1, Block 7, SHELARD PARK distant 315.25 feet Easterly from the West line of said Southeast Quarter of the Northeast Quarter as measured along said most Southerly line of Lot 1; thence North 87 degrees 41 minutes 54 seconds East (assuming the West line of said Southeast Quarter of the Northeast Quarter has a bearing of South 01 degree 11 minutes 16 seconds West) along said most Southerly line of Lot 1 and its Easterly extension 317.55 feet to the Northerly extension of the West line of Lot 4, said Block 7; thence South 02 degrees 03 minutes 09 seconds West along said Northerly extension of the West line of Lot 4 and the West line of said Lot 4 a distance of 119.74 feet to the point of beginning of the line being described; thence South 64 degrees 01 minute 24 seconds West a distance of 197.53 feet; thence South 87 degrees 44 minutes 40 seconds West 139.87 feet to the intersection with a line bearing South 01 degree 14 minutes 59 seconds West from the point of commencement; thence South 01 degree 14 minutes 59 seconds West to the southerly line of said Parcel 44, and there terminating; and northerly of Line 1.

Line 1 is described as follows:

Commencing at Right of Way Boundary Corner B212 as shown on said PLAT NO. 27-23; thence Northerly on an azimuth of 00 degrees 13 minutes 27 seconds along the West line of the boundary of said PLAT NO. 27-23 a distance of 484.26 feet to Right of Way Boundary Corner B211 and the point of beginning of the line being described; thence Easterly on an azimuth of 101 degrees 20 minutes 23 seconds along the boundary of said PLAT NO. 27-23 a distance of 214.28 feet to Right of Way Boundary Corner B1; thence continue on an azimuth of 101 degrees 20 minutes 23 seconds 93.00 feet; thence deflect to the left 350.87 feet on a non-tangential curve, concave to the North and passing through Right of Way Boundary Corner B2 as shown on said PLAT NO. 27-23, having a radius of 763.94 feet, a delta angle of 26 degrees 18 minutes 56 seconds, and a chord azimuth of 70 degrees 47 minutes 34 seconds to the Easterly line of said Parcel 44; thence on an azimuth of 01 degree 05 minutes 15 seconds 7.37 feet to Right of Way Boundary Corner B3 as shown on said PLAT NO. 27-23 and there terminating.

The northerly line of the above land has been marked by Judicial Landmarks set pursuant to Order Doc. No. T2062170 in Torrens Case No. 19207.

And
That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22, and that part of Parcel 44 on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-23, which lies northerly of the southerly and southwesterly lines of said Parcel 44 and the northwesterly extension of said southwesterly line; easterly of the West line of said Southeast Quarter of the Northeast Quarter of Section 1; southerly and westerly of the following described line:

Commencing at a point on the most Southerly line of Lot 1, Block 7, SHELARD PARK distant 315.25 feet Easterly from the West line of said Southeast Quarter of the Northeast Quarter as measured along said most Southerly line of Lot 1; thence South 87 degrees 41 minutes 54 seconds West along said most Southerly line of Lot 1 to said West line (assuming said West line has a bearing of South 01 degree 11 minutes 16 seconds West) a distance of 315.25 feet; thence South 01 degree 11 minutes 16 seconds West along said West line 144.56 feet to a point 2.37 feet north of Right of Way Boundary Corner B211 as shown on said PLAT NO. 27-23, and the point of beginning of the line being described; thence South 77 degrees 38 minutes 16 seconds East a distance of 214.20 feet; thence North 87 degrees 44 minutes 40 seconds East 104.50 feet to the intersection with a line bearing South 01 degree 14 minutes 59 seconds West from the point of commencement; thence South 01 degree 14 minutes 59 seconds West to the southerly line of said Parcel 44, and there terminating;

And northerly of Line 1.

Line 1 is described as follows:

Commencing at Right of Way Boundary Corner B212 as shown on said PLAT NO. 27-23; thence Northerly on an azimuth of 00 degrees 13 minutes 27 seconds along the West line of the boundary of said PLAT NO. 27-23 a distance of 484.26 feet to Right of Way Boundary Corner B211 and the point of beginning of the line being described; thence Easterly on an azimuth of 101 degrees 20 minutes 23 seconds along the boundary of said PLAT NO. 27-23 a distance of 214.28 feet to Right of Way Boundary Corner B1; thence continue on an azimuth of 101 degrees 20 minutes 23 seconds 93.00 feet; thence deflect to the left 350.87 feet on a non-tangential curve, concave to the North and passing through Right of Way Boundary Corner B2 as shown on said PLAT NO. 27-23, having a radius of 763.94 feet, a delta angle of 26 degrees 18 minutes 56 seconds, and a chord azimuth of 70 degrees 47 minutes 34 seconds to the Easterly line of said Parcel 44; thence on an azimuth of 01 degree 05 minutes 15 seconds 7.37 feet to Right of Way Boundary Corner B3 as shown on said PLAT NO. 27-23 and there terminating.

The northerly line of the above land has been marked by Judicial Landmarks set pursuant to Order Doc. No. T2062169 in Torrens Case No. 17713.

Also that part of Trunk Highway No. 12 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-23 described as follows:

Beginning at right of way Boundary Corner B3; thence on an assumed azimuth of 1 degree 05 minutes 15 seconds along the boundary line of said plat a distance of 86.85 feet to Right of Way Boundary Corner B4; thence deflect to the right 83.74 feet along a non-tangential curve concave to the northwest and passing through Right of Way Boundary Corner B5, having a radius of 2083.24 feet, central angle of 2 degrees 18 minutes 11 seconds, chord azimuth of 48 degrees 18 minutes 24 seconds and chord distance of 83.73 feet; thence on an azimuth of 91 degrees 27 minutes 32 seconds a distance of 98.89 feet; thence southwesterly deflecting to the right on a non-tangential curve concave to the northwest having a radius of 788.53 feet, delta angle of 15 degrees 42 minutes 58 seconds, and a chord azimuth of 229 degrees 07 minutes 59 seconds and chord distance of 215.62 feet to the East line of parcel 44 as shown on said PLAT NO. 27-23; thence north along said East line of Parcel 44 to the point of beginning.

Also:

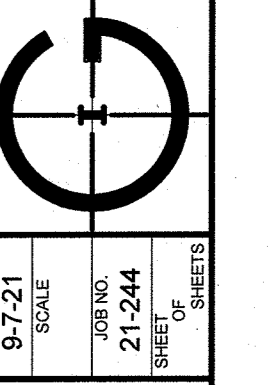
That part of Trunk Highway No. 12 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-23 which lies southwesterly and southerly of Line 1, said Line 1 being described as follows:

Line 1:
Commencing at Right of Way Boundary Corner B212 as shown on said PLAT NO. 27-23; thence Northerly on an azimuth of 00 degrees 13 minutes 27 seconds along the West line of the boundary of said PLAT NO. 27-23 a distance of 484.26 feet to Right of Way Boundary Corner B211 and the point of beginning of the line being described; thence Easterly on an azimuth of 101 degrees 20 minutes 23 seconds along the boundary of said PLAT NO. 27-23 a distance of 214.28 feet to Right of Way Boundary Corner B1; thence continue on an azimuth of 101 degrees 20 minutes 23 seconds 93.00 feet; thence deflect to the left 350.87 feet on a non-tangential curve, concave to the North and passing through Right of Way Boundary Corner B2 as shown on said PLAT NO. 27-23, having a radius of 763.94 feet, a delta angle of 26 degrees 18 minutes 56 seconds, and a chord azimuth of 70 degrees 47 minutes 34 seconds to the Easterly line of said Parcel 44; thence on an azimuth of 01 degree 05 minutes 15 seconds 7.37 feet to Right of Way Boundary Corner B3 as shown on said PLAT NO. 27-23 and there terminating.

And northerly of the following described line and its easterly extension:

Commencing at the point of intersection of the West line of the Southeast Quarter of the Northeast Quarter of said Section 1 with the most southerly line of Lot 1, Block 7, SHELARD PARK; thence on an assumed bearing of South 0 degrees 39 minutes 11 seconds West along said West line a distance of 187.99 feet to the point of beginning of the line being described; thence along a non-tangential curve concave to the northeast having a radius of 788.53 feet, central angle of 7 degrees 43 minutes 57 seconds, chord bearing of South 78 degrees 42 minutes 56 seconds East to its intersection with the most westerly extension of the southerly line of said Parcel 44; thence easterly along said extension of the most southerly line of said Parcel 44 to its intersection with Line 1 described above, and said line there ending.

GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435



DATE: 9-7-21
SCALE: AS SHOWN
JOB NO.: 21244
SHEET NO.: 2 OF 2

DESIGNED: _____
DRAWN: _____
CHECKED: _____

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Mark J. Stanley
DATE: 9-7-21 MINN. LICENSE NUMBER: 2755

REVISIONS	REMARKS
DATE	

BEREKS ADDITION

R.T.DOC.NO. _____

C.R.DOC.NO. _____

Know all persons by these presents: that Bigos-9920 Wayzata LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22 described as beginning at point on the most Southerly line of Lot 1, Block 7, SHELARD PARK distant 315.25 feet Easterly from the West line of said Southeast Quarter of the Northeast Quarter as measured along said most Southerly line of Lot 1; thence North 87 degrees 41 minutes 54 seconds East (assuming said West line has a bearing of South 1 degree 11 minutes 16 seconds West) along said most Southerly line of Lot 1 and its Easterly extension a distance of 317.55 feet to the Northerly extension of the West line of Lot 4, said Block 7; thence South 2 degrees 03 minutes 09 seconds West along said Northerly extension of the West line of Lot 4 and the West line of said Lot 4, a distance 119.74 feet; thence South 64 degrees 01 minutes 24 seconds West a distance of 197.53 feet; thence South 87 degrees 44 minutes 40 seconds West a distance of 139.87 feet to the intersection with a line bearing South 1 degree 14 minutes 59 seconds West from the point of beginning; thence North 1 degree 14 minutes 59 seconds East a distance of 198.98 feet to the point of beginning.

The boundary lines of the above described land have been marked by Judicial Landmarks set pursuant to Torrens case No. 19207.

And

That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22 described as beginning at a point on the most Southerly line of Lot 1, Block 7, SHELARD PARK distant 315.25 feet Easterly from the West line of said Southeast Quarter of the Northeast Quarter as measured along said most Southerly line of Lot 1; thence South 87 degrees 41 minutes 54 seconds West along said most Southerly line of Lot 1 to said West line (assuming said West line has a bearing of South 1 degree 11 minutes 16 seconds West) a distance of 315.25 feet; thence South 1 degree 11 minutes 16 seconds West along said West line a distance of 144.56 feet; thence South 77 degrees 38 minutes 16 seconds East a distance of 214.20 feet; thence North 87 degrees 44 minutes 40 seconds East a distance of 104.50 feet to the intersection with a line bearing South 1 degree 14 minutes 59 seconds West from the point of beginning; thence North 1 degree 14 minutes 59 seconds East, a distance of 198.98 feet to the point of beginning.

The boundary lines of the above described land have been marked by Judicial Landmarks set pursuant to Torrens case No. 17713.

And

That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22, and that part of Parcel 44 on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-23, which lies northerly of the southerly and southwesterly lines of said Parcel 44 and the northwesterly extension of said southwesterly line; westerly of the southerly extension of the West line of Lot 4, Block 7, SHELARD PARK; southerly and easterly of the following described line:

Commencing at a point on the most Southerly line of Lot 1, Block 7, SHELARD PARK distant 315.25 feet Easterly from the West line of said Southeast Quarter of the Northeast Quarter as measured along said most Southerly line of Lot 1; thence North 87 degrees 41 minutes 54 seconds East (assuming the West line of said Southeast Quarter of the Northeast Quarter has a bearing of South 01 degree 11 minutes 16 seconds West) along said most Southerly line of Lot 1 and its Easterly extension 317.55 feet to the Northerly extension of the West line of Lot 4, said Block 7; thence South 02 degrees 03 minutes 09 seconds West along said Northerly extension of the West line of Lot 4 and the West line of said Lot 4 a distance of 119.74 feet to the point of beginning of the line being described; thence South 64 degrees 01 minute 24 seconds West a distance of 197.53 feet; thence South 87 degrees 44 minutes 40 seconds West 139.87 feet to the intersection with a line bearing South 01 degree 14 minutes 59 seconds West from the point of commencement; thence South 01 degree 14 minutes 59 seconds West to the southerly line of said Parcel 44, and there terminating; and northerly of Line 1.

Line 1 is described as follows:

Commencing at Right of Way Boundary Corner B212 as shown on said PLAT NO. 27-23; thence Northerly on an azimuth of 00 degrees 13 minutes 27 seconds along the West line of the boundary of said PLAT NO. 27-23 a distance of 484.26 feet to Right of Way Boundary Corner B211 and the point of beginning of the line being described; thence Easterly on an azimuth of 101 degrees 20 minutes 23 seconds along the boundary of said PLAT NO. 27-23 a distance of 214.28 feet to Right of Way Boundary Corner B1; thence continue on an azimuth of 101 degrees 20 minutes 23 seconds 93.00 feet; thence deflect to the left 350.87 feet on a non-tangential curve, concave to the North and passing through Right of Way Boundary Corner B2 as shown on said PLAT NO. 27-23, having a radius of 763.94 feet, a delta angle of 26 degrees 18 minutes 56 seconds, and a chord azimuth of 70 degrees 47 minutes 34 seconds to the Easterly line of said Parcel 44; thence on an azimuth of 01 degree 05 minutes 15 seconds 7.37 feet to Right of Way Boundary Corner B3 as shown on said PLAT NO. 27-23 and there terminating.

The northerly line of the above land has been marked by Judicial Landmarks set pursuant to Order Doc. No. T2062170 in Torrens Case No. 19207.

And

That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22, and that part of Parcel 44 on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-23, which lies northerly of the southerly and southwesterly lines of said Parcel 44 and the northwesterly extension of said southwesterly line; easterly of the West line of said Southeast Quarter of the Northeast Quarter of Section 1; southerly and westerly of the following described line:

Commencing at a point on the most Southerly line of Lot 1, Block 7, SHELARD PARK distant 315.25 feet Easterly from the West line of said Southeast Quarter of the Northeast Quarter as measured along said most Southerly line of Lot 1; thence South 87 degrees 41 minutes 54 seconds West along said most Southerly line of Lot 1 to said West line (assuming said West line has a bearing of South 01 degree 11 minutes 16 seconds West) a distance of 315.25 feet; thence South 01 degree 11 minutes 16 seconds West along said West line 144.56 feet to a point 2.37 feet north of Right of Way Boundary Corner B211 as shown on said PLAT NO. 27-23, and the point of beginning of the line being described; thence South 77 degrees 38 minutes 16 seconds East a distance of 214.20 feet; thence North 87 degrees 44 minutes 40 seconds East 104.50 feet to the intersection with a line bearing South 01 degree 14 minutes 59 seconds West from the point of commencement; thence South 01 degree 14 minutes 59 seconds West to the southerly line of said Parcel 44, and there terminating;

And northerly of Line 1.

Line 1 is described as follows:

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The northerly line of the above land has been marked by Judicial Landmarks set pursuant to Order Doc. No. T2062169 in Torrens Case No. 17713.

Also that part of Trunk Highway No. 12 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-23 described as follows:

Beginning at right of way Boundary Corner B3; thence on an assumed azimuth of 1 degree 05 minutes 15 seconds along the boundary line of said plat a distance of 86.85 feet to Right of Way Boundary Corner B4; thence deflect to the right 83.74 feet along a non-tangential curve concave to the northwest and passing through Right of Way Boundary Corner B5, having a radius of 2083.24 feet, central angle of 2 degrees 18 minutes 11 seconds, chord azimuth of 48 degrees 18 minutes 24 seconds and chord distance of 83.73 feet; thence on an azimuth of 91 degrees 27 minutes 32 seconds a distance of 98.89 feet; thence southwesterly deflecting to the right on a non-tangential curve concave to the northwest having a radius of 788.53 feet, delta angle of 15 degrees 42 minutes 58 seconds, and a chord azimuth of 229 degrees 07 minutes 59 seconds and chord distance of 215.62 feet to the East line of parcel 44 as shown on said PLAT NO. 27-23; thence north along said East line of Parcel 44 to the point of beginning,

Also:

That part of Trunk Highway No. 12 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-23 which lies southwesterly and southerly of Line 1, said Line 1 being described as follows:

Line 1:

Commencing at Right of Way Boundary Corner B212 as shown on said PLAT NO. 27-23; thence Northerly on an azimuth of 00 degrees 13 minutes 27 seconds along the West line of the boundary of said PLAT NO. 27-23 a distance of 484.26 feet to Right of Way Boundary Corner B211 and the point of beginning of the line being described; thence Easterly on an azimuth of 101 degrees 20 minutes 23 seconds along the boundary of said PLAT NO. 27-23 a distance of 214.28 feet to Right of Way Boundary Corner B1; thence continue on an azimuth of 101 degrees 20 minutes 23 seconds 93.00 feet; thence deflect to the left 350.87 feet on a non-tangential curve, concave to the North and passing through Right of Way Boundary Corner B2 as shown on said PLAT NO. 27-23, having a radius of 763.94 feet, a delta angle of 26 degrees 18 minutes 56 seconds, and a chord azimuth of 70 degrees 47 minutes 34 seconds to the Easterly line of said Parcel 44; thence on an azimuth of 01 degree 05 minutes 15 seconds 7.37 feet to Right of Way Boundary Corner B3 as shown on said PLAT NO. 27-23 and there terminating.

And northerly of the following described line and its easterly extension:

Commencing at the point of intersection of the West line of the Southeast Quarter of the Northeast Quarter of said Section 1 with the most southerly line of Lot 1, Block 7, SHELARD PARK; thence on an assumed bearing of South 0 degrees 39 minutes 11 seconds West along said West line a distance of 187.99 feet to the point of beginning of the line being described; thence along a non-tangential curve concave to the northeast having a radius of 788.53 feet, central angle of 7 degrees 43 minutes 57 seconds, chord bearing of South 78 degrees 42 minutes 56 seconds East to its intersection with the most westerly extension of the southerly line of said Parcel 44; thence easterly along said extension of the most southerly line of said Parcel 44 to its intersection with Line 1 described above, and said line there ending,

Has caused the same to be surveyed and platted as BEREKS ADDITION, and does hereby donate and dedicate to the public for public use forever the public way, and the drainage and utility easements and utility easements as shown on the plat.

BEREKS ADDITION

R.T.DOC.NO. _____
C.R.DOC.NO. _____

In witness whereof said Bigos-9920 Wayzata LLC, a Minnesota limited liability company, have hereunto set their hands this _____ day of _____, 20_____.

Bigos-9920 Wayzata LLC

By _____, its _____

STATE OF _____
 COUNTY OF _____ This instrument was acknowledged before me this _____ day of _____, 20_____,
 by _____, its _____, of Bigos-9920 Wayzata LLC, a Minnesota limited liability
 company, on behalf of the company.

 Signature Notarys printed name
 Notary Public, _____ County, _____
 My commission expires _____

I Mark S. Gronberg 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_____.

 Mark S. Gronberg Licensed Land Surveyor
 Minnesota License Number 12755
 STATE OF _____
 COUNTY OF _____ This instrument was acknowledged before me this _____ day of _____, 20_____,
 by Mark S. Gronberg.

 Signature Notarys printed name
 Notary Public, _____ County, _____
 My commission expires _____

City Council, City of St. Louis Park, Minnesota

This plat of BEREKS ADDITION was approved and accepted by the City Council of the City of St. Louis Park, 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 St. Louis Park, Minnesota

_____, Mayor _____, Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
 I hereby certify that taxes payable in 20____ 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 MINN. STAT. Sec. 383B.565, (1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor By _____

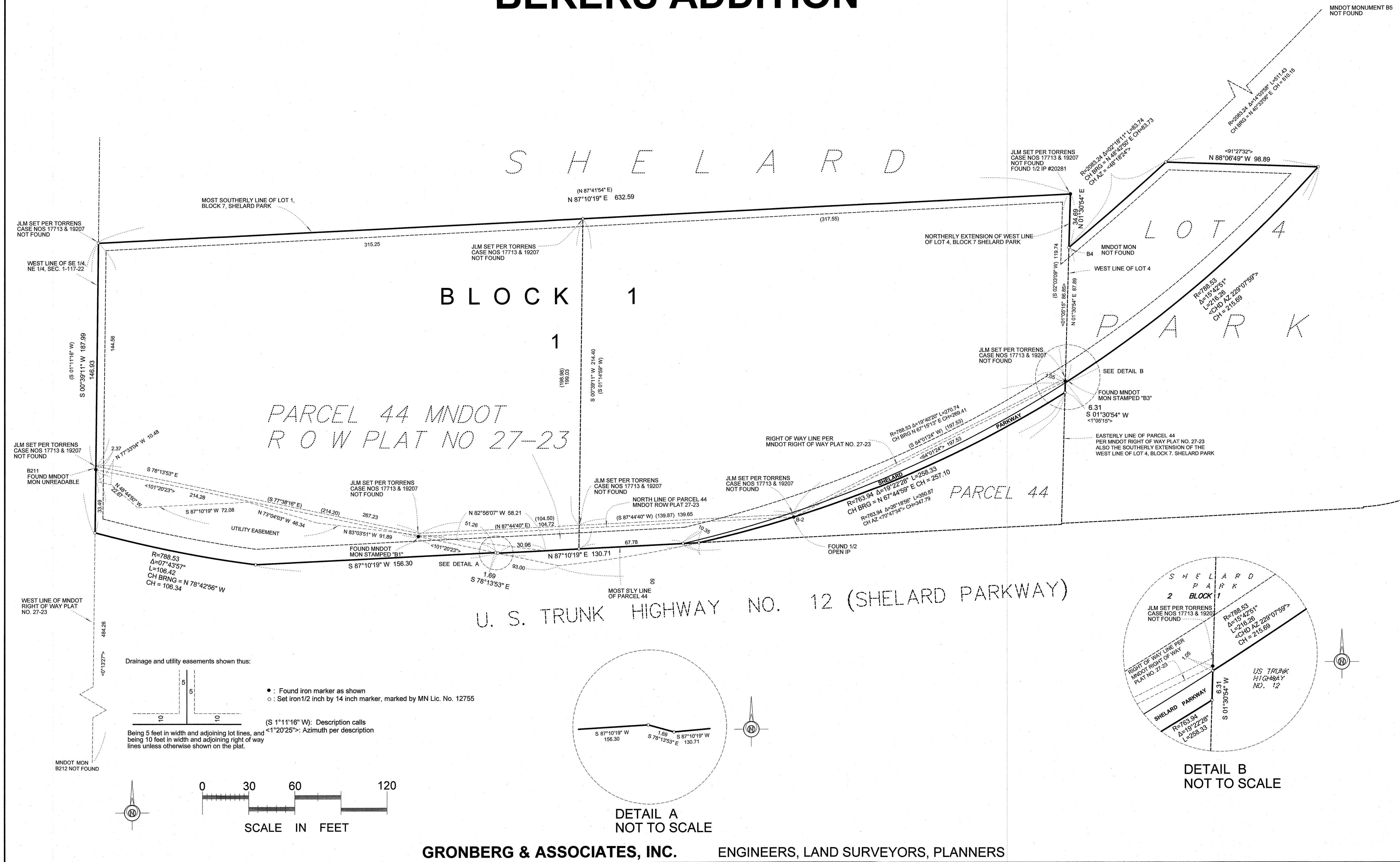
REGISTRAR OF TITLES, Hennepin County, Minnesota
 I hereby certify that the within plat of BEREKS ADDITION was filed in this office this _____ day of _____, 20_____,
 at _____ o'clock _____M.

_____, Registrar of Titles By _____, Deputy

COUNTY RECORDER, Hennepin County, Minnesota
 I hereby certiy that the within plat of BEREKS ADDITION was recorded in this office this _____ day of _____, 20_____,
 at _____ o'clock _____M.

_____, County Recorder By _____, Deputy

BEREKS ADDITION



Drainage and utility easements shown thus:

• : Found iron marker as shown
 ○ : Set iron 1/2 inch by 14 inch marker, marked by MN Lic. No. 12755

(S 1°11'16" W): Description calls <1°20'25">. Azimuth per description
 Being 5 feet in width and adjoining lot lines, and being 10 feet in width and adjoining right of way lines unless otherwise shown on the plat.

