

# ABBY ESTATES

1881470  
 OFFICE OF COUNTY RECORDER  
 STATE OF MINNESOTA, COUNTY OF ANOKA  
 I hereby certify that the within instrument was filed in the office to record  
 on the 12 DEC 20 2003  
 10:48 AM  
 In Book 66 Page 32  
 MAUREN J. DIVINE  
 County Recorder  
 City of Coon Rapids  
 County of Anoka  
 Sec. 35, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Jon G. Smoluch and Renee E. Smoluch, husband and wife, owners and proprietors and Timothy J. Kratzke and Michelle M. Kratzke, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

Lots 1, 2, 16 and 17, Block 3, Pleasure Creek Coleman Acres Plat 1, Anoka County, Minnesota, and all of the vacated street known as Elmwood Lane, lying adjacent to said Lots, except that part of the North Half of said vacated Elmwood Lane lying westerly of the southerly extension of the west line of Lot 9, Block 2, Pleasure Creek Coleman Acres Plat 1, Anoka County, Minnesota.

## OFFICIAL PLAT

AND  
 The following described tract:  
 All that part of the abandoned right of way for the Minneapolis, Anoka and Cuyuna Range Railroad Company, as the same is shown on the map or plat known as "Pleasure Creek Coleman Acres Plat 1", that lies southerly of the extended North line of Lot 1, Block 3, said plat and North of the extended South line of Lot 17, Block 3, said plat, both lines being extended East, all in, said Pleasure Creek Coleman Acres Plat 1, Anoka County, Minnesota.

AND  
 That part of Lots 9 and 11 Block 2, Pleasure Creek Coleman Acres Plat 1, Anoka County, Minnesota and that part of the West one-half of the Southwest Quarter of Section 36, and the Northeast Quarter of the Southeast Quarter of Section 35 which constitutes a part of the right-of-way of the Minneapolis, Anoka and Cuyuna Range Railroad Company, now abandoned, lying adjacent to the aforesaid described property, all in Township 31, Range 24, described as follows: Beginning at the Southwest corner of said Lot 9; thence Northerly along the Westerly line of said Lot 9 a distance of 100.00 feet; thence Easterly in a straight line to a point on the Easterly line of said Lot 11 distance 101.8 feet Northerly as measured along said Easterly line from the Southeast corner of said Lot 11; thence Southerly along said Easterly line of said Lot 11 to the Southeast corner of said Lot 11; thence Westerly along the Southerly line of said Lot 11 to the Southwesterly corner of said Lot 11; thence Westerly along a straight line drawn between the Southwesterly corner of said Lot 11 and the Southeast corner of Lot 9 to the Southeast corner of said Lot 9; thence Westerly along the Southerly line of said Lot 9 to the point of beginning. Also any and all rights and privileges to title and claims to all of vacated 87th Avenue Northwest, lying adjacent to said Lot 11, Block 2, except Parcel No. 38, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT No. 43, according to the recorded plat thereof, Anoka County, Minnesota.

AND  
 All that part of the abandoned right of way for the Minneapolis, Anoka and Cuyuna Range Railroad Company, as the same is shown on the map or plat known as "Pleasure Creek Coleman Acres Plat 1", that lies northerly of the easterly extension of the north line of Lot 1, Block 3, said plat and southerly of a line drawn from the southeast corner of Lot 9, Block 2, said plat, to the southwest corner of Lot 11, Block 2, said plat.

Have caused the same to be surveyed and platted as ABBY ESTATES and do hereby donate and dedicate to the public for public use forever the road, and drainage and utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 1, as shown on the plat. In witness whereof said Jon G. Smoluch and Renee E. Smoluch have hereunto set their hands this 10 day of December 20 2003, in witness whereof said Timothy J. Kratzke and Michelle M. Kratzke have hereunto set their hands this 10 day of December 20 2003.

SIGNED:  
 Jon G. Smoluch  
 Renee E. Smoluch  
 Timothy J. Kratzke  
 Michelle M. Kratzke

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 10 day of December 20 03, by Jon G. Smoluch and Renee E. Smoluch, husband and wife.

Notary Public, Anoka County, Minnesota  
 My Commission expires 7-31-05

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 10 day of December 20 03, by Timothy J. Kratzke and Michelle M. Kratzke, husband and wife.

Notary Public, Anoka County, Minnesota  
 My Commission expires 1-31-05

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as ABBY ESTATES; that this 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 all monuments have been correctly placed in the ground as shown, or shall be correctly placed in the ground within one year after the recording date of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine, Registered Land Surveyor  
 Minnesota License No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 10th day of December 20 03, by Jeffrey N. Caine, Land Surveyor.

Notary Public, Anoka County, Minnesota  
 My Commission expires 01-31-05

CITY OF COON RAPIDS  
 The annexed plat of ABBY ESTATES was approved by the Planning Commission of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 16 day of January 20 03.

By Doree M. Naess chairman  
 The annexed plat of ABBY ESTATES was approved by the City Council of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 16 day of January 20 03. If applicable, 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 provided by Minn. Statutes, Section 505.03, Subd. 2.

By Jon A. Anderson Clerk By Li Howe Mayor

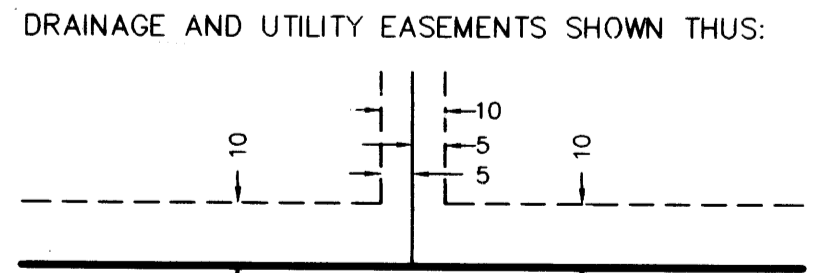
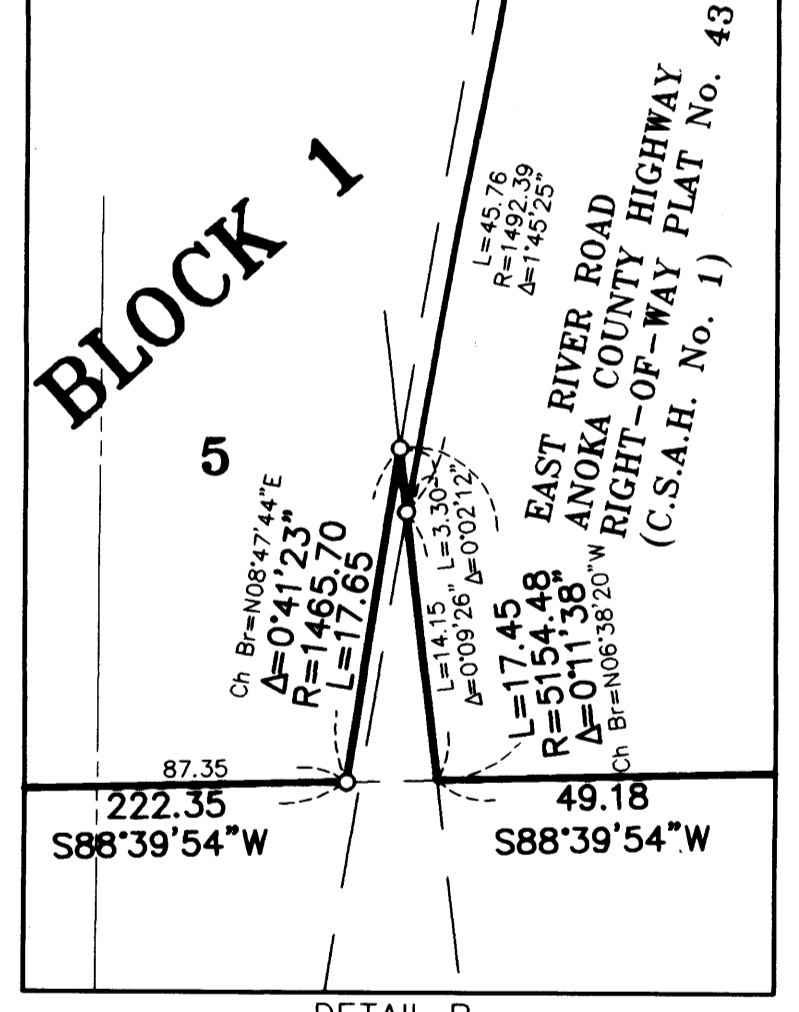
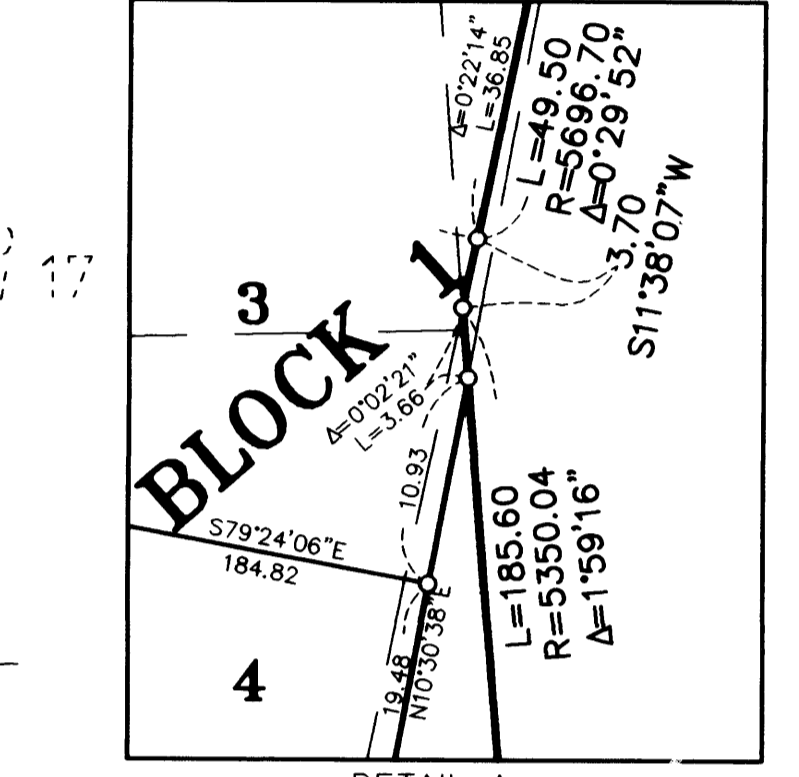
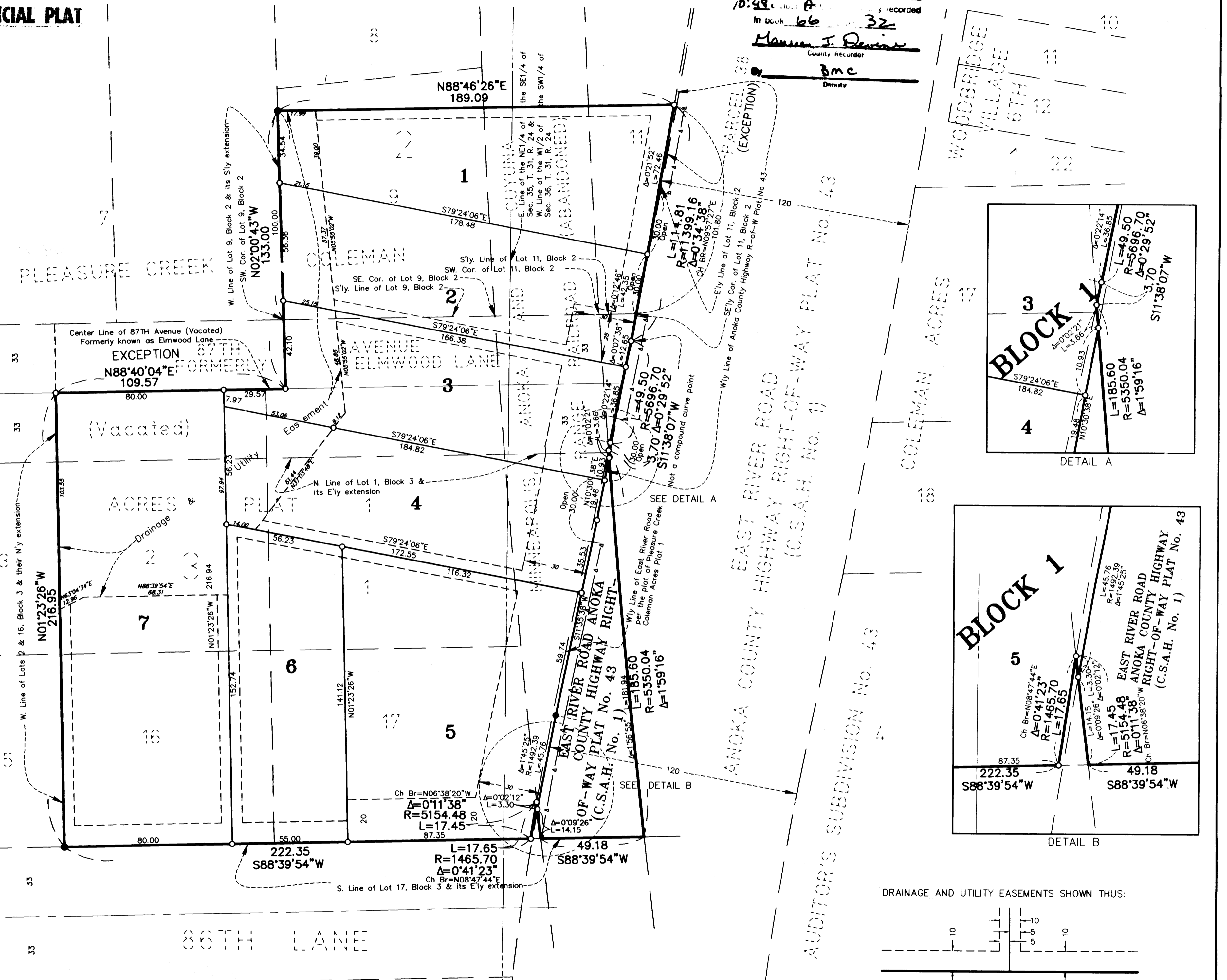
The plat has been checked and approved this 12th day of DECEMBER 20 03

By Jerry J. Shin  
 Anoka County Surveyor

○ DENOTES FOUND MONUMENT.  
 ○ ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE, WHETHER SHOWN ON THIS PLAT OR NOT, WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2" INCH BY 14 INCH IRON PIPE MARKED BY RLS 12251.

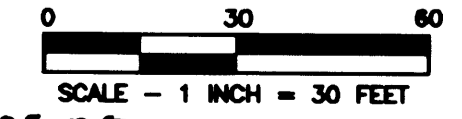
▲ DENOTES "RIGHT OF ACCESS" DEDICATED TO THE COUNTY OF ANOKA

NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF LOT 17, BLOCK 3, PLEASURE CREEK COLEMAN ACRES PLAT 1, IS ASSUMED TO BEAR S 88°39'54" W.



BEING 10 FEET WIDE AND ADJOINING ALL STREET RIGHT-OF-WAY LINES AND 5 FEET WIDE AND ADJOINING ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

I HEREBY CERTIFY THAT THE CURRENT ANNUAL DELINQUENT TAXES ON THE LANDS DISCLOSED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
 MAUREN J. DIVINE  
 PROPERTY TAX ADMINISTRATOR  
 BY [Signature]  
 DEPUTY PROPERTY TAX ADMINISTRATOR



RLK - Kuusisto, Ltd.

RECEIPT # 2003172698 / 9 305-00