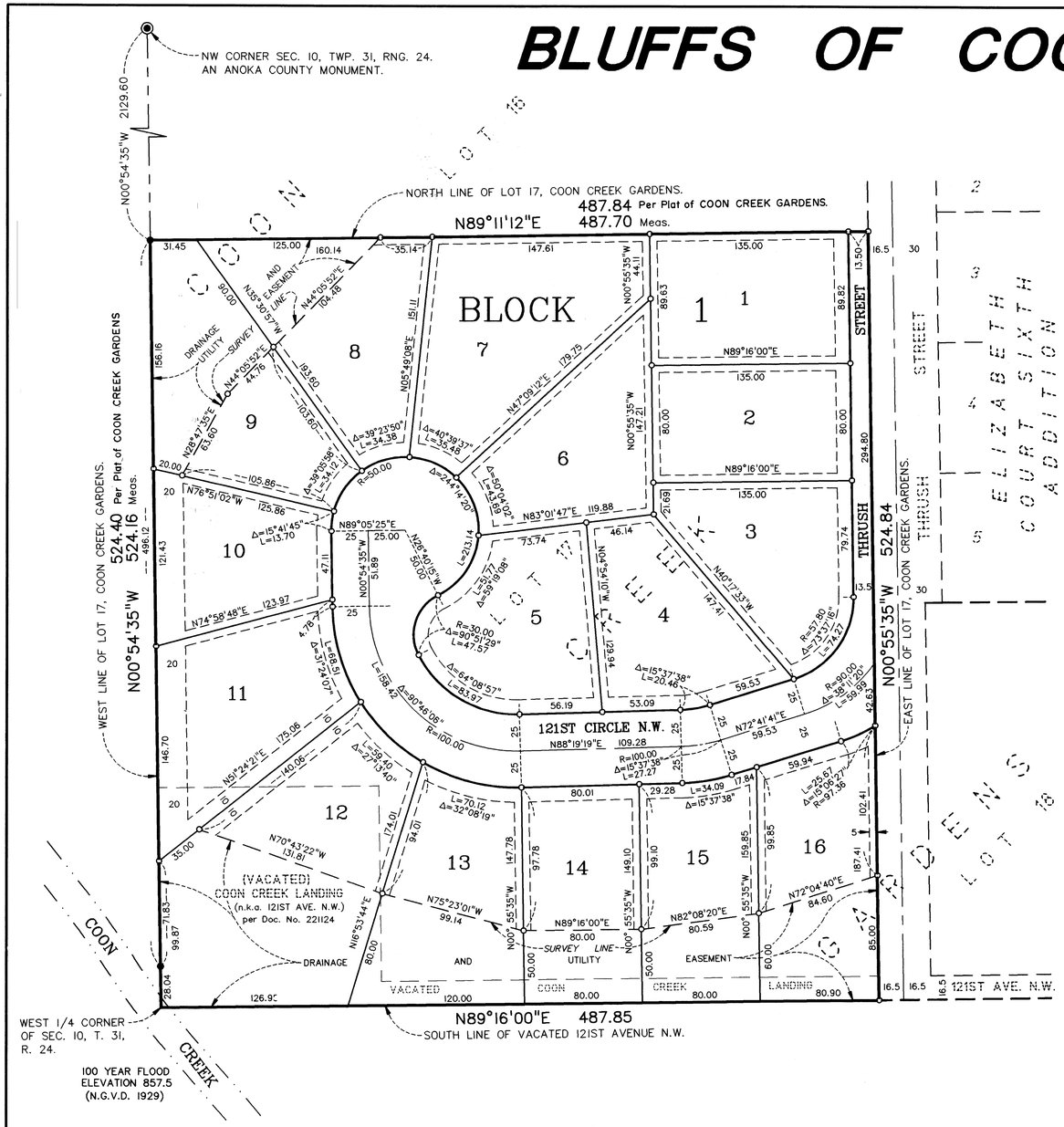
OFFICIAL PLAT

BLUFFS OF COON CREEK

CITY OF COON RAPIDS,
COUNTY OF ANOKA
SEC. 10, T. 31, R. 24.

Book 17 Torrens Page 6



KNOW ALL MEN BY THESE PRESENTS: That Utke Development Corporation, a Minnesota corporation, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

Lot Seventeen (17), of Coon Creek Gardens.

AND

That portion of vacated Coon Creek Landing (now known as 121st Avenue) as shown on the plat of Coon Creek Gardens, Anoka County, Minnesota adjacent to Lot 17, Coon Creek Gardens, lying westerly of the east line extended of said Lot 17.

Have caused the same to be surveyed and platted as BLUFFS OF COON CREEK and does hereby donate and dedicate to the public for the public use forever the street, circle, and the easements for drainage and utility purposes only, as shown on this plat.

In witness whereof said Utke Development Corporation has caused these presents to be signed by its proper officer this 27th day of June, 2000.

UTKE DEVELOPMENT CORPORATION

By: David E. Utke, President
David E. Utke

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 27th day of June, 2000 by David E. Utke, as President, of Utke Development Corporation, a Minnesota corporation, on behalf of the corporation.

PAMELA R. JOHNSON NOTARY PUBLIC - MINNESOTA My Comm. Exp. Jan. 31, 2005

Pamela R. Johnson, Notary Public
Sherburne County, Minnesota
My Commission expires: January 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as BLUFFS OF COON CREEK; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been or will be correctly placed in the ground as shown within one year after recording, or sooner, as specified by the approving local governmental unit; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.

Rick M. Blom
Rick M. Blom, Land Surveyor
Minnesota Registration No. 21729

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 19th day of June, 2000 by Rick M. Blom, Land Surveyor, Minnesota Registration No. 21729.

PAMELA R. JOHNSON NOTARY PUBLIC - MINNESOTA My Comm. Exp. Jan. 31, 2005

Pamela R. Johnson, Notary Public
Sherburne County, Minnesota
My Commission expires: January 31, 2005

Annexed plat of BLUFFS OF COON CREEK was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 16th day of March, 2000.

By: Dennis M. Nadeau, Chairman

Annexed plat of BLUFFS OF COON CREEK was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 2nd day of May, 2000. 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 505.03, Subdivision 2.

By: Tom Cavanaugh, Mayor
Attest: Betty Backes, CMC, Clerk

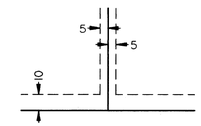
This plat has been checked and approved this 2nd day of Aug, 2000.

Gary D. Hirsch by [illegible] Deputy, Anoka County Surveyor

N

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 feet

Drainage and Utility Easements are shown thus:



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

For the purposes of this plat, the West line of Lot 17, COON CREEK GARDENS is assumed to bear N 00°54'35" W.

O Denotes iron pipe set with a plastic plug stamped R.L.S. 21729.

● Denotes iron monument found.

357751

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on AUG 10 2000 at 1:25 o'clock P M
Edward M. Treska, Registrar of Titles
By JMB, 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 Aug. 10, 2000
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY J. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR

2000062512 $579.50

John Oliver & Associates