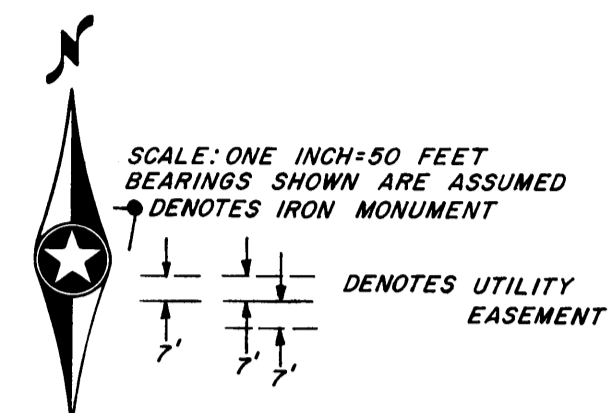
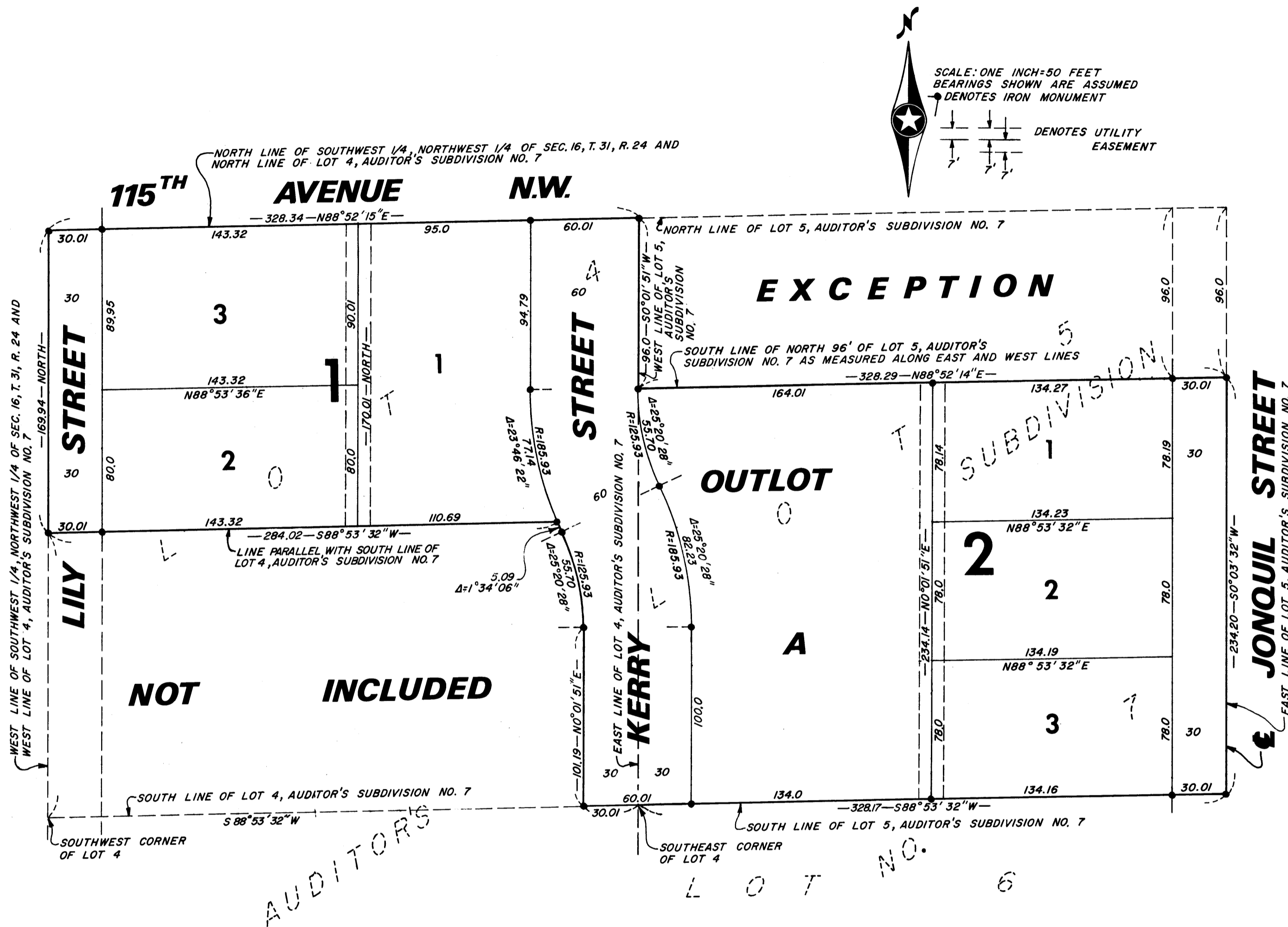


CARDINAL HEIGHTS PLAT 3

CITY OF COON RAPIDS

ANOKA COUNTY, MINNESOTA



KNOW ALL MEN BY THESE PRESENTS: THAT, KENNETH R. LONKEY, SINGLE, OWNER AND PROPRIETOR, AND JOHN L. WASHBURN AND MARILYN A. WASHBURN, HIS WIFE, CONTRACT PURCHASERS, OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE STATE OF MINNESOTA AND COUNTY OF ANOKA TO-WIT: ALL THAT PART OF LOT 4, AUDITOR'S SUBDIVISION NO. 7, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR ANOKA COUNTY, MINNESOTA DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 88 DEGREES, 53 MINUTES, 36 SECONDS WEST ALONG SOUTH LINE OF SAID LOT 4 A DISTANCE OF 30.01 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 51 SECONDS EAST AND PARALLEL WITH THE EAST LINE OF SAID LOT 4 A DISTANCE OF 101.19 FEET; THENCE NORTHWESTERLY ON A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 125.93 FEET AND HAVING A DELTA ANGLE OF 25 DEGREES, 20 MINUTES, 28 SECONDS FOR A DISTANCE OF 55.70 FEET; THENCE CONTINUE NORTHWESTERLY ON A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 185.93 FEET AND HAVING A DELTA ANGLE OF 1 DEGREE, 34 MINUTES, 06 SECONDS FOR A DISTANCE OF 5.09 FEET; THENCE SOUTH 88 DEGREES, 53 MINUTES, 36 SECONDS WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 284.02 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 4; THENCE DUE NORTH ALONG SAID WEST LINE A DISTANCE OF 169.94 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 88 DEGREES, 52 MINUTES, 15 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 328.34 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 0 DEGREES, 01 MINUTES, 51 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 330.07 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT. ALSO LOT 5, AUDITOR'S SUBDIVISION NO. 7, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR ANOKA COUNTY, MINNESOTA, EXCEPT THE NORTH 96 FEET THEREOF AS MEASURED ALONG THE EAST AND WEST LINES THEREOF.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS CARDINAL HEIGHTS PLAT 3 AND DO HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT. IN WITNESS WHEREOF SAID KENNETH R. LONKEY, SINGLE, AND JOHN L. WASHBURN AND MARILYN A. WASHBURN, HIS WIFE, HAVE HEREUNTO SET THEIR HANDS AND SEALS ON THIS 18 DAY OF Sept. A.D. 1972.

IN THE PRESENCE OF: SIGNED:

Annis Clave AND Jini Clark Kenneth R. Lonkey
KENNETH R. LONKEY

Annis Clave AND Jini Clark John L. Washburn
JOHN L. WASHBURN

Annis Clave AND Jini Clark Marilyn A. Washburn
MARILYN A. WASHBURN

STATE OF MINNESOTA) ss
COUNTY OF ANOKA

ON THIS 18 DAY OF Sept. A.D. 1972 BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KENNETH R. LONKEY, SINGLE, AND JOHN L. WASHBURN AND MARILYN A. WASHBURN, HIS WIFE, TO ME PERSONALLY KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY AFFIRM AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES Nov. 20 1975

Fred H. Westerman
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA
HINNEPIN

FRED H. WESTERMAN
Notary Public, Hennepin County, Minn.
My Commission Expires Nov. 20, 1975.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THE PLAT AS CARDINAL HEIGHTS PLAT 3; THAT THE PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT THE MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN; THAT THE OUTSIDE BOUNDARIES ARE CORRECTLY DESIGNATED ON SAID PLAT; AND THAT THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN ARE SHOWN THEREON.

N. C. Hoium
REGISTERED LAND SURVEYOR - MINN. REG. NO. 4427

STATE OF MINNESOTA) ss
COUNTY OF ANOKA

STATE ON THIS 14th DAY OF SEPT. A.D. 1972.

MY COMMISSION EXPIRES 6-23-1977

Gail E. Schuette
NOTARY PUBLIC, ANOKA COUNTY, MINN.
My Commission Expires June 23, 1977.

Gail E. Schuette
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

THE ANNEXED PLAT OF CARDINAL HEIGHTS PLAT 3 WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA AT A REGULAR MEETING THEREOF HELD THIS 17 DAY OF August A.D. 1972.

BY Donald J. Erlundson CHAIRMAN BY William J. Minton Jr. SECRETARY

WE HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA, DULY ACCEPTED AND APPROVED THE ANNEXED PLAT OF CARDINAL HEIGHTS PLAT 3 AT A REGULAR MEETING THEREOF HELD THIS 19 DAY OF Sept. A.D. 1972.

BY Donald J. Erlundson MAYOR BY Norman J. Storer CLERK

CHECKED AND APPROVED THIS 16th DAY OF October A.D. 1972.

Robert W. Anderson
COUNTY SURVEYOR, ANOKA COUNTY, MINNESOTA

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Oct. 13 1972

Charles K. Lefkova
Auditor, Anoka County

BY Henry C. Anderson
Deputy

N.C. HOIUM & ASSOCIATES, INC.
Engineers - Surveyors

377482

OFFICE OF REGISTER OF DEEDS
STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office for record on the 18 day of OCT. 1972 A.D. 1972 at 4 o'clock P.M. and was duly recorded in book 12 of Plat page 13.

Fred J. Omdahl
Register of Deeds
By Margaret Russell