

CARDINAL RAPIDS

City of Coon Rapids
County of Anoka
Sec. 1, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Cardinal Rapids, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 13, Block 3, HIGHLAND MANOR, Anoka County, Minnesota.
And
Lot 14, Block 3, HIGHLAND MANOR, Anoka County, Minnesota, excepting therefrom that part lying southwesterly of a line drawn from a point on the west line of said Lot 14 distant 17.92 feet southerly from the northwest corner thereof to a point on the south line of said Lot 14 distant 132.15 feet easterly from the southwest corner thereof except the southerly 42.0 feet of said Lot 14.

Has caused the same to be surveyed and platted as CARDINAL RAPIDS and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Cardinal Rapids, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 25th day of February, 2022.

Cardinal Rapids, LLC

Thomas Wiener Chief Manager
Thomas Wiener

STATE OF MINNESOTA
COUNTY OF Shelburne

This instrument was acknowledged before me this 25th day of February, 2022 by Thomas Wiener, Chief Manager of Cardinal Rapids, LLC, a Minnesota limited liability company, on behalf of the company.

Elizabeth J. Haglund Elizabeth J. Haglund
(Signature) (Print notary's name)

Notary Public, Shelburne County, Minnesota

My Commission Expires January 31, 2025

I Larry J. Huhn 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 17th day of February, 2022.

Larry J. Huhn
Larry J. Huhn, Licensed Land Surveyor
Minnesota License No. 24332

STATE OF MINNESOTA
COUNTY OF Shelburne

This instrument was acknowledged before me this 17th day of February, 2022 by Larry J. Huhn.

Elizabeth J. Haglund Elizabeth J. Haglund
(Signature) (Print notary's name)

Notary Public, Shelburne County, Minnesota

My Commission Expires January 31, 2025

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA
This plat of CARDINAL RAPIDS was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 7th day of December, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By: James Koch Mayor
Jan Fenzmeier Clerk

COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this 14th day of November, 2021, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of CARDINAL RAPIDS.

Planning Commission, City of Coon Rapids, Minnesota

By: Wayne Schwant Chairperson

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 29th day of March, 2022.

David M. Ziegler
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

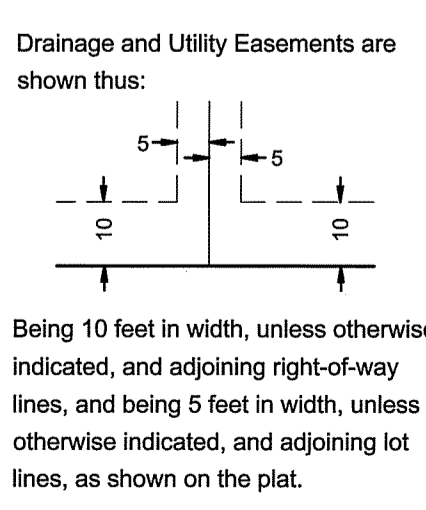
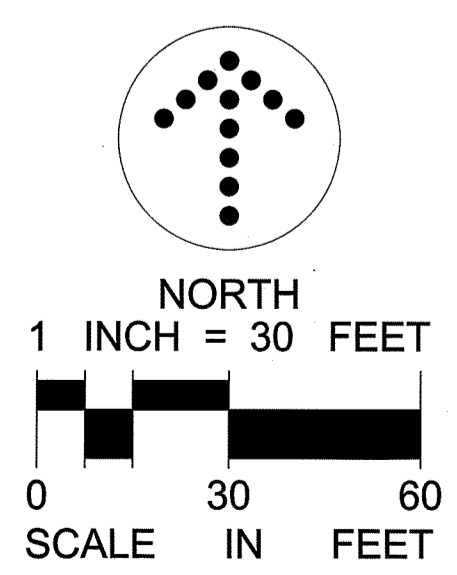
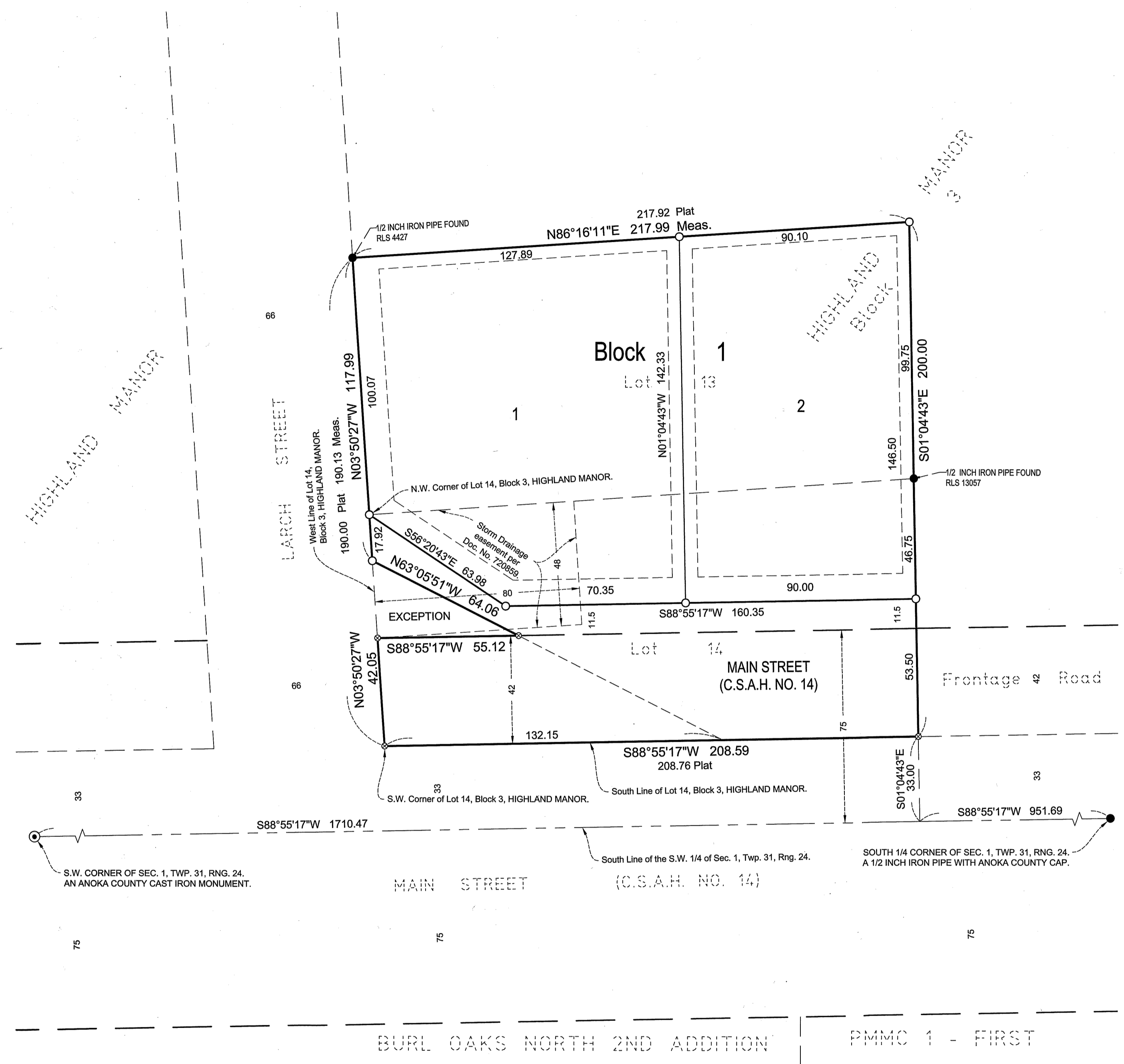
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 29 day of March, 2022.

Pamela J. LeBlanc
Pamela J. LeBlanc
Property Tax Administrator
By: [Signature] Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of CARDINAL RAPIDS was filed in the office of the County Recorder/Registrar of Titles for public record on this 29 day of March, 2022, at 10:05 o'clock A.M. and was duly recorded as Document Number 2360546.001.

Pamela J. LeBlanc
Pamela J. LeBlanc
County Recorder/Registrar of Titles
By: [Signature] Deputy



- Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 24332.
 - ⊗ Mag. Nail set
 - Denotes 1/2 inch iron pipe monument found.
- For the purposes of this plat the South line of the S.W. 1/4 of Sec. 1, T. 31, R. 24 is assumed to bear South 88°55'17" West.

