

CAROUSEL MOTOR GROUP ADDITION

Book 78 of Abest Page 31

City of Coon Rapids
County of Anoka
Sec. 23 & 24, Twp. 31, Rng. 24

KNOW ALL PERSONS BY THESE PRESENTS: That TCA Real Estate, LLC, a Delaware limited liability company, owner of the following described property:

Part of the West One-Half of the South One-Half of the South One-Half of the Northwest One-Quarter (W 1/2 of S 1/2 of S 1/2 of NW 1/4) of Section 24, Township 31, Range 24, lying Westerly of the Westerly right-of-way line of Trunk Highway No. 10, Anoka County, Minnesota, EXCEPT the following described tract: Beginning at West Quarter corner of Section 24, Township 31, Range 24, Anoka County, Minnesota; thence North 00 degrees 10 minutes 31 seconds East, assumed bearing, along the West line of the Northwest Quarter of said Section 24, 150.00 feet to the right-of-way line of Woodcrest Drive; thence Southeasterly along the right-of-way line, a non-tangential curve, concave to the Southwest, central angle of 48 degrees 51 minutes 44 seconds, radius 410.00 feet, length of 349.65 feet, chord bears South 65 degrees 23 minutes 37 seconds East to the South line of the Northwest Quarter of said Section 24; thence South 88 degrees 22 minutes 15 seconds West, 308.94 feet to the point of beginning and terminating. (Abstract Property)

and

Lot 1, Block 3, CARLA DE ADDITION, Anoka County, Minnesota, EXCEPT Parcel 498 of the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-8 per Document No. 255096. (Torrens Property)

Has caused the same to be surveyed and platted as CAROUSEL MOTOR GROUP ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown by this plat.

In witness whereof said TCA Real Estate, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 30th day of June, 2015.

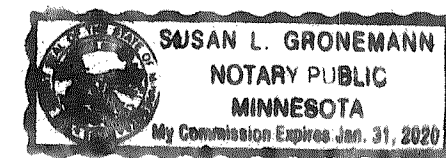
TCA Real Estate, LLC

By: Jay S. Hulbert, President
Jay S. Hulbert

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on this 30th day of June, 2015 by Jay S. Hilbert, President of TCA Real Estate, LLC, a Delaware limited liability company.

Susan L. Gronemann
Susan L. Gronemann
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2020



I Daniel L. Thurmes 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.

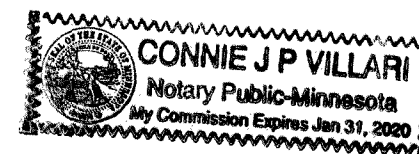
Dated this 19th day of June, 2015.

Daniel L. Thurmes
Daniel L. Thurmes, Licensed Land Surveyor
Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 19th day of June, 2015 by Daniel L. Thurmes.

Connie J. P. Villari
Connie J. P. Villari
Notary Public, Dakota County, Minnesota
My Commission Expires Jan 31, 2020



CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of CAROUSEL MOTOR GROUP ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 2nd day of June, 2015, 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 Wayne Schwan, Mayor By Janey Symon, Clerk

COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this 26th day of May, 2015, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of CAROUSEL MOTOR GROUP ADDITION.

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA

By Wayne Schwan, Chairman

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 3rd day of September, 2015.

Larry D. Holium by Larry D. Holium
Larry D. Holium, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2015 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 3rd day of September, 2015.

Jonell M. Sawyer
Jonell M. Sawyer
Property Tax Administrator
By L. Schultz, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

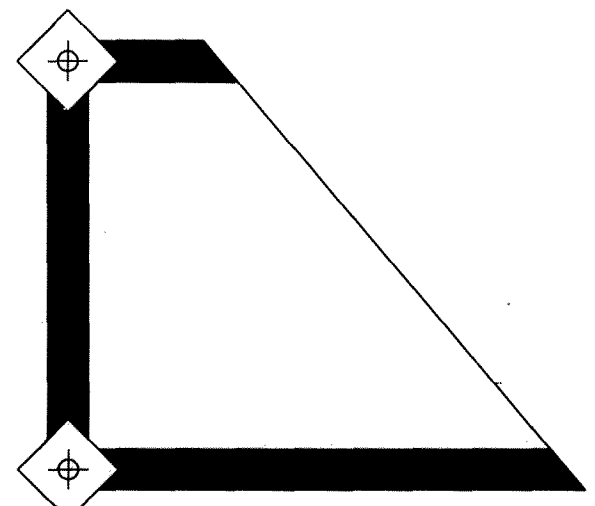
County of Anoka, State of Minnesota
I hereby certify that this plat of CAROUSEL MOTOR GROUP ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 3rd day of September, 2015, at 10:24 o'clock A.M. and was duly recorded in Book 78, Page 31, as Document Number 2117861.002. Atst

Jonell M. Sawyer
Jonell M. Sawyer
County Recorder/Registrar of Titles
By L. Schultz, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota
I hereby certify that this plat of CAROUSEL MOTOR GROUP ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 3rd day of September, 2015, at 10:24 o'clock A.M. and was duly recorded in Book 78, Page 31, as Document Number 2117861.002. Atst

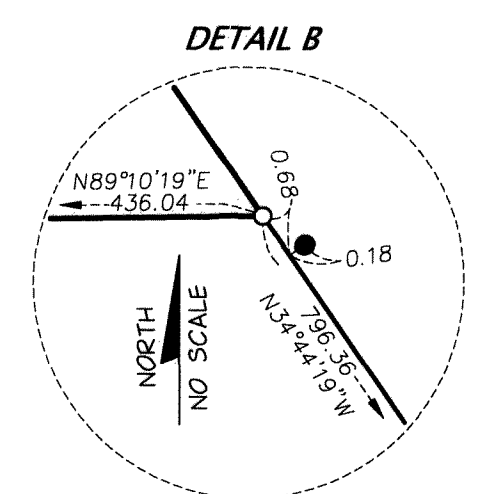
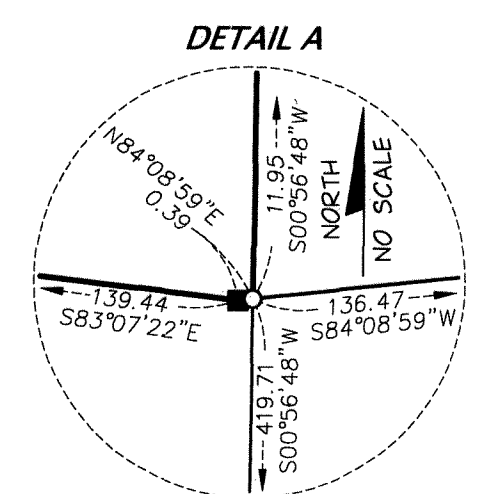
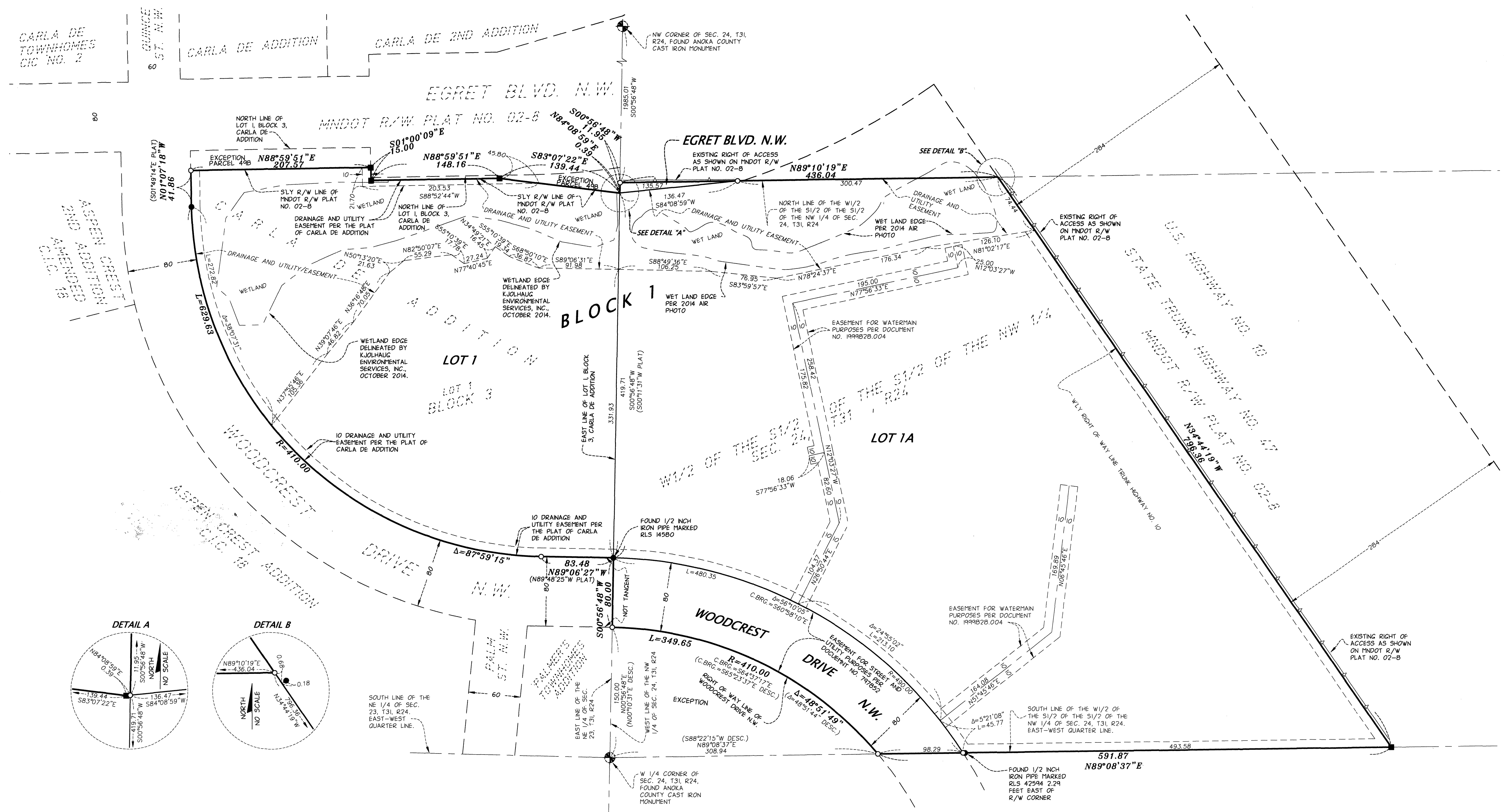
Jonell M. Sawyer
Jonell M. Sawyer
County Recorder/Registrar of Titles
By L. Schultz, Deputy



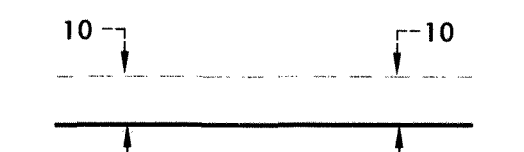
CORNERSTONE
LAND SURVEYING, INC.
SHEET 1 OF 2 SHEETS

\$56.00

CAROUSEL MOTOR GROUP ADDITION



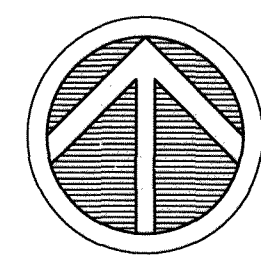
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS: (NO SCALE)



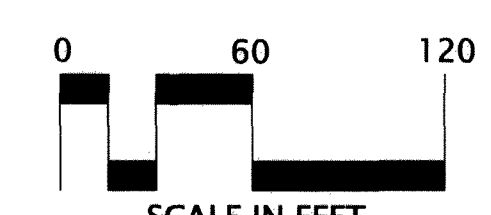
BEING 10 FEET IN WIDTH AND ADJOINING BOUNDARY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

BEARINGS SHOWN ARE ORIENTATED TO THE WEST LINE OF THE NW 1/4 OF SEC. 24, T31, R24 WHICH IS ASSUMED TO BEAR NORTH 00 DEGREES 56 MINUTES 48 SECONDS EAST.

- DENOTES RIGHT OF ACCESS AS SHOWN ON MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-8
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED AS NOTED
- DENOTES 1/2 INCH BY 14 INCH MONUMENT SET AND MARKED RLS 25718.
- FOUND 2 INCH BY 2 INCH SQUARE MNDOT RIGHT OF WAY MONUMENT



NORTH



SCALE IN FEET
1 INCH = 60 FEET

