

# CHICAGO TITLE ADDITION

City of Coon Rapids County of Anoka

KNOW ALL MEN BY THESE PRESENTS: That Chicago Title Insurance Company, a Missouri Corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota to wit:

Lots 8 and 9, Block 1, L. O. PETTIT'S ANOKA HOMES, EXCEPTING from said Lots 8 and 9 those parts NOW KNOWN AS Tract A, REGISTERED LAND SURVEY NO. 71, files of the Registrar of Titles of Anoka County, Minnesota.

and  
Lots 7, 10 and that part of Lot 6 that lies south of a line drawn west at a right angle from a point on the east line of Block 1, L. O. PETTIT'S ANOKA HOMES, distant 479.73 feet south of the northeast corner of said Block 1, all in Block 1, together with all that part of vacated Holly Street that lies south of the westerly extension of the above described right angle line which lies north of the westerly extension of the north line of Lot 10, Block 1, together with the east one-half of vacated Holly Street that lies south of the westerly extension of the north line of said Lot 10 and that lies northwesterly of the northwesterly line of Flintwood Street, L. O. PETTIT'S ANOKA HOMES, according to the map or plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

and  
That part of Tract A, Registered Land Survey No. 23, files of the Registrar of Titles, County of Anoka, lying SOUTH of a line drawn west at a right angle from a point on the east line of Block 1, L. O. PETTIT'S ANOKA HOMES, distant 479.73 feet south of the northeast corner of said Block 1, L. O. PETTIT'S ANOKA HOMES, Anoka County, Minnesota.

and  
Also that part of Lot 1, Block 1, Braun Addition which lies southwesterly of a line extended northwesterly at right angles to the northwesterly right-of-way line or Flintwood Street from a point thereon distant 65.65 feet northeasterly of the most southerly corner of said Lot 1, Block 1, as measured along said right-of-way line.

and that Stephen J. Anderson and Candice Anderson, husband and wife as joint tenants, owners and proprietors and First National Bank of Minneapolis, a Corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota to wit: a United States of America

That part of Lot 1, Block 1, Braun Addition according to said plat on file and of record in the office of the County Recorder, Anoka County, Minnesota, which lies northeasterly of a line extended northwesterly at right angles to the northwesterly right-of-way line of Flintwood Street from a point thereon distant 65.65 feet northeasterly of the most southerly corner of said Lot 1, Block 1, as measured along said right-of-way line. Also Tract A of Registered Land Survey No. 71.

and  
That part of Goldenrod Street N.W. as dedicated in said plat of Braun Addition, which lies Southwesterly of and contiguous with the following described line; beginning at the most Northerly corner of Lot 1, Block 1, said Braun Addition; thence Northwesterly parallel with the Southwesterly line of Block 2, Braun Addition to the West line of said Braun Addition and said line there terminating.

Have caused these presents to be surveyed and platted as CHICAGO TITLE ADDITION and do hereby donate and dedicate to the public for public use forever the Boulevard, Street and utility and drainage easements as shown on the plat. In witness whereof said Chicago Title Insurance Company, a Missouri corporation, has caused these presents to be signed by its proper officers this 19th day of Feb., 1981 and that Stephen J. Anderson and Candice Anderson, husband and wife as joint tenants, have set their hands this 16th day of Feb., 1981 and that First National Bank of Minneapolis, Minnesota Corporation, has caused these presents to be signed by its proper officers this 18th day of February, 1981.

CHICAGO TITLE INSURANCE COMPANY  
John F. Walsh  
John F. Walsh, Resident Vice President  
Karen L. Butler  
Karen L. Butler, Resident Vice President

Stephen J. Anderson  
Stephen J. Anderson  
Candice Anderson  
Candice Anderson

FIRST NATIONAL BANK OF MINNEAPOLIS  
James R. Shevach  
James R. Shevach, Assistant Vice President  
Jo J. Kunkel  
Jo J. Kunkel, Vice President

STATE OF MINN.  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 19th day of February, 1981, by John F. Walsh, Resident Vice President, and Karen L. Butler, Resident Vice President, of Chicago Title Insurance Company, a Missouri corporation on behalf of said corporation.

Steven J. Jerning  
Notary Public, Hennepin Co., Minnesota  
My Commission Expires \_\_\_\_\_

My Commission Expires Jan. 23, 1985

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 16th day of FEBRUARY, 1981, by Stephen J. Anderson and Candice Anderson, husband and wife as joint tenants.

Steven J. Jerning  
Notary Public, Hennepin Co., Minnesota  
My Commission Expires \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 19th day of February, 1981, by Vice President and James R. Shevach, Assistant Vice President of First National Bank of Minneapolis, a Corporation, on behalf of said corporation.

My Commission Expires Jan. 23, 1985  
Steven J. Jerning  
Notary Public, Hennepin Co., Minnesota  
My Commission Expires 1-16-1987

I hereby certify that I surveyed the property described on this plat as CHICAGO TITLE ADDITION, that this plat is a correct representation of the survey, that all distances are shown in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat, and that there are no wetlands to be designated on this plat, other than shown thereon.

Lynn P. Caswell  
Lynn P. Caswell, Land Surveyor  
Minnesota Registration No. 13057

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 21st day of January, 1981, by Lynn P. Caswell, Land Surveyor.

Steven J. Jerning  
Notary Public, Hennepin Co., Minnesota  
My Commission Expires \_\_\_\_\_

PLANNING COMMISSION  
COON RAPIDS, MINNESOTA

This plat of CHICAGO TITLE ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 18th day of SEPTEMBER, 1980.

Dorina M. Naves Chairman  
David J. [unclear] Secretary

CITY COUNCIL  
COON RAPIDS, MINNESOTA

This plat of CHICAGO TITLE ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 24th day of MARCH, 1981.

CITY COUNCIL OF COON RAPIDS, MINNESOTA  
David J. [unclear] Mayor  
Betty [unclear] Clerk

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 14th day of May, 1981.

Robert W. Anderson  
Anoka Surveyor  
Anoka County, Minnesota

571106  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the MAY 28 1981 A.D., 1981 at 11:30 o'clock A.M., and was duly recorded in book 23 of PLATS page 12

Ed J. Randall  
County Recorder  
by [unclear]  
Deputy

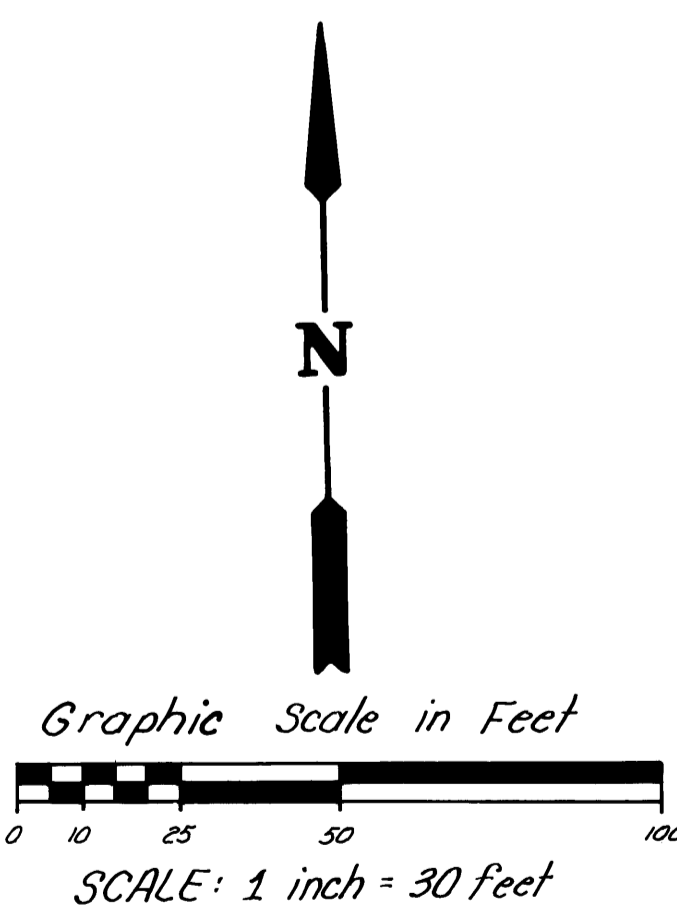
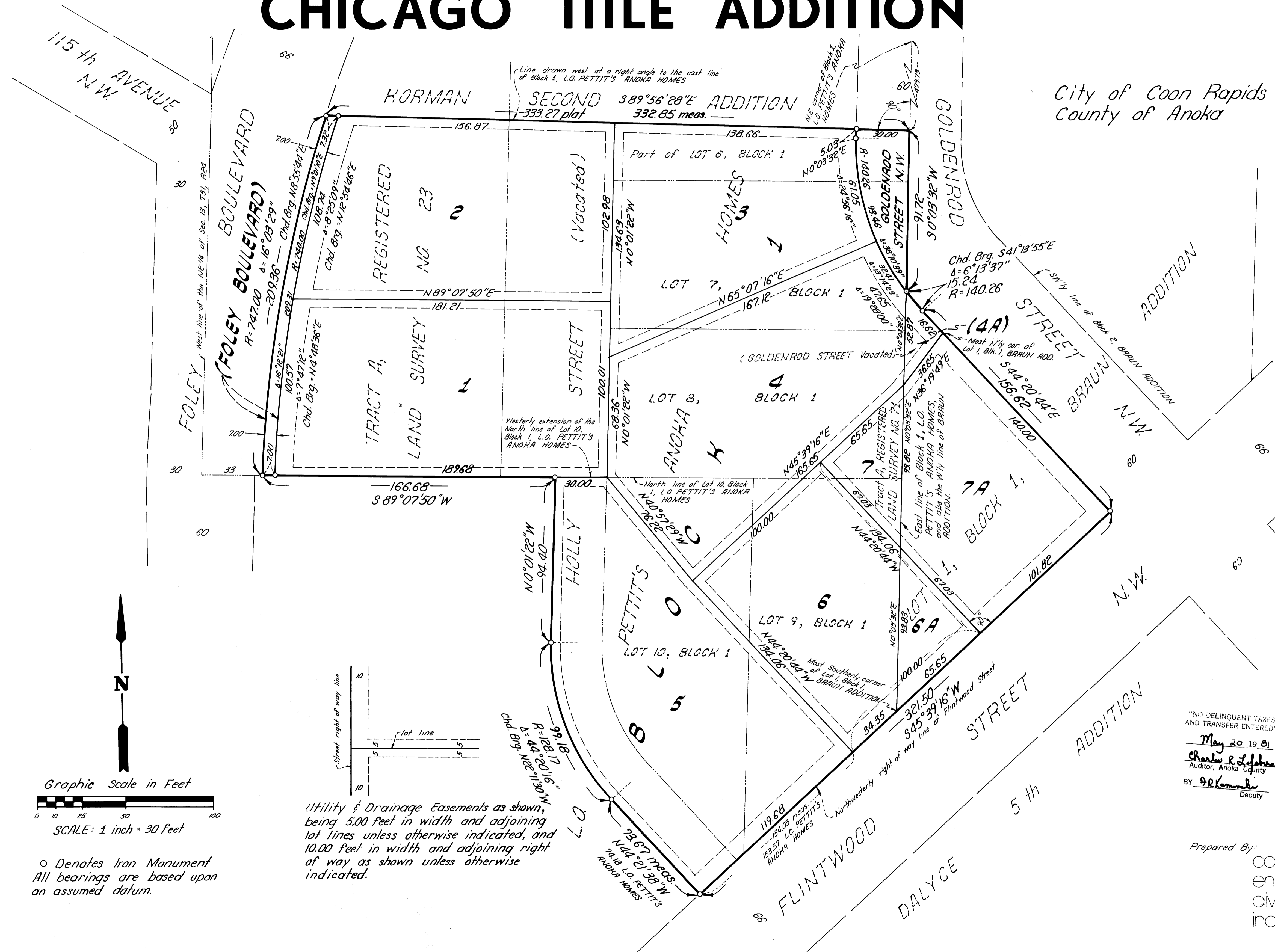
"NO DELINQUENT TAXES AND TRANSFER ENTERED"  
May 20 1981  
Charles R. [unclear]  
Auditor, Anoka County  
BY GR Kamachi  
Deputy

116416  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on the \_\_\_\_\_ day of MAY 28 1981 A.D. 1981 at 11:30 o'clock A.M.  
by Ed J. Randall Registrar of Titles  
by Ellen [unclear] Deputy Registrar of Titles

Prepared by:  
consulting engineers diversified inc.

# CHICAGO TITLE ADDITION

City of Coon Rapids  
County of Anoka



○ Denotes Iron Monument  
All bearings are based upon an assumed datum.

Utility & Drainage Easements as shown, being 5.00 feet in width and adjoining lot lines unless otherwise indicated, and 10.00 feet in width and adjoining right of way as shown unless otherwise indicated.

"NO DELINQUENT TAXES AND TRANSFER ENTERED"  
May 20 19 01  
Charles R. Lelshoe  
Auditor, Anoka County  
BY 92Kamm  
Deputy

Prepared By:  
consulting  
engineers  
diversified  
inc.