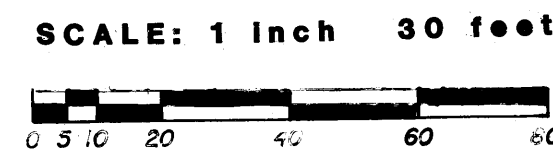
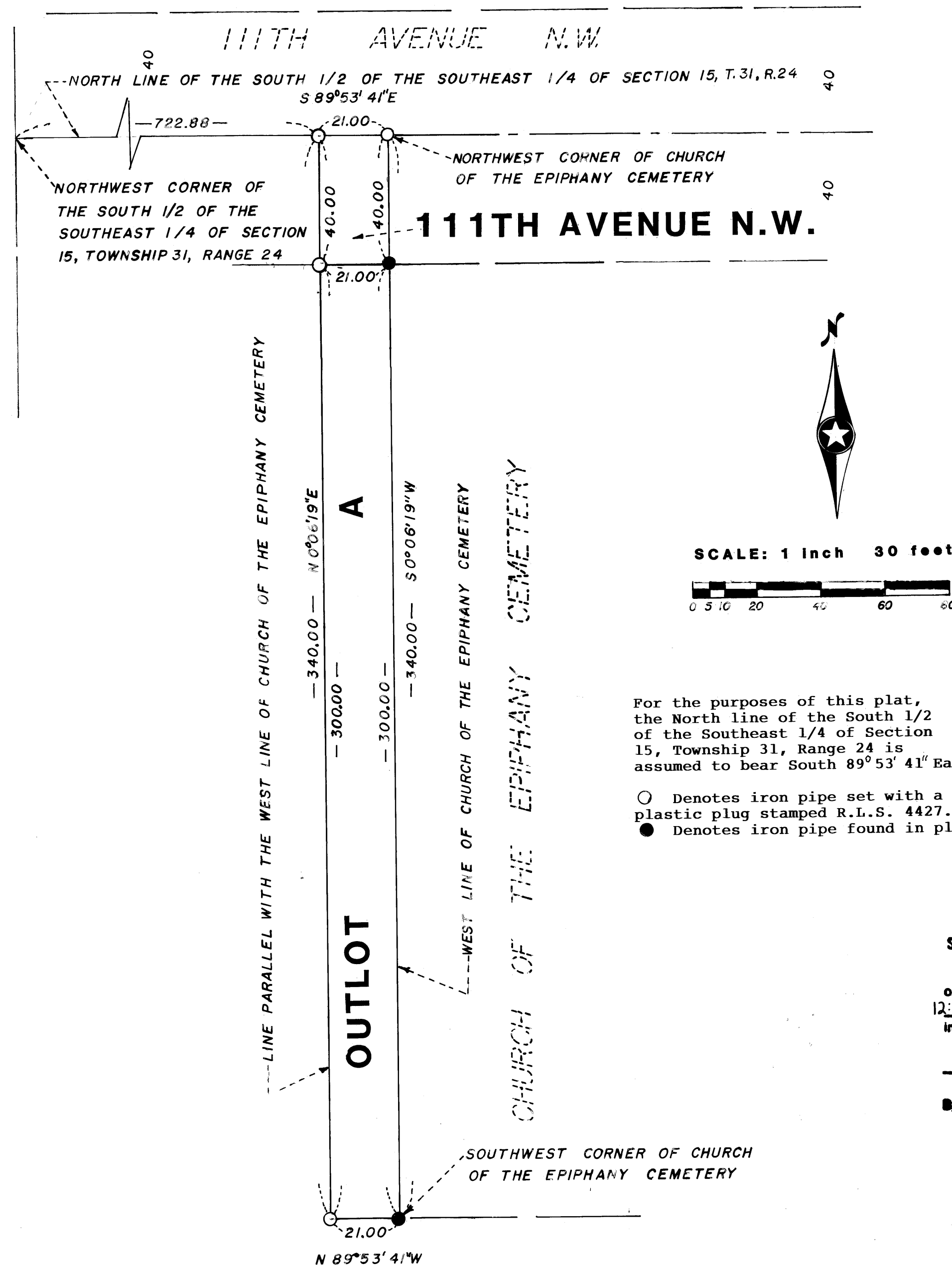


CHURCH OF THE EPIPHANY CEMETERY PLAT 2

CITY OF COON RAPIDS ANOKA COUNTY, MN



For the purposes of this plat, the North line of the South 1/2 of the Southeast 1/4 of Section 15, Township 31, Range 24 is assumed to bear South 89°53'41" East.

- Denotes iron pipe set with a plastic plug stamped R.L.S. 4427.
- Denotes iron pipe found in place.

1396214
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 29 DEC A.D. 1998 at 12:10 o'clock P.M., and was duly recorded in book 56 page 37
Edward M. Treska
County Recorder
By EIC
Deputy

I HEREBY CERTIFY THAT THE CHURCH OF THE EPIPHANY CEMETERY PLAT 2 IS A CORRECT REPRESENTATION OF SAID SURVEY. THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT. 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 SHOWN THEREON.

ENTERED Dec 29 1998
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY Debra S. Reinecke
DEPUTY PROPERTY TAX ADMINISTRATOR

KNOW ALL MEN BY THESE PRESENTS: THAT THE CHURCH OF THE EPIPHANY, A MINNESOTA CORPORATION, OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE STATE OF MINNESOTA AND COUNTY OF ANOKA TO-WIT:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31, RANGE 24 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF CHURCH OF THE EPIPHANY CEMETERY ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR SAID ANOKA COUNTY, MINNESOTA: THENCE SOUTH 0 DEGREES 06 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID CHURCH OF THE EPIPHANY CEMETERY A DISTANCE OF 340.00 FEET TO THE SOUTHWEST CORNER OF SAID CHURCH OF THE EPIPHANY CEMETERY: THENCE NORTH 89 DEGREES 53 MINUTES 41 SECONDS WEST A DISTANCE OF 21.00 FEET: THENCE NORTH 0 DEGREES 06 MINUTES 19 SECONDS EAST AND PARALLEL WITH THE WEST LINE OF SAID CHURCH OF THE EPIPHANY CEMETERY A DISTANCE OF 340.00 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER: THENCE SOUTH 89 DEGREES 53 MINUTES 41 SECONDS EAST A DISTANCE OF 21.00 FEET TO THE POINT OF COMMENCEMENT.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS CHURCH OF THE EPIPHANY CEMETERY PLAT 2 AND DOES HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE AVENUE AS SHOWN ON THE PLAT.

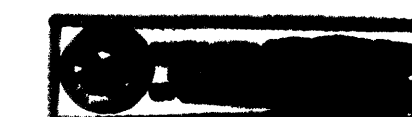
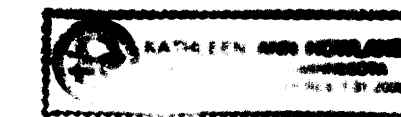
IN WITNESS WHEREOF SAID THE CHURCH OF THE EPIPHANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICERS THIS 7 DAY OF December 1998.

THE CHURCH OF THE EPIPHANY

By Bernard Reiser VICE PRESIDENT BY Janey Aydey SECRETARY

STATE OF MINNESOTA)
COUNTY OF ANOKA) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF December 1998, BY BERNARD A. REISER, VICE PRESIDENT AND Janey Aydey, SECRETARY OF THE CHURCH OF THE EPIPHANY, A MINNESOTA CORPORATION, ON BEHALF OF THE CORPORATION.

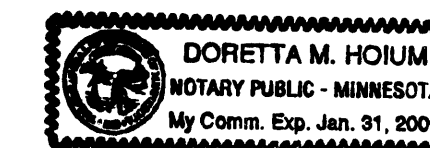
Kathleen A. Howland
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA
MY COMMISSION EXPIRES 1-31-2000



I, N. C. HOIUM, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THE PLAT AS CHURCH OF THE EPIPHANY CEMETERY PLAT 2: THAT THE PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY: THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT: 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 SHOWN THEREON.

N. C. Hoium
N. C. HOIUM, LAND SURVEYOR
MINNESOTA LICENSE NO. 4427

STATE OF MINNESOTA)
COUNTY OF ANOKA) SS
ABOVE SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF November 1998, BY N. C. HOIUM, LAND SURVEYOR.



Doretta M. Hoium
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA
MY COMMISSION EXPIRES JAN. 31, 2000

THE ANNEXED PLAT OF CHURCH OF THE EPIPHANY CEMETERY PLAT 2 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 September, 1998.

BY Debra M. Neene CHAIRPERSON

WE HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA, DULY ACCEPTED AND APPROVED THE ANNEXED PLAT OF CHURCH OF THE EPIPHANY CEMETERY PLAT 2 AT A REGULAR MEETING THEREOF HELD THIS 17 DAY OF October 1998.

IF APPLICABLE, THE WRITTEN COMMENTS AND RECOMMENDATIONS OF THE COMMISSIONER OF TRANSPORTATION AND THE COUNTY ENGINEER HAVE BEEN RECEIVED BY THE CITY OR THIS PRESCRIBED 30 DAY PERIOD HAS ELAPSED WITHOUT RECEIPT OF SUCH COMMENTS AND RECOMMENDATIONS, AS PROVIDED BY MINNESOTA STATUTES SECTION 505.03, SUBDIVISION 2.

BY William F. Thompson MAYOR
BY Betty Buckles, CMC CLERK



CHECKED AND APPROVED THIS 29TH DAY OF DECEMBER 1998.

Larry D. Hoium
LARRY D. HOIUM, ANOKA COUNTY SURVEYOR
LAND SURVEYOR, MINN. LIC. NO. 18165