

# CITY OF COON RAPIDS PLAT ONE

Know all persons by these presents: That the City of Coon Rapids, a municipal corporation under the laws of the State of Minnesota, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

Lots Six (6) and Seven (7), Block One (1), Coon Creek Park Addition according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for the County of Anoka and State of Minnesota.

That portion of the north one-half of the vacated roadway within Block 1, COON CREEK PARK, ANOKA COUNTY, MINNESOTA, (now known as 100th Lane Northwest,) as dedicated in said plat, lying easterly of the southwesterly extension across said vacated roadway of the northwesterly line of Lot 6 of said Block 1, and lying westerly of the southwesterly extension across said vacated roadway of the southeasterly line of Lot 7 of said Block 1.

Lots Two (2), Three (3), Four (4), Five (5), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), Block 1, Coon Creek Park Addition according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for the County of Anoka and State of Minnesota.

That part of the vacated roadway within Block 1, COON CREEK PARK, ANOKA COUNTY, MINNESOTA, (now known as 100th Lane Northwest,) as dedicated in said plat, lying westerly of the northeasterly extension across said vacated roadway of the southeasterly line of Lot 18, said Block 1, and lying easterly of the following described line:

Commencing at the most westerly corner of Lot 2, said Block 1; thence South 86 degrees 00 minutes 56 seconds East, along the southerly line of said Lot 2, a distance of 363.95 feet to the point of beginning of the line to be described; thence South 3 degrees 59 minutes 04 seconds West a distance of 66 feet and said line there terminating.

Excepting therefrom that portion of the north one-half of said vacated roadway lying easterly of the southwesterly extension across it of the northwesterly line of Lot 6, said Block 1.

Lot Nine (9), Block One (1), Coon Creek Park Addition, EXCEPTING THAT PART DESCRIBED AS FOLLOWS: Beginning on the Southerly line of said Lot Nine (9), Block One (1), Coon Creek Park at a point distant 186.45 feet West (measured along said Southerly line) from the Southeast corner of said Lot Nine (9), Block One (1); thence North from said point of beginning along a line perpendicular (at such point) to the said Southerly line of Lot Nine (9), Block One (1) a distance of 140 feet; thence Westerly at right angles (along a line at a deflection of 90 degrees with the previous line) a distance of 180 feet; thence Southerly at right angles (along a line at a deflection of 90 degrees with the previous line) a distance of 135 feet, more or less, to the Southerly line of said Lot Nine (9), Block One (1); thence Easterly along the said Southerly line of Lot Nine (9), Block One (1) to the point of beginning and there terminating.

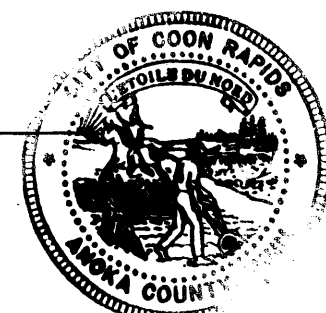
Lots eight (8), ten (10), eleven (11), twelve (12), nineteen (19), twenty (20) and twenty-one (21), block one (1), Coon Creek Park Addition, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for the County of Anoka and State of Minnesota.

That part of the vacated roadway within Block 1, COON CREEK PARK, ANOKA COUNTY, MINNESOTA, (now known as 100th Lane Northwest,) as dedicated in said plat lying northerly of the north line of Lot 23, said Block 1 and lying easterly of the northeasterly extension across said vacated roadway of the northwesterly line of Lot 19, said Block 1, EXCEPTING THEREFROM that portion of the north one-half of said vacated roadway lying westerly of the southwesterly extension across it of the southeasterly line of Lot 7, said Block 1.

Has caused the same to be surveyed and platted as CITY OF COON RAPIDS PLAT ONE and does hereby donate and dedicate to the public for public use forever the Lane as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said City of Coon Rapids has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 4<sup>th</sup> day of February, 1997.

SIGNED: William F. Thompson  
William F. Thompson, Mayor

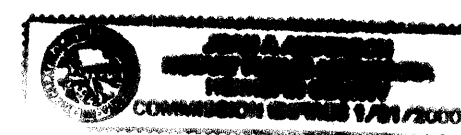
Betty Backes  
Betty Backes, Clerk



STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of February, 1997, by William F. Thompson, as Mayor, and Betty Backes, as Clerk of the City of Coon Rapids, a Minnesota Corporation, on behalf of the Corporation.

Jon A. Anderson  
Notary Public, Anoka County, Minnesota  
My commission expires January 31, 2000.



I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LOTS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS  
ENTERED Feb 5 1997  
EDWARD M. TRESKA  
PROPERTY TAX ADMINISTRATOR  
BY S. Culver  
DEPUTY PROPERTY TAX ADMINISTRATOR

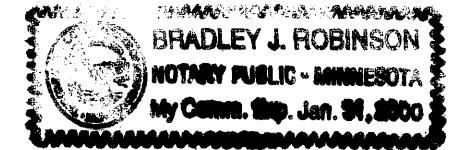
I hereby certify that I have surveyed and platted the property described in this plat as CITY OF COON RAPIDS PLAT ONE and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on the plat other than as shown thereon.

Keith M. Graham  
Keith M. Graham, Land Surveyor  
Minnesota Registration No. 11703

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 1997, by Keith M. Graham, Land Surveyor.

Bradley J. Robinson  
Notary Public, Anoka County, Minnesota.  
My commission expires January 31, 2000.



Annexed plat of CITY OF COON RAPIDS PLAT ONE was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 15<sup>th</sup> day of February, 1996.

By: Dorena M. Naeud, Chairperson

Annexed plat of CITY OF COON RAPIDS PLAT ONE was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 6<sup>th</sup> day of March, 1996. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without the receipt of such comments and recommendations, as provided by Minnesota Statutes Section 505.03, Subdivision 2.

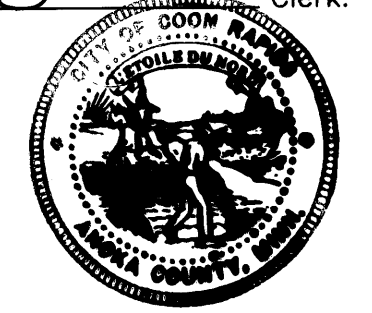
By: William F. Thompson, Mayor

Attest: Betty Backes, Clerk  
Clerk.

This plat has been checked and approved this 5<sup>th</sup> day of FEBRUARY, 1997.

MERLYN D. ANDERSON, Anoka County Surveyor

by Larry D. Blain deputy



Doc. 1263051  
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 5<sup>th</sup> of Feb, A.D., 1997  
at 4:30 o'clock P.M., and was duly recorded in book 54 of page 9  
By: Edward M. Treska  
County Recorder  
By: DKD  
Deputy

292621  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on FEB 05 1997  
at 4:30 o'clock P.M.  
By: Katherine B. ...  
County Registrar of Titles

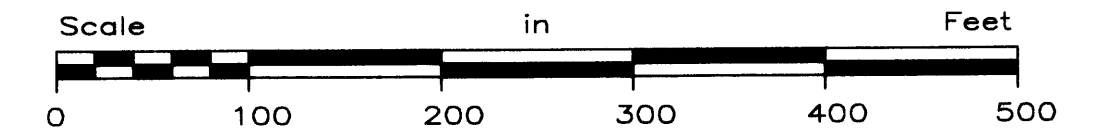
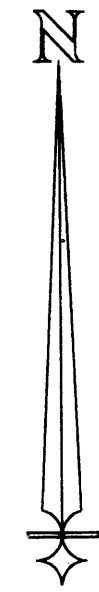
# CITY OF COON RAPIDS PLAT ONE

### LEGEND

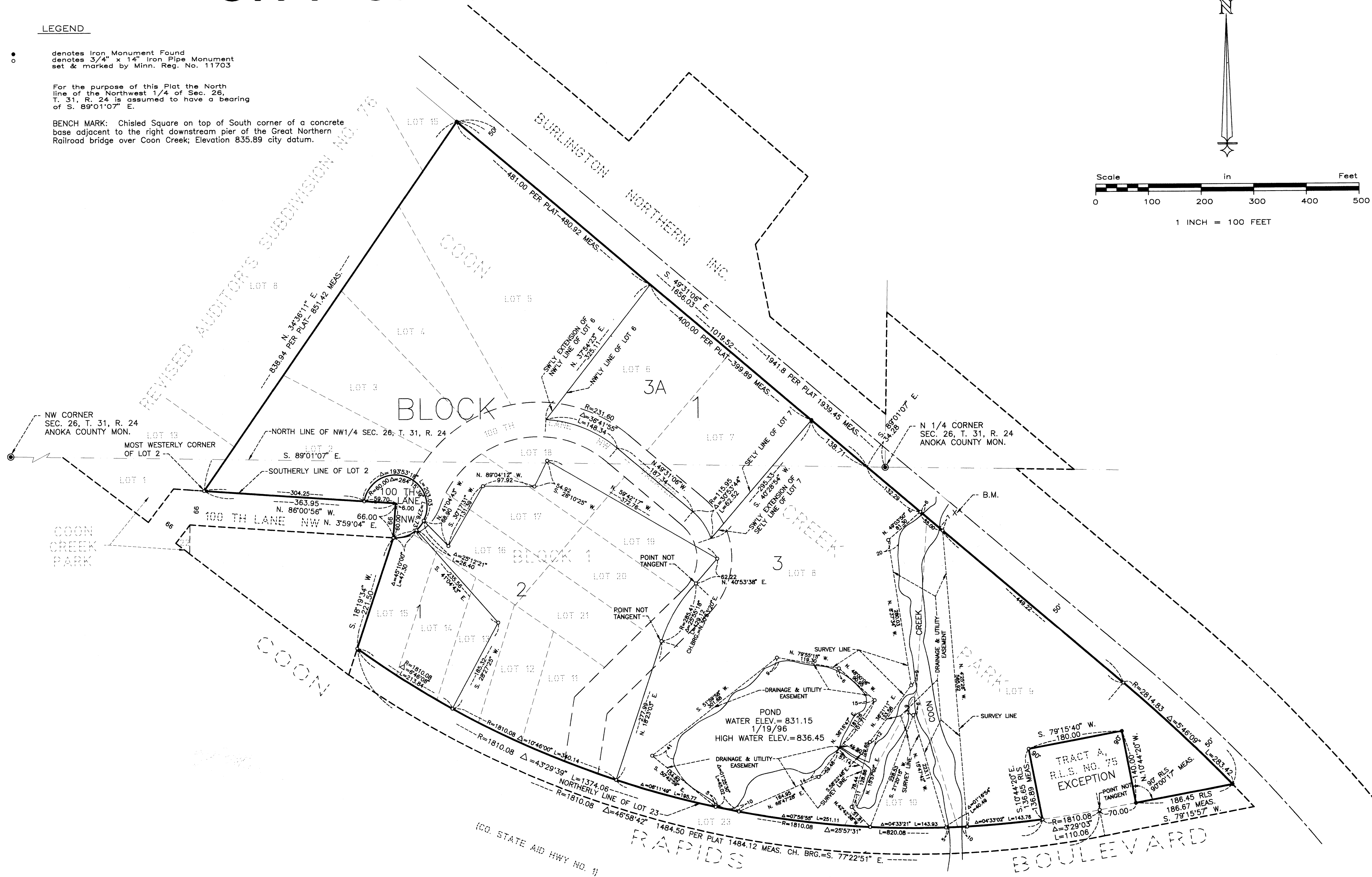
- denotes Iron Monument Found
- denotes 3/4" x 14" Iron Pipe Monument set & marked by Minn. Reg. No. 11703

For the purpose of this Plat the North line of the Northwest 1/4 of Sec. 26, T. 31, R. 24 is assumed to have a bearing of S. 89°01'07" E.

BENCH MARK: Chisled Square on top of South corner of a concrete base adjacent to the right downstream pier of the Great Northern Railroad bridge over Coon Creek; Elevation 835.89 city datum.



1 INCH = 100 FEET



GRAHAM & ASSOCIATES, INC.  
professional surveyors