

# COON CREEK COMMERCIAL PARK

CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 29, TWP. 32, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Jeffrey S. Entsminger, a single person, owner of the following described property:

The East 165.00 feet of that part of the West Half of the Northwest Quarter lying South of the public road known as the Andover Road there located, being located in Section 29, Township 32, Range 23, Anoka County, Minnesota.

AND

That part of the West half of the Southeast Quarter of the Northwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, lying West of the East 165.00 feet thereof and lying North of the centerline of Coon Creek described as follows:

Commencing at the Southwest corner of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 11 minutes, 55 seconds West, assumed bearing, along the West line of said Southeast Quarter of the Northwest Quarter, 134.13 feet to the point of beginning of said centerline to be described; thence South 85 degrees 56 minutes 34 seconds East, 143.86 feet; thence South 79 degrees 39 minutes 59 seconds East, 70.55 feet; thence South 72 degrees 30 minutes 05 seconds East, 190.91 feet; thence South 57 degrees 57 minutes 17 seconds East, 55.90 feet; thence South 73 degrees 27 minutes 19 second East, 60.56 feet to the West line of said East 165.00 feet of the West half of the Southeast Quarter of the Northwest Quarter and said centerline there terminating.

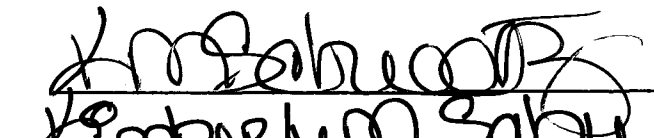
Has caused the same to be surveyed and platted as COON CREEK COMMERCIAL PARK and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Jeffrey S. Entsminger, a single person, has hereunto set his hand this 14 day of August, 2020

  
Jeffrey S. Entsminger


STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me on 8/14/20 by Jeffrey S. Entsminger.

 (Signed)  
Kimberly M. Schulte (Printed)  
Notary Public,  
My commission expires 1-31-2025

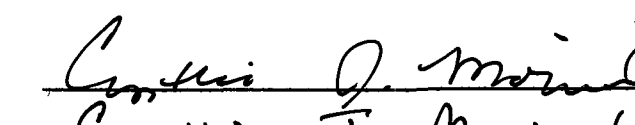
I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated 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 13<sup>th</sup> day of AUGUST, 2020

  
Thomas R. Balluff, Licensed Land Surveyor  
Minnesota License No. 40361

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me on August 13<sup>th</sup>, 2020 by Thomas R. Balluff.

 (Signed)  
Cynthia J. Morical (Printed)  
Notary Public, Hennepin County, Minnesota  
My commission expires January 31, 2025

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of COON CREEK COMMERCIAL PARK was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 3<sup>rd</sup> day of August, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.


CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

 Mayor

By:  Clerk


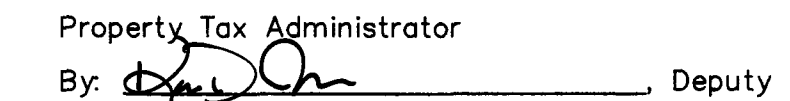
COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21<sup>st</sup> day of September, 2020.

By:   
Charles F. Gitzen  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

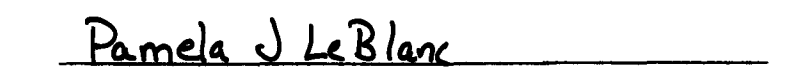

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 21<sup>st</sup> day of September, 2020.

  
Pamela J. LeBlanc  
Property Tax Administrator  
By:  Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

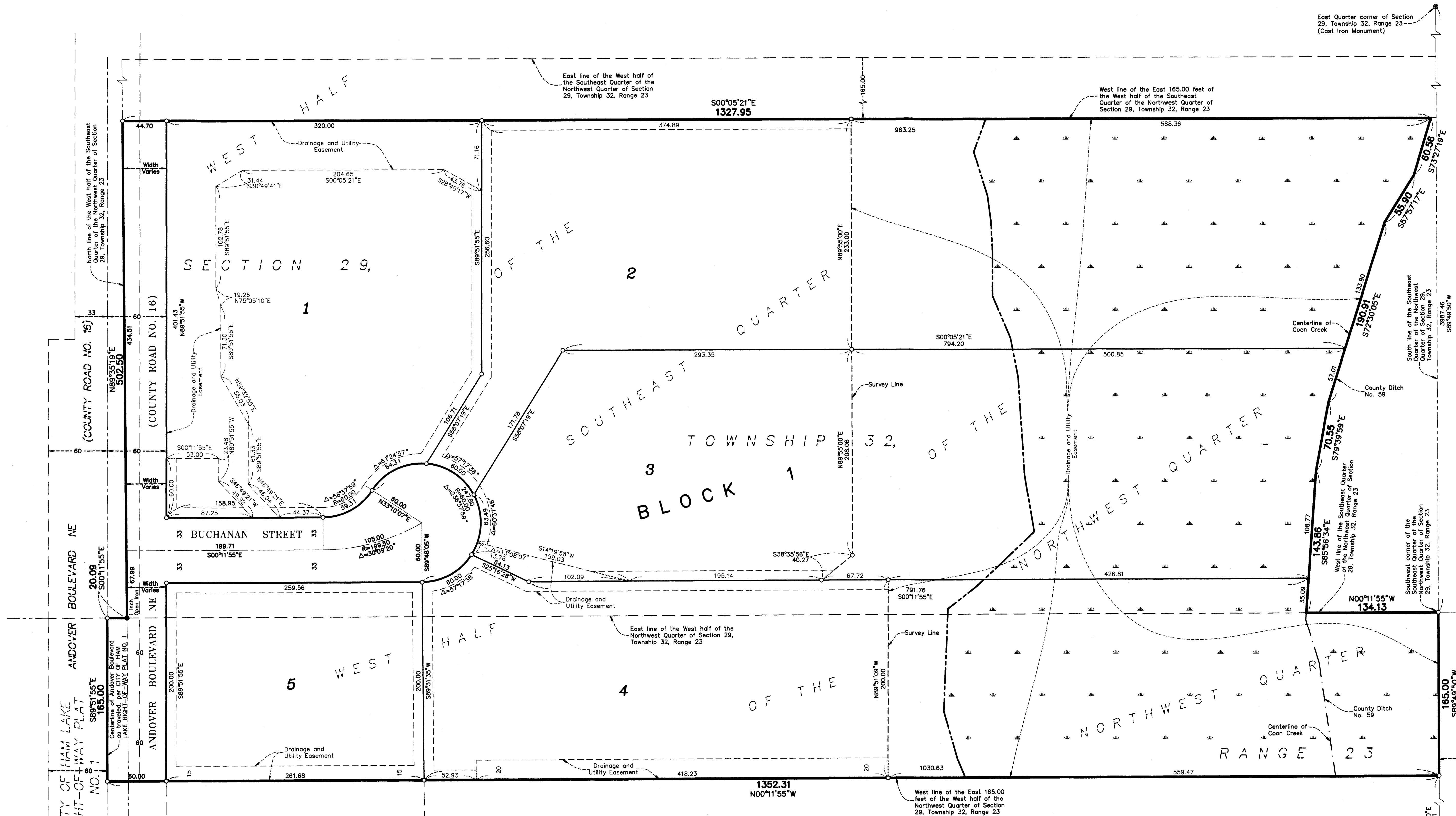
I hereby certify that this plat of COON CREEK COMMERCIAL PARK was filed in the office of the County Recorder/Registrar of Titles for public record on this 21<sup>st</sup> day of September, 2020, at 10:58 o'clock A.M. and was duly recorded as Document Number 2279252.001.

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

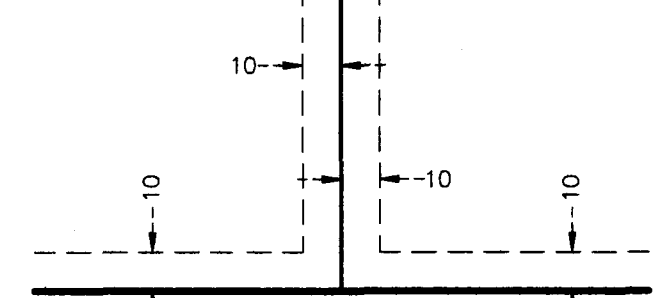
# COON CREEK COMMERCIAL PARK

CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 29, TWP. 32, RGE. 23

East Quarter corner of Section 29, Township 32, Range 23  
(Cast Iron Monument)

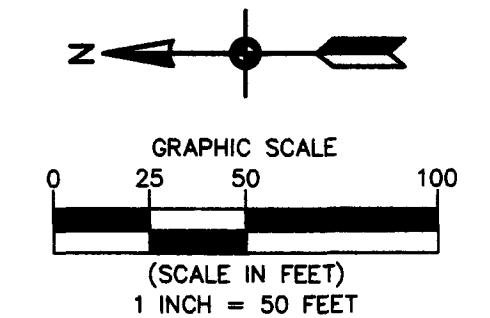


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 10 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument unless otherwise noted
- Denotes Found Anoka County Cast Iron Monument
- Denotes Wetland, delineated by Kjalhaug Environmental Services Company in 2018



For the purposes of this plat, the West line of the Southeast Quarter of the Northwest Quarter of Section 29, Township 32, Range 23 is assumed to have a bearing of North 00 degrees 11 minutes 55 seconds West.