

COON HOLLOW WEST

CITY OF COON RAPIDS
ANOKA COUNTY, MN.

KNOW ALL PERSONS BY THESE PRESENTS: That Christopher Strande, a single person, owner and proprietor of the following property, situated in the County of Anoka, State of Minnesota, to wit:

Lot Eleven (11), Block Two (2), 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 Section Twenty-six (26), Township Thirty-one (31), Range Twenty-four (24), that is described as follows: Commencing at the Southwest corner of Lot Eleven (11), Dunn's Valley, according to the map or plat thereof on file and of record in the office of the Register of Deeds, Anoka County, Minnesota, and proceeding thence East on the South line of said Lot Eleven (11) and on said South line extended East, to the Center line of the East River Road, as the same is now laid out and constructed; and proceeding thence Northerly and Northwesterly on said center line to the intersection between said center line and the North line of the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4), of said Section Twenty-six (26), and proceeding thence West on said North line to the Easterly line of the Minneapolis Anoka and Oyuna Range Railway Right of way, as the same is laid out in the plat of Coon Creek Park, according to the map or plat thereof on file and of record in the office of the Register of Deeds, Anoka County, Minnesota, and proceeding thence Northwesterly along the said Easterly line to its intersection with the Northwesterly line of Lot Eleven (11), Block Two (2) Coon Creek Park, according to the map or plat thereof on file and of record in the office of the Register of Deeds, Anoka County, Minnesota, said Northwesterly line being extended Northeasterly; and proceeding thence Southwesterly on said Northwesterly line of said Lot Eleven (11), as extended, to the North point of said Lot Eleven (11), and proceeding thence Southeasterly on the Northeasterly line of said Lot Eleven (11), to the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of said Section Twenty-six (26); and proceeding thence West on said South line to the intersection of said South line with a line parallel with and five hundred twelve and one-tenth (512.1) feet West of the extended Westerly line of Dunn's Valley; and proceeding thence South on said line parallel to said extended Westerly line to the Northwest corner of Coon Hollow, according to the map or plat thereof on file and of record in the office of the Register of Deeds, Anoka County, Minnesota, thence South Eighty-four degrees and fifty-two minutes (84° 52') East for a distance of Two Hundred One and eight tenths (201.8) feet; thence deflecting to the right thirty-six degrees and thirty minutes (36° 30') for a distance of one hundred ninety (190) feet more or less to the center line of Coon Creek, a natural water way, so called; and proceeding thence Southerly, Easterly and Westerly along said center line of Coon Creek to a point six hundred fifty and four tenths (650.4) feet North of the East and West quarter section line of the said Section Twenty-six (26) and measured so North on a line parallel with the extended West line of Dunn's Valley; and proceeding thence West on a line parallel with said East and West Quarter Section line to a point that is Two Hundred (200) feet West of the intersection of said line parallel to, and six hundred fifty and four tenths (650.4) feet North of the East and West quarter Section line of said Section Twenty-six (26) with the extended Westerly line of Dunn's Valley; and proceeding thence South and parallel to the said extended Westerly line of Dunn's Valley for a distance of six hundred fifty and four tenths (650.4) feet to the said East and West quarter section line; and proceeding thence East on said East and West quarter Section line, for a distance of two hundred (200) feet to the said extended Westerly line of Dunn's Valley; and proceeding thence South on said Westerly line of Dunn's Valley, and said Westerly line extended, to the Southwest corner of Lot Eleven (11), Dunn's Valley, which is the point of beginning; and being subject to the easement of the said highway over the Easterly thirty-three (33) feet of the above tract; and being a part of Coon Creek Park, the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) and Government Lot One (1), said Section Twenty-six (26); and being all of Lot Five (5) except that part platted as Coon Hollow, Lot Six (6), Lot Ten (10) and Lot Eleven (11) of Auditor's Subdivision No. 57, 2nd Revision; and Lot Eleven (11), Dunn's Valley, Anoka County, Minnesota.

EXCEPTING

That part of Lot 11, Block 2, Coon Creek Park, Anoka County, Minnesota according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for said county and state and of that portion of the Minneapolis, Anoka and Oyuna Range Railway right-of-way, now abandoned, adjacent to said Lot, and of the NE 1/4 of NW 1/4 of Section 26, Township 31, Range 24 that is described as follows: Beginning at a point on the south line of said Lot 11 which is distant 378.2 feet East from the most westerly corner of said Lot 11; and proceeding thence North 26° 37' West considering the South line of said Lot 11 to be true East and West a distance of 211.1 feet, more or less, to the southerly line of a town road, which point is distant 66 feet Southeasterly as measured at right angles from the Northwesterly line, extended, of said Lot 11 and proceeding thence Northeasterly along the south line of the said road and parallel with the Northwesterly line of said Lot 11 for a distance of 82.2 feet more or less to the southwesterly line of the East River Road, so called, a public highway, and proceeding thence Southeasterly along the said Southwesterly line of the said East River Road for a distance of 141 feet and proceeding thence in a straight line and in a southwesterly direction to the point of commencement.

EXCEPTING

That part of the Southeast quarter of the Northwest quarter (SE 1/4 of NW 1/4) of Section Twenty-six (26), Township Thirty-one (31), Range Twenty-four (24) and of Lot Five (5), Auditor's Subdivision Number Fifty-seven (57), Anoka County, Minnesota, that is described as follows, to-wit: Commencing at a point on the South line of Coon Hollow, a platted Addition in said County, said point being Three hundred twelve and one tenth (312.1) feet East of Southwest corner of said Addition, thence South parallel with the extended West line of Dunn's Valley, a platted Addition in said Anoka County, a distance of One hundred forty-six and seven tenths (146.7) feet, thence South 85° 45' East a distance of Two hundred sixteen (216) feet, thence Northeasterly in a direct line to a point on the South line of said Coon Hollow, said point being Two Hundred forty-eight and seven tenths (248.7) feet East of point of commencement a distance One Hundred seventy and six tenths (170.6) feet, thence West on said South line of Coon Hollow a distance of Two Hundred forty-eight and seven tenths (248.7) feet to place of commencement and containing about eighty hundredths (.80) acre.

EXCEPTING

A tract or parcel of land containing about five and eight tenths (5.8) acres, being a part of Section Twenty-six (26), Township Thirty-one (31), North Range Twenty-four (24) west, Anoka County, Minnesota, and described as follows, to-wit: Beginning at a point Two hundred and seventy-four (274) feet North of the Northwest corner of Dunn's Valley as the same is surveyed and platted on the extended westerly line of Dunn's Valley, thence north on the said extended westerly line a distance of Six Hundred Ninety-nine and eight tenths (699.8) feet to a point which is six hundred and fifty and four tenths (650.4) feet north of the east and west quarter line, thence East parallel with said east and west quarter section line a distance of six hundred and ninety and one tenths (690.1) feet to the westerly line of the right of way of the Minneapolis, Anoka and Oyuna Range Railroad, thence along said westerly right of way line southeasterly two hundred ninety and one tenths (290.1) feet to a point measured along said right of way line distant three hundred and eighty-five and seven tenths (385.7) feet northeasterly of the intersection of said east and west quarter section line and said westerly right of way line, thence westerly a distance of six hundred and eighteen and eight tenths (618.8) feet, thence southwesterly a distance of four hundred and seven and two tenths (407.2) feet to the point of beginning. A part of the above tract being included in what is now known as Auditor's Subdivision No. 57, 2nd Revision and including parts of Lots Five (5) and Ten (10) of said Auditor's Subdivision No. 57, 2nd Revision.

Also

That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section Twenty-six (26), Township Thirty-one (31), North, Range Twenty-four (24) West, Anoka County, Minnesota, described as follows, to-wit: Beginning at a point on the extended Westerly line of Dunn's Valley where the same is intersected by the East and West quarter section line of said Section Twenty-six (26); thence North along the extended Westerly line of Dunn's Valley a distance of Six hundred and fifty and four tenths (650.4) feet; thence West parallel with the said East and West quarter section line Two hundred (200) feet; thence South parallel to the extended West line of Dunn's Valley Six hundred and fifty and four tenths (650.4) feet to the East and West quarter line; thence East Two hundred (200) feet to the point of beginning, containing about Two and ninety-eight hundredths (2.98) acres of land; excepting however, from the above tracts, the following described tract of land:

That part of the Southeast quarter of the Northwest quarter (SE 1/4 of NW 1/4) of Section Twenty-six (26), Township Thirty-one (31), Range Twenty-four (24) and of Lot Five (5), Auditor's Subdivision Number Fifty-seven (57), Anoka County, Minnesota, that is described as follows, to-wit: Commencing at a point on the South line of Coon Hollow, a platted Addition in said County, said point being Three hundred twelve and one tenths (312.1) feet East of Southwest corner of said Addition, thence South parallel with the extended West line of Dunn's Valley, a platted Addition in said Anoka County, a distance of One hundred forty-six and seven tenths (146.7) feet; thence South 85° 45' East a distance of Two hundred sixteen (216) feet, thence Northeasterly in a direct line to a point on the South line of said Coon Hollow, said point being Two hundred forty-eight and seven tenths (248.7) feet East of point of commencement a distance of One hundred seventy and six tenths (170.6) feet, thence West on said South line of Coon Hollow a distance of Two Hundred forty-eight and seven tenths (248.7) feet to place of commencement and containing about eighty hundredths (0.80) acres.

EXCEPTING

That part of Lot Eleven (11), Block Two (2), 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, and of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4), and of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4), Section Twenty-six (26), Township Thirty-one (31), Range Twenty-four (24), Anoka County, Minnesota, described as follows, to-wit: Beginning at a point on the North line of said Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) distant 378.2 feet East, measured along said line from the most Westerly corner of said Lot Eleven (11), Coon Creek Park, thence South 26° 37' East 169.9 feet, more or less, to the Southeast corner of Lot One (1), Coon Hollow, according to the plat thereof on file and of record in the office of the Register of Deeds, thence Northwesterly along the Northeasterly line of said Coon Hollow to the Northwest corner of said Lot One (1), Coon Hollow, a distance of 332.4 feet, more or less, thence North on a line parallel with the extended West line of Dunn Valley a distance of 51.8 feet along the Easterly line of a town road, as opened, thence Northeasterly parallel with and 66 feet Southeasterly from the Northwesterly line of Lot Eleven (11), Block Two (2), of said Coon Creek Park along the Southeasterly line of a town road, as opened, a distance of 180.3 feet, thence South 26° 37' East a distance of 211.1 feet, more or less, to the point of beginning.

EXCEPTING

That part of Lot Eleven (11), Block Two (2), 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, and of that portion of the Minneapolis, Anoka and Oyuna Range Railway right-of-way now abandoned adjacent to said lot and of the Northeast Quarter of Northwest Quarter (NE 1/4 of NW 1/4) and of the Southeast Quarter of Northwest Quarter (SE 1/4 of NW 1/4), of Section Twenty-six (26), Township Thirty-one (31), Range Twenty-four (24), that is described as follows: Beginning at a point in the South line of said Lot Eleven (11) distant 565.6 feet East from the most Westerly corner of said Lot Eleven (11) and proceeding thence North 3° 55' East considering the South line of said Lot Eleven (11) to be true East and West a distance of 107.8 feet, more or less, to the Southwesterly line of the East River Road, so-called, a public highway; thence Southeasterly along the Southwesterly line of said East River Road a distance of 150 feet; thence South 3° 10' West a distance of 75.3 feet, more or less, to a point on the South line of said Lot Eleven (11), Block Two (2), extended East, said point being 715.3 feet East from the Southwest or most Westerly corner thereof; thence continuing South 3° 10' West to the center line of Coon Creek; thence Southwesterly along the center line of said Coon Creek to a point on a line bearing South 3° 55' West from the above described point of beginning; thence North 3° 55' East a distance of 110 feet, more or less to the point of beginning.

EXCEPTING

That part of Lot Eleven (11), Dunn's Valley, Anoka County, Minnesota and that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), of Section Twenty-six (26), Township Thirty-one (31), Range Twenty-four (24) now more particularly described as Lot Eleven (11) of Auditor's Subdivision No. 57, 2nd Revision, described as follows: Beginning at the southeast corner of said Lot Eleven (11), Dunn's Valley, thence North 15° 25' West along the East line of said Lot Eleven (11) a distance of one hundred twenty four and six tenths (124.6) feet, thence North 56° 5' West a distance of two hundred fifty-two and ninety-five hundredths (252.95) feet, thence South 78° 15' West a distance of one hundred sixty-four and six tenths (164.6) feet, thence South 68° 15' West a distance of one hundred twenty-six and five tenths (126.5) feet, thence South 48° 45' West seventy-nine and eight tenths (79.8) feet, thence South 27° 45' West a distance of one hundred fifty-three (153) feet more or less to the South line of said Lot Eleven (11), thence East along the said South line thereof to the point of beginning.

EXCEPTING

That part of Lot Eleven (11), Block Two (2), 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 and of that portion of the Minneapolis Anoka and Oyuna Range Railway right of way, now abandoned adjacent to said lot and of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) and of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section Twenty-six (26), Township Thirty-one (31), Range Twenty-four (24) that is described as follows:

Beginning at a point in the South line of said Lot Eleven (11) distant Three hundred seventy-eight and two tenths (378.2) feet East from the most Westerly corner of said Lot Eleven (11) and proceeding thence Northeasterly to a point in the Southwesterly line of the East River Road, so-called, a public highway said point being One hundred forty-one and no tenths (141.0) feet Southeasterly as measured along said Southeasterly right of way line from the Southerly line of a Town Road which point is Sixty-six (66) feet distant as measured at right angles from the Northwesterly line of said Lot Eleven (11); thence Southeasterly along the Southerly line of said East River Road One hundred fifty and no tenths (150.0) feet; thence South Three degrees fifty-five minutes (3° 55') West a distance of one hundred Seven and eight tenths (107.8) feet more or less to a point on the North line of said Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) distant One hundred eight-seven and four tenths (187.4) feet East of the above described point of beginning; thence continuing South in a straight line to the center line of Coon Creek; thence Westerly along the center line of Coon Creek to a point on a line bearing South Twenty-six degrees Thirty-seven minutes (26° 37') East from the above described point of beginning; thence North Twenty-six degrees Thirty-seven minutes (26° 37') West a distance of One hundred sixty-nine and nine tenths (169.9) feet more or less to the point of beginning. The South line of said Lot Eleven (11) is considered to be true East and West for the purposes of this description.

191163
Office of the Register of Deeds
State of Minnesota
14th
May 29 4:05 P.M.
By Katherine Buss
REGISTER OF DEEDS

COON HOLLOW WEST

CITY OF COON RAPIDS
ANOKA COUNTY, MN.

EXCEPTING

Part of Lot Five (5), Lot Six (6), and former railroad right-of-way in Auditor's Subdivision No. 57, 2nd Revision, Anoka County, Minnesota, described as follows; to-wit: From the point of intersection of the North line of SW 1/4 of NE 1/4 of Section 26, Township 31, Range 24, in said County, with the Westerly line of Public Road known as East River Road, said point also being the Northeast corner of said Lot 6; thence South 61 degrees 40 minutes East on said Westerly line of road 151.7 feet, measured on the chord of the curve in said road to actual place of beginning; thence South 54 degrees West a distance of 186 feet, more or less to Coon Creek so-called a natural waterway; thence Southerly following along said Coon Creek to a point on a line parallel with and 160 1/2 feet distant Southerly at right angles to first course; thence North 54 degrees East a distance of 276 feet more or less to Westerly line of said road; thence North 51 degrees, 50 minutes West 167 feet, measured on the chord of the curve in said road to place of beginning and containing about 8/10 acres, together with an easement for road purposes only over a strip of land 25 feet wide adjoining the above described tract on the Southeasterly boundary thereof.

EXCEPTING

Parts of Lots Five (5) and Six (6), and former railroad right-of-way, all in Auditor's Subdivision No. 57, 2nd Revision, Anoka County, Minnesota, described as follows, to-wit: Commencing at the point of intersection of the North line of the SW 1/4 of the NE 1/4 of Section 26, T. 31, Range 24, Anoka County, Minnesota, with the Westerly line of the public road, known as the East River Road, said point also being the Northeast corner of said Lot 6, thence S. 61° 40' E. on said Westerly line of road, a distance of 151.7 feet, measured on the chord of the curve of said road, thence S. 51° 50' E. on said Westerly line of road a distance of 167.0 feet, measured on the chord of the curve of said road to the actual place of beginning; thence S. 40° 40' E. along the Westerly line of said road a distance of 192 feet, measured on the chord of the curve of said road; thence Southerly along the Westerly line of said road a distance of 21.15 feet; thence S. 54° W. a distance of 122.8 feet; thence N. 36° W. a distance of 62.0 feet; thence S. 54° W. a distance of 70 feet, thence N 36° W. a distance of 101.26 feet, thence Northwesterly to a point on a line which bears S. 54° W. from the point of beginning and distant 231.6 feet therefrom; thence N. 54° E. a distance of 231.6 feet to the point of beginning, reserving an easement over the Northwesterly 25 feet of the above described tract for road purposes only for use of owners of tract of land adjoining said easement.

ALSO EXCEPTING

Tract A, Registered Land Survey No. 80, Files of the Registrar of Titles.

ALSO EXCEPTING

Any portion of the above described property lying Northerly of the Southerly line of Coon Hollow and Northerly and Westerly of the following described line: Beginning at the most Easterly corner of Tract A, Registered Land Survey No. 80; thence Southwesterly along the most Easterly line of said Tract A to the Southwesterly line of East River Road; thence South 51° 50' East on said Westerly line of road a distance of 167.0 feet, measured on the chord of the curve of said road to a point hereinafter called "confusing"; thence South 40 degrees 40 minutes East, along the Westerly line of said road a distance of 192 feet measured on the chord of the curve of said roads; thence Southerly along the Westerly line of said road a distance of 21.15 feet; thence South 54° West a distance of 122.8 feet; thence North 36° West a distance of 62.0 feet; thence South 54° West a distance of 70 feet, thence North 36° West a distance of 101.26 feet; thence Northwesterly to a point on a line which bears South 54° West from the point called "confusing" and distant 231.6 feet therefrom; thence Southwesterly along the Southwesterly prolongation of the last described line, to its intersection with the centerline of Coon Creek; thence Southerly along said centerline of Coon Creek to the South line of the plat of Coon Hollow and there terminating.

TOGETHER WITH

A tract or parcel of land containing about five and eight tenths (5.8) acres, being a part of Section Twenty-six (26), Township Thirty-one (31), North Range Twenty-four (24), west, Anoka County, Minnesota, and described as follows, to-wit: Beginning at a point Two hundred and seventy-four (274) feet North of the Northwest corner of Dunn's Valley as the same is surveyed and platted on the extended westerly line of Dunn's Valley, thence North on the said extended westerly line a distance of Six hundred Ninety-nine and eight tenths (699.8) feet to a point which is six hundred and fifty and four tenths (650.4) feet north of the east and west quarter line, thence east parallel with said east and west quarter section line a distance of six hundred and ninety and one tenth (690.1) feet to the westerly line of the right of way of the Minneapolis, Anoka and Cuyuna Range Railroad, thence along said westerly right of way line southeasterly two hundred ninety and one tenth (290.1) feet to a point measured along said right of way line distant three hundred and eighty-five and seven tenths (385.7) feet northwesterly of the intersection of said east and west quarter section line and said westerly right of way line, thence westerly a distance of six hundred and eighteen and eight tenths (618.8) feet, thence southwesterly a distance of four hundred and seven and two tenths (407.2) feet to point of beginning. A part of the above tract being included in what is now known as Auditor's Subdivision No. 57, 2nd Revision and including parts of Lots Five (5) and Ten (10) of said Auditor's Subdivision No. 57, 2nd Revision.

ALSO

That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section Twenty-six (26), Township Thirty-one (31), North, Range Twenty-four (24) West, Anoka County, Minnesota, described as follows, to-wit: Beginning at a point on the extended Westerly line of Dunn's Valley where the same is intersected by the East and West quarter section line of said Section Twenty-six (26); thence North along the extended Westerly line of Dunn's Valley a distance of Six hundred and fifty and four tenths (650.4) feet; thence West parallel with the said East and West quarter section line Two hundred (200) feet; thence South parallel to the extended West line of Dunn's Valley Six hundred fifty and four tenths (650.4) feet to the East and West quarter line; thence East Two hundred (200) feet to the point of beginning, containing about Two and ninety-eight hundredths (2.98) acres of land; EXCEPTING however, from the above tracts, the following described tract of land: That part of the Southeast quarter of the Northwest quarter (SE 1/4 of NW 1/4) of Section Twenty-six (26), Township Thirty-one (31), Range Twenty-four (24) and of Lot Five (5), Auditor's Subdivision Number Fifty-seven (57), Anoka County, Minnesota, that is described as follows, to-wit: Commencing at a point on the South line of Coon Hollow, a platted Addition in said County, said point being Three hundred twelve and one tenth (312.1) feet East of Southwest corner of said Addition, thence South parallel with the extended West line of Dunn's Valley, a platted Addition in said Anoka County, a distance of One hundred forty-six and seven tenths (146.7) feet; thence South 85° 45' East a distance of Two hundred sixteen (216) feet, thence Northeasterly in a direct line to a point on the South line of said Coon Hollow, said point being Two hundred forty-eight and seven tenths (248.7) feet East of point of commencement a distance of One hundred seventy and six tenths (170.6) feet, thence West on said South line of Coon Hollow a distance of Two hundred forty-eight and seven tenths (248.7) feet to place of commencement and containing about eighty hundredths (0.80) acre; EXCEPTING ALSO from the above tracts, the following described tract of land: That part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 31, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the South line of Coon Hollow, a platted Addition in said County, said point being 312.1 feet East of the Southwest corner of said Addition; thence South 0° 17' 26" East along a line parallel with the extended West line of Dunn's Valley, a platted addition in said Anoka County, a distance of 146.7 feet to the actual point of beginning of said street to be described; thence continuing South 0° 17' 26" East along said parallel line a distance of 504.41 feet, more or less, to a point on the South line of said Southeast Quarter of the Northwest Quarter, said point being 342.69 feet West of the Southeast corner of the said Southeast Quarter of the Northwest Quarter; thence North 88° 33' 08" East along the South line of said Southeast Quarter of the Northwest Quarter a distance of 30.01 feet; thence North 0° 17' 26" West along a line parallel with the said extended West line of Dunn's Valley, a distance of 453.53 feet to a point on a curve concave to the Northwest and not being tangential to the last described course, the radius 60 feet; thence Northeasterly along said curve a distance of 56.68 feet, delta angle of said curve being 54° 07' 53", the chord of said curve bears North 32° 38' 37" East; thence North 85° 02' 26" West a distance of 59.85 feet to the point of beginning.

TOGETHER WITH:

That part of Lot Eleven (11), Dunn's Valley, Anoka County, Minnesota and that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), of Section Twenty-six (26), Township Thirty-one (31), Range Twenty-four (24) now more particularly described as Lot Eleven (11) of Auditor's Subdivision No. 57, 2nd Revision, described as follows:

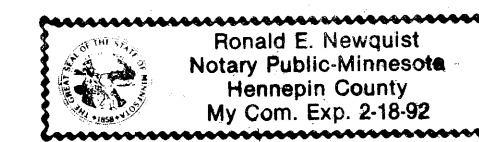
Beginning at the Southeast corner of said Lot Eleven (11), Dunn's Valley, thence North 15° 25' West along the East line of said Lot Eleven (11) a distance of one hundred twenty-four and six tenths (124.6) feet, thence North 56° 5' West a distance of two hundred fifty-two and ninety-five hundredths (252.95) feet, thence South 78° 15' West a distance of one hundred sixty-four and six tenths (164.6) feet, thence South 68° 15' West a distance of one hundred twenty-six and five tenths (126.5) feet, thence South 48° 45' West seventy-nine and eight tenths (79.8) feet, thence South 27° 45' West a distance of one hundred fifty-three (153) feet more or less to the South line of said Lot Eleven (11), thence East along the said South line thereof to the point of beginning.

Have caused the same to be surveyed and platted as COON HOLLOW WEST, and do hereby donate and dedicate to the public, for public use forever the road, the drainage and utility easements, and also dedicating to the County of Anoka the right of access as shown on the plat.

In witness whereof said Christopher Strande, a single person, has hereunto set his hand this 28 day of October, 19 89.

Christopher Strande
Christopher Strande

STATE OF MINNESOTA)
COUNTY OF Hennepin) The foregoing instrument was acknowledged before me this 28th day of October, 19 89, by Christopher Strande, a single person.



Ronald E. Nowquist
Notary Public - Minnesota
Hennepin County, Minnesota
My Commission Expires FEBRUARY 19, 1992

I, James L. Kurth, do hereby certify that I have surveyed and platted the property described on this plat as COON HOLLOW WEST, that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments for the guidance of future surveys have been correctly placed in the ground as shown on the plat; that all outside boundary lines are correctly shown on the plat; and that there are no wet lands or public highways to be designated other than as shown.

James L. Kurth
James L. Kurth, Land Surveyor
Minnesota Registration No. 5332

STATE OF MINNESOTA)
COUNTY OF ANOKA) The above certificate subscribed and sworn to before me this 20th day of OCTOBER, 19 89, by James L. Kurth, Land Surveyor.



Karen J. Kurth
Notary Public, Anoka County, Minnesota
My Commission Expires FEBRUARY 19, 1991

This plat of COON HOLLOW WEST was approved by the Planning Commission of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 19th day of JANUARY, 19 89.

By: Donna M. Flesch
Chairman

This plat of COON HOLLOW WEST was approved and accepted by the City Council of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 10th day of October, 19 89. 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 receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

Robert B. Lewis
Mayor

Betty Backer, OMC
Clerk

Checked and approved this 14th day of NOVEMBER, 19 89.

MELVYN D. ANDERSON
Anoka County Surveyor

by Larry D. Nelson Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

November 14, 1989

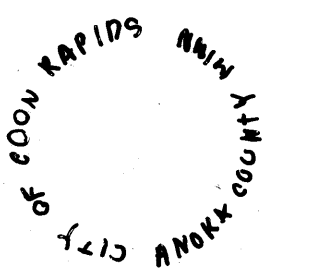
Charles J. Seibert
Auditor, Anoka County

By Jonell M. Sawyer
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE ON THIS PLAT AND LANDS THEREON HAVE BEEN PAID

Donald C. Barclay
Anoka County Treasurer

by Larry D. Nelson Deputy



COON HOLLOW WEST

