

COON RAPIDS BUSINESS CENTER

Book 73 of Abstract Page 7
CITY OF COON RAPIDS
ANOKA COUNTY, MN
SECTION 10, T31, R24

KNOW ALL PERSONS BY THESE PRESENTS: That H & W Family, LLLP, a Minnesota limited liability limited partnership, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota to wit:

All that part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter, All in Section 10, Township 31 North, Range 24 West, Anoka County, Minnesota, that lies Northerly of United States Highway No.10 and Westerly of Hanson Blvd except the following:
Beginning at the Northeast corner of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 48 minutes 25 seconds West, assumed bearing, along the north line of the South half of said Southwest Quarter a distance of 1337.73 feet; thence South 59 degrees 30 minutes 25 seconds East a distance of 1151.72 feet; thence South 61 degrees 13 minutes 38 seconds East a distance of 379.52 feet; thence South 81 degrees 32 minutes 10 seconds East a distance of 310.00 feet; thence North 64 degrees 08 minutes 16 seconds East a distance of 209.12 feet; thence North 40 degrees 55 minutes 00 seconds East a distance of 350.00 feet; thence North 29 degrees 37 minutes 20 seconds East a distance of 515.00 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 42 minutes 50 seconds West, along the north line of said Southwest Quarter of the Southeast Quarter a distance of 965.97 feet to the point of beginning.

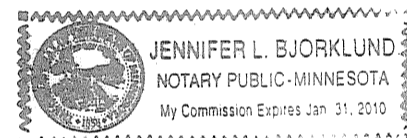
Has caused the same to be surveyed and platted as COON RAPIDS BUSINESS CENTER and does hereby donate and dedicate to the public for public use forever the easements for drainage and utility purposes as shown on the plat. Also dedicating to the State of Minnesota the right of access onto United States Highway No. 10 as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 11 and County State Aid Highway No. 78 as shown on the plat.

In witness whereof said H & W Family LLLP, has caused these presents to be signed by its proper officer this 11th day of January, 2007.

H & W FAMILY, LLLP
BY: H&W HOLDING, LLC, GENERAL PARTNER

William O. Cooley
William O. Cooley, Its Managing Member

State of Minnesota
County of Anoka
The foregoing instrument was acknowledged before me this 11th day of January, 2007, by William O. Cooley, as Managing Member of H & W Holding, LLC, a Nevada limited liability company, the General Partner of H & W Family, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.



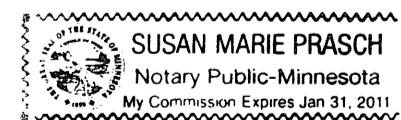
Jennifer Bjorklund
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-10

I hereby certify that I have surveyed and platted the land described on this plat as COON RAPIDS BUSINESS CENTER; that this 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 all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by local governmental unit; that the outside boundaries are correctly designated on said plat, and that there are no wetlands as defined in M.S. 505.02 Subdivision 1, or public highways to be designated on said plat.

Gregory R. Prsch

Gregory R. Prsch, Licensed Land Surveyor
Minnesota License No. 24992

State of Minnesota
County of Hennepin
The foregoing Surveyor's Certificate was acknowledged before me this 10th day of January, 2007, by Gregory R. Prsch, Licensed Land Surveyor.



Susan Marie Prsch
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-11

This plat of COON RAPIDS BUSINESS CENTER was approved by the Planning Commission of the City of Coon Rapids at a regular meeting held this 26 day of January, 2006

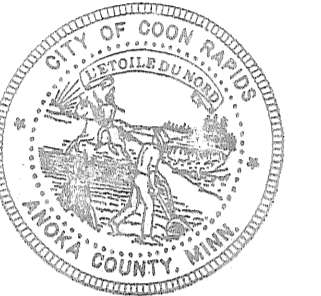
By Donna Naue Chairman

This plat of COON RAPIDS BUSINESS CENTER was approved and accepted by the City Council of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 7th day of Feb, 2006. 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.

By J. Han Mayor

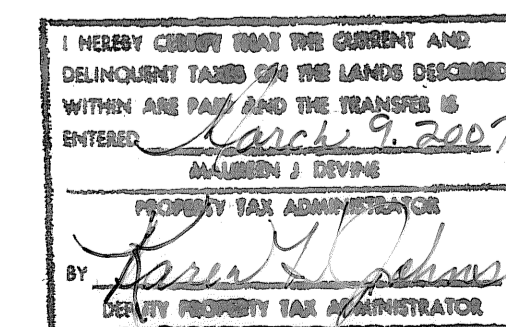
By John A. Anderson Clerk

Checked and approved this 9th day of MARCH, 2007.



By Larry D. Klein
Anoka County Surveyor

1991584.002
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 9th of March, 2007 at 3:45 o'clock P.M., and was duly recorded in book 73 Abstract 7
Maurice O. Durheim
County Recorder
By K.H.J.

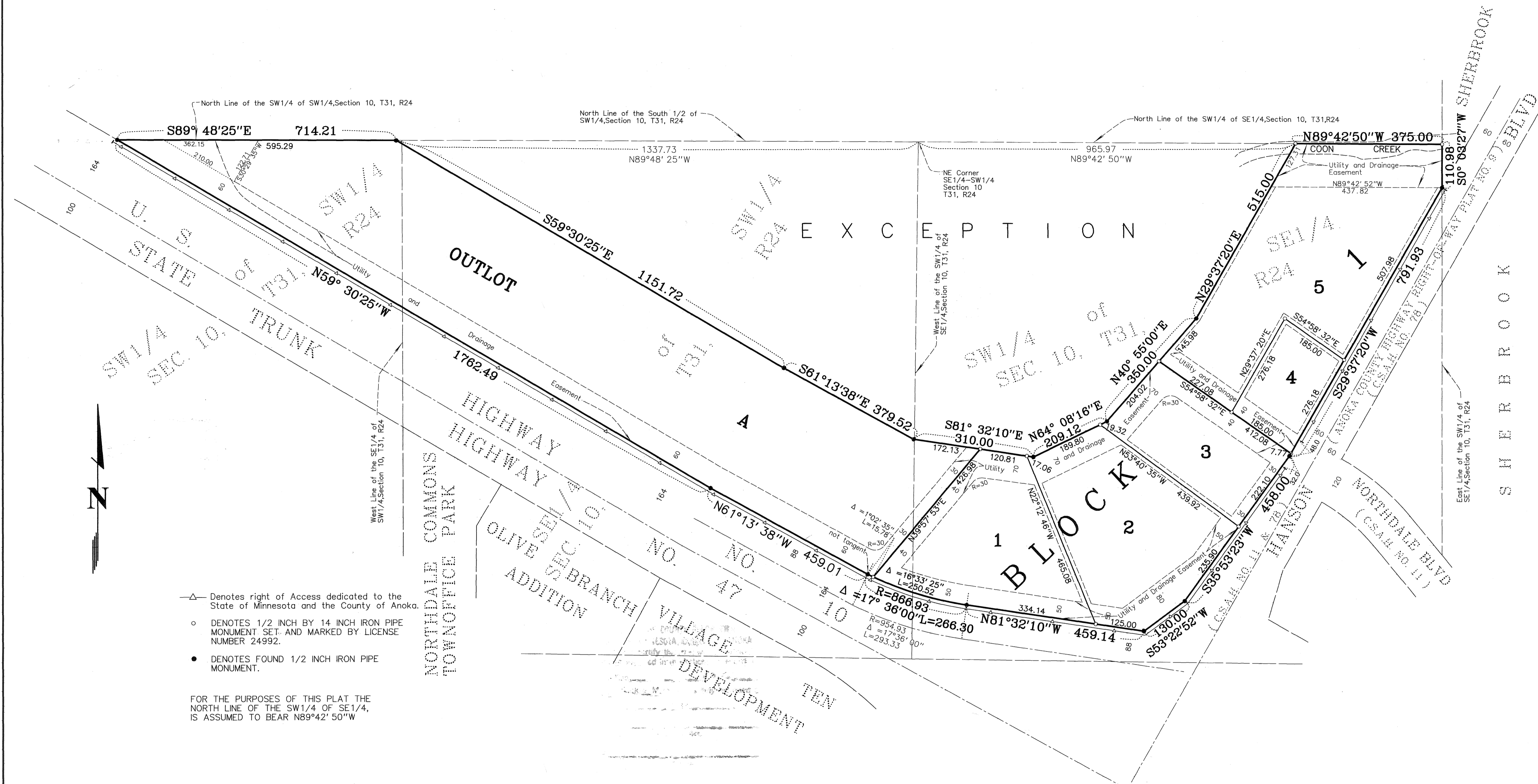


\$56.00

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

COON RAPIDS BUSINESS CENTER

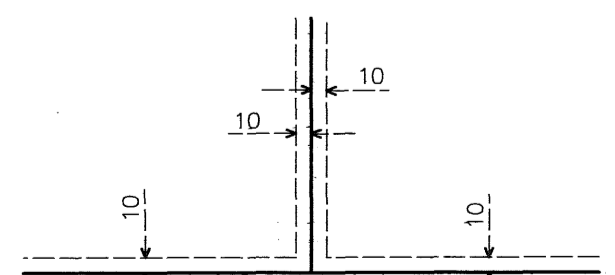
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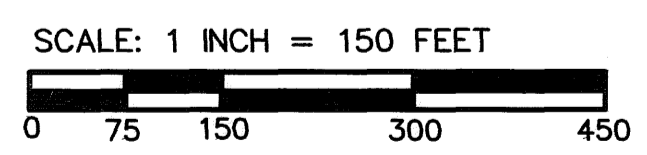
- △ Denotes right of Access dedicated to the State of Minnesota and the County of Anoka.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SW1/4 OF SE1/4, IS ASSUMED TO BEAR N89°42' 50"W

UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH ON ADJOINING LOT LINES AND STREET LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.



LOT SURVEYS COMPANY, INC.
LAND SURVEYORS