

KNOW ALL MEN BY THESE PRESENTS: That C & G Neuman Enterprises, a Minnesota partnership, owner of the following described property situated in the State of Minnesota, County of Anoka to wit:

The South 292.98 feet of Lot 15, AUDITOR'S SUBDIVISION NO. 57, 2ND REVISION, Anoka County, Minnesota.

AND

All that part of Lot 7, AUDITOR'S SUBDIVISION NO. 106, Anoka County, Minnesota, described as follows: That part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 31, Range 24, Anoka County, Minnesota, described as follows, to-wit: Beginning at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence East along the south line thereof a distance of 260.3 feet; thence northwesterly a distance of 389.15 feet, more or less, to a point on the west line of said Northwest Quarter of the Southwest Quarter distant 293.0 feet North of said southwest corner of said Northwest Quarter of the Southwest Quarter; thence South along said west line 293.0 feet to the point of beginning. EXCEPT that part described in Document 766762.

AND

That part of Lot 19, AUDITOR'S SUBDIVISION NO. 57, 2ND REVISION, Anoka County, Minnesota, lying northwesterly of the northwesterly right-of-way line of Foley Boulevard as described in Document 794545, EXCEPT that part of said Lot 19, lying westerly of a line which is 224.00 feet northeasterly of and parallel with the northeasterly right-of-way line of the Burlington Northern Railroad Company right-of-way, formerly Northern Pacific Railroad right-of-way, said distance measured at right angles to said right-of-way line.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 31, Range 24, Anoka County, Minnesota, lying northwesterly of Foley Boulevard as described in Document 794545.

Has caused the same to be surveyed and platted as COON RAPIDS FOLEY STATION and does hereby dedicate to the public use forever the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway Number 11 as shown on this plat.

In witness whereof said C & G Neuman Enterprises, a Minnesota partnership, has caused these presents to be signed by its proper partners this 17 day of February, 2006.

C & G NEUMAN ENTERPRISES

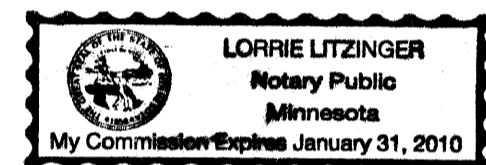
Clayton L. Neuman  
Clayton L. Neuman, Partner

Gordon E. Neuman  
Gordon E. Neuman, Partner

STATE OF Minnesota  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 17th day of February, 2006, by Clayton L. Neuman and Gordon E. Neuman, as partners of C & G Neuman Enterprises, a Minnesota partnership, on behalf of the partnership.

Lorrie Litzinger  
Notary Public, Minnesota County, Minnesota  
My commission Expires 1-31-10



I hereby certify that I have surveyed and platted the property described on this plat as COON RAPIDS FOLEY STATION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated other than as shown on said plat.

Charles F. Gitzen  
Charles F. Gitzen  
Minnesota License No. 19523

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing Surveyors Certificate was acknowledged before me this 14th day of February, 2006, by Charles F. Gitzen, Land Surveyor

Lorelei Y. Stone  
Notary Public, Anoka County, Minnesota  
My commission Expires 1/31/2010



This plat of COON RAPIDS FOLEY STATION was approved by the Planning Commission of the City of Coon Rapids, Minnesota, this 19th day of Jan., 2006.

By Donna M. Ngeve Chair

This plat of COON RAPIDS FOLEY STATION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 7th day of Feb., 2006, and 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, Subd. 2.

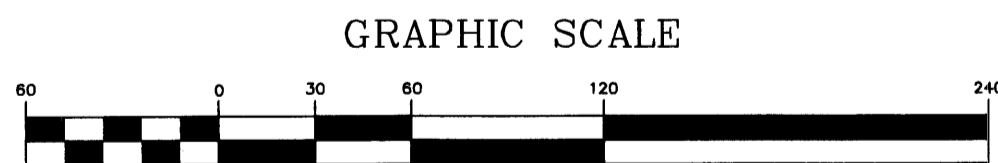
By A. Howe Mayor  
By Jan R. Anderson Clerk

This plat has been checked and approved this 17th day of FEB., 2006.  
Larry D. Hollen  
Larry D. Hollen  
Anoka County Surveyor



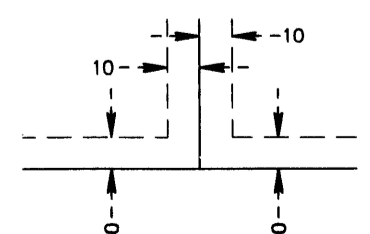
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED.  
Feb 17 2006  
MAUREEN J. DEVINE  
PROPERTY TAX ADMINISTRATOR  
BY S. Culver  
DEPUTY PROPERTY TAX ADMINISTRATOR

1982236.007 Abstract  
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 17 Feb A.D., 2006 at 11:09 o'clock A.M., and was duly recorded in book 711A at page 16  
Maureen J. Devine  
County Recorder  
By K.H.J.  
Deputy



- Denotes Anoka County Monument.
- Denotes Iron Pipe Set Marked by Anoka Co. Surv.
- Denotes Found Iron Monument
- ▲— Denotes the Right of Access Dedicated to Anoka County.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, STREET LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT. \$56.00

OFFICIAL PLAT

COON RAPIDS FOLEY STATION

City of Coon Rapids  
County of Anoka  
Sections 25 & 26, T.31, R.24

