

# COON RAPIDS SQUARE

KNOWN ALL MEN BY THESE PRESENTS: That Coon Rapids Boulevard LLC, a Minnesota limited liability company, fee owners of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of Lot 4, Auditor's Subdivision No. 74, Anoka County, Minnesota described as commencing at the intersection of the Southerly right-of-way line of 113th Avenue Northwest, said right-of-way line being a line 35 feet South of and parallel with the North line of the Southwest Quarter of Section 16, Township 31, Range 24 and the Northeastly right-of-way line of Anoka County State Aid Highway No. 1, which is a line parallel with and distant 50 feet, as measured at right angles, northeasterly of the control line of said Highway No. 1, said control line described in Book 292, Page 337 in the Office of Anoka County Recorder; thence on an assumed bearing of South 55 degrees 09 minutes 58 seconds East, along said Northeastly right-of-way line, 1077.51 feet to the actual point of beginning of the land to be described; thence continuing South 55 degrees 09 minutes 58 seconds East, along said Northeastly right-of-way line, a distance of 185.00 feet; thence South 88 degrees 51 minutes 22 seconds East a distance of 18.03 feet; thence North 34 degrees 50 minutes 02 seconds East a distance of 205.00 feet; thence North 55 degrees 09 minutes 58 seconds West a distance of 200.00 feet; thence South 34 degrees 50 minutes 02 seconds West a distance of 215.00 feet to the actual point of beginning.

And William J. Hargis and Joan K. Hargis, husband and wife, fee owners, and Associated Bank, N.A., a national banking association, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of Lots 4 and 5, Auditor's Subdivision No. 74, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the Southerly right-of-way line of 113th Avenue Northwest, said right-of-way line being a line 35 feet South of and parallel with the North line of the Southwest Quarter of Section 16, Township 31, Range 24 and the Northeastly right-of-way line of Anoka County State Aid Highway No. 1, which is a line parallel with and distant 50 feet, as measured at right angles, northeasterly of the control line of said Highway No. 1, said control line described in Book 292, Page 337 in the Office of Anoka County Recorder; thence on an assumed bearing of South 55 degrees 09 minutes 58 seconds East, along said Northeastly right-of-way line, 940.94 feet to the actual point of beginning; thence North 0 degrees 37 minutes 32 seconds East a distance of 342.02 feet; thence Easterly along the Southerly line of the plat of Parkshire, Anoka County, Minnesota, along a non-tangential curve concave to the South a distance of 39.11 feet said curve having a radius of 285.87 feet, central angle of 7 degrees 50 minutes 21 seconds, a chord bearing of North 85 degrees 32 minutes 51 seconds East, chord length 39.08 feet; thence continuing along said South line North 89 degrees 28 minutes 02 seconds East, 631.72 feet; thence South 0 degrees 38 minutes 24 seconds West, 381.75 feet; thence North 89 degrees 27 minutes 43 seconds West, 193.53 feet; thence South 0 degrees 32 minutes 17 seconds West, 40.47 feet; thence South 34 degrees 50 minutes 02 seconds West 91.26 feet; thence North 55 degrees 09 minutes 58 seconds West, 94.00 feet; thence North 34 degrees 50 minutes 02 seconds East, 91.26 feet; thence North 55 degrees 09 minutes 58 seconds West, 200.00 feet; thence South 34 degrees 50 minutes 02 seconds West, 215.00 feet; thence North 55 degrees 09 minutes 58 seconds West, 136.57 feet to the point of beginning.

AND

That part of the unnumbered Lot lying between Lots 3 and 4 in Auditor's Subdivision Number 74 described as follows:

Beginning at the Northeast corner of said Lot 4; thence on an assumed bearing of South 0 degrees 32 minutes 17 seconds West, along the East line of said Lot 4, a distance of 616.64 feet; thence South 89 degrees 27 minutes 43 seconds East a distance of 14.21 feet to the West line of said Lot 3; thence North 0 degrees 44 minutes 30 seconds East, along the West line of said Lot 3, a distance of 616.95 feet to the Northwest corner of said Lot 3; thence South 89 degrees 28 minutes 02 seconds West a distance of 16.40 feet to the point of beginning.

Which lies Westerly of a line drawn from a point on the North line of the above-described land distant 8.20 feet East from the Northwest corner of the above-described land to a point on the South line of the above-described land distant 7.10 feet East from the Southwest corner of the above-described land EXCEPT the North 235 feet of the above-described land.

Have caused the same to be surveyed and platted as COON RAPIDS SQUARE, and do hereby donate and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Coon Rapids Boulevard LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 9<sup>th</sup> day of February, 2010.

COON RAPIDS BOULEVARD LLC

By: [Signature], as chief manager

STATE OF MINNESOTA  
COUNTY OF Ramsay

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 2010, by Stephen B. Wellington, as chief manager of Coon Rapids Boulevard LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]  
SARSA SIMONSEN  
Notary Public, Ramsay County, Minnesota  
My Commission Expires 11/31/2015

In witness whereof said William J. Hargis and Joan K. Hargis, husband and wife, have caused these presents to be signed this 9 day of February, 2010.

[Signature] [Signature]  
William J. Hargis Joan K. Hargis

STATE OF MINNESOTA  
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 2010, by William J. Hargis and Joan K. Hargis, husband and wife.

[Signature]  
BONITA I. PERKINS  
Notary Public, WASHINGTON County, Minnesota  
My Commission Expires 1-31-2012

In witness whereof said Associated Bank, N.A., a national banking association, has caused these presents to be signed by its proper officer this 9<sup>th</sup> day of February, 2010.

ASSOCIATED BANK

By: [Signature], as Chief President

STATE OF MINNESOTA  
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 2010, by JAMES W. WIDEN, as Vice President of Associated Bank, N.A., a national banking association, on behalf of the association.

[Signature]  
BONITA I. PERKINS  
Notary Public, WASHINGTON County, Minnesota  
My Commission Expires 1-31-2012

### SURVEYOR'S CERTIFICATE

I Marcus F. Hampton 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 5<sup>th</sup> day of February, 2010

[Signature]  
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA  
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2010, by Marcus F. Hampton, a Licensed Land Surveyor.

[Signature]  
Jessika Carolyn Bell  
Notary Public, DAKOTA County, Minnesota  
My Commission Expires Jan 31, 2011

### PLANNING COMMISSION COON RAPIDS, MINNESOTA

Be it known that at a meeting held on this 10 day of DEC, 2009 the planning commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of COON RAPIDS SQUARE.

Planning Commission, City of Coon Rapids, Minnesota

By: [Signature] Chairman

### CITY COUNCIL COON RAPIDS, MINNESOTA

This plat of COON RAPIDS SQUARE was approved and accepted by the city council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 4 day of JAN, 2010 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd.2.

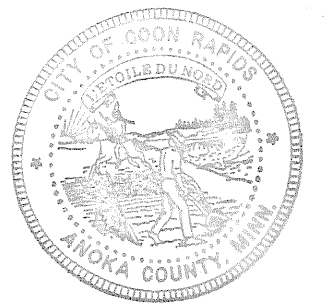
City Council, Coon Rapids, Minnesota

By: [Signature] Mayor By: [Signature] Clerk

### ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with the Minnesota Statutes 505.021, Subd. 11, this plat has been reviewed and approved this 9<sup>th</sup> day of February, 2010.

By: [Signature]  
Larry D. Hoium, Anoka County Surveyor  
by [Signature], Deputy

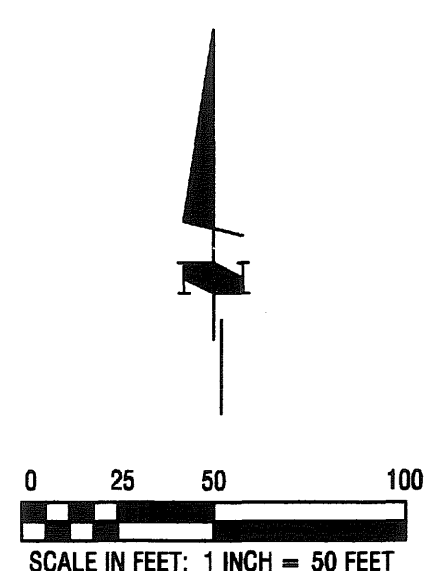
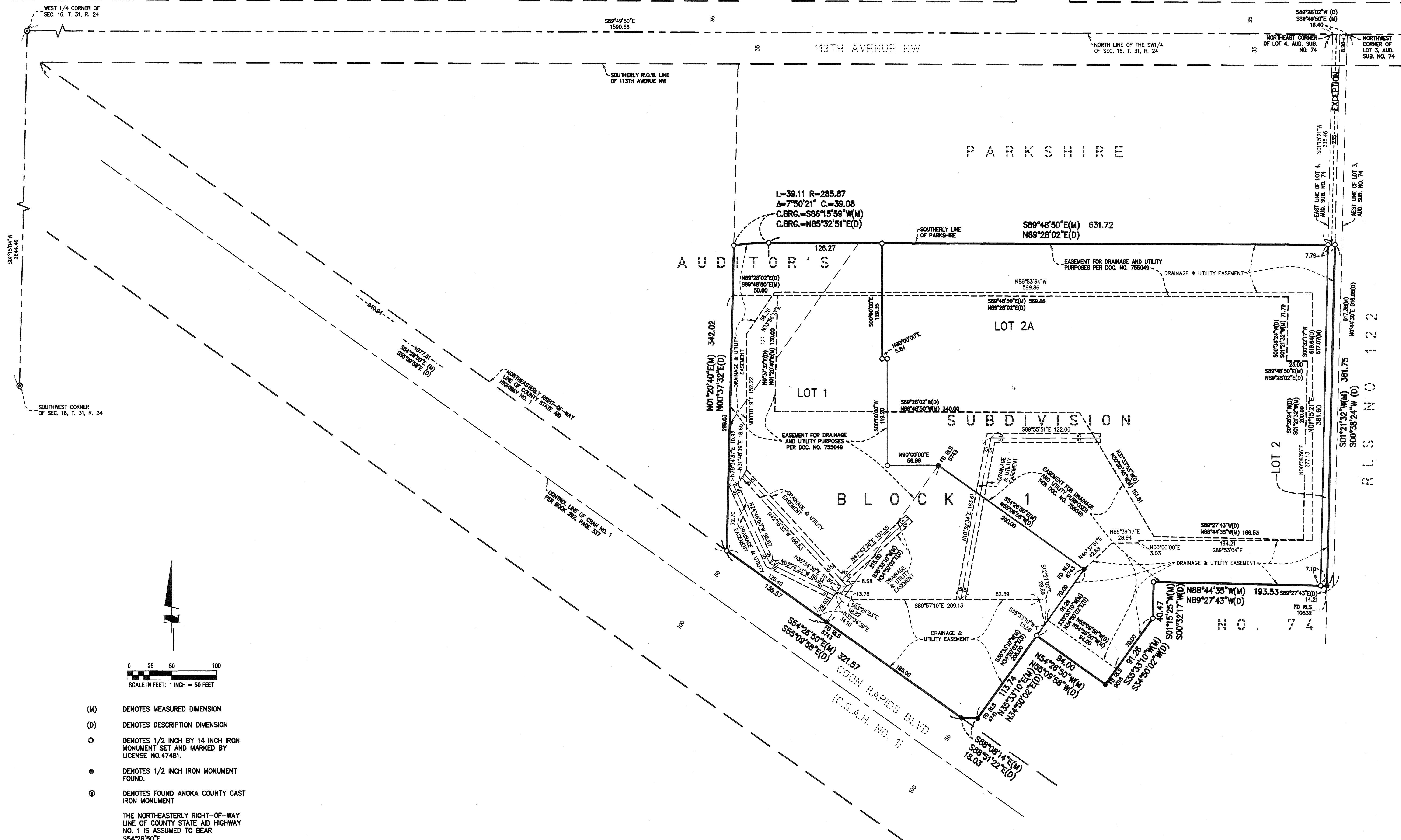


I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
2/11/10  
MAUREEN J. DEVINE  
PROPERTY TAX ADMINISTRATOR  
BY: [Signature]  
DEPUTY PROPERTY TAX ADMINISTRATOR

2013169.004  
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 11<sup>th</sup> day of February, A.D., 2010 at 10:06 o'clock A.M., and was duly recorded in book 25 of Abst. page 23  
[Signature]  
Maureen J. Devine, Registrar of Titles  
County Recorder  
By: [Signature]

# COON RAPIDS SQUARE

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 16, T. 31, R. 24.



- (M) DENOTES MEASURED DIMENSION
  - (D) DENOTES DESCRIPTION DIMENSION
  - DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO.47481.
  - DENOTES 1/2 INCH IRON MONUMENT FOUND.
  - ⊙ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY STATE AID HIGHWAY NO. 1 IS ASSUMED TO BEAR S54°26'50\"/>