

COUNTRY WOODS PARK

CITY OF COON RAPIDS
ANOKA COUNTY, MINNESOTA

KNOW ALL MEN BY THESE PRESENTS: That C.S. McCrossan, Inc., a Minnesota corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota to wit:

The East 590 feet of the East 30 acres of the Northwest Quarter of the Northeast Quarter of Section 35, Township 31, Range 24, Anoka County, Minnesota, except the West 565 feet of the North 212.5 feet thereof, and except the South 350 feet thereof, and except that part of said Northwest Quarter of the Northeast Quarter shown as Parcel 6 on Minnesota Department of Transportation Right-of-Way Plat Numbered 02-1 as the same is on file and of record in the office of the County Recorder in and for Anoka County, Minnesota. ALSO

All that part of the West 400 feet of the East 30 acres of the Northwest Quarter of the Northeast Quarter and of the North 212.5 feet of the West 565 feet of the East 590 feet of the East 30 acres of the Northwest Quarter of the Northeast Quarter, Section 35, Township 31, Range 24, that lies South and East of the following described line:

Beginning at the Northwest Corner of Aqua Vista according to the recorded plat thereof; thence considering the North line of said Section 35 to be a true East and West line; thence West along the North line of said Northwest Quarter of the Northeast Quarter of Section 35, distant 285.65 feet; thence South 73 degrees 56 minutes West 164 feet; thence South 47 degrees 26 minutes West 265.25 feet; thence North 89 degrees 8 minutes West 130.65 feet; thence South 84 degrees 13 minutes West 197.8 feet; thence northwesterly to a point distant 233 feet South measured at right angles from the North line of said Section 35 from a point distant 2310 feet west from the northeast corner of said Section 35, except that part of said West 400 feet of the East 30 acres which lies westerly of the following described line:

Beginning at a point on the north line of said Northwest Quarter of the Northeast Quarter distant 850 feet West of the northeast corner thereof; thence South parallel to the west line of said Northwest Quarter of the Northeast Quarter a distance of 350 feet; thence southeasterly to a point which lies 600 feet south of the north line of said Quarter Quarter and 670 feet west of the east line of said Quarter Quarter (measured at right angles from said north and east lines respectively); thence southeasterly to a point on the south line of said Northwest Quarter of the Northeast Quarter said Section 35 distant 470 feet west of the southeast corner thereof and there terminating. ALSO except that part of the Northwest Quarter of the Northeast Quarter shown as Parcel 6B on Minnesota Department of Transportation Right-of-Way Plat Numbered 02-1 as the same is on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

Has caused the same to be surveyed and platted as COUNTRY WOODS PARK and does hereby donate and dedicate to the public for public use forever the Street, Avenue and the utility and drainage easements as shown on the plat.

In witness whereof said C.S. McCrossan, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 30th day of September, 1993.

SIGNED:

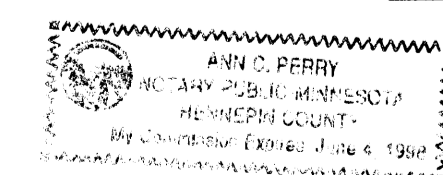
C.S. McCROSSAN, INC.

By: Jane McCrossan, Vice President

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 30th day of September, 1993, by Jane McCrossan, Vice President of C.S. McCrossan, Inc., a Minnesota corporation, on behalf of the corporation.

Ann C. Perry
Notary Public, Hennepin County, Minnesota
My Commission Expires June 4, 1998



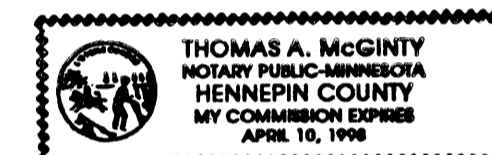
I hereby certify that I have surveyed and platted the property described on this plat as COUNTRY WOODS PARK; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated and there are no wetlands or public highways to be designated on said plat, other than as shown thereon.

Paul A. Johnson
Paul A. Johnson, Land Surveyor, Minn. Lic. No. 10938

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 23rd day of June, 1993, by Paul A. Johnson, Land Surveyor.

Thomas A. McInty
Notary Public, Hennepin County, Minnesota
My Commission Expires April 10, 1998



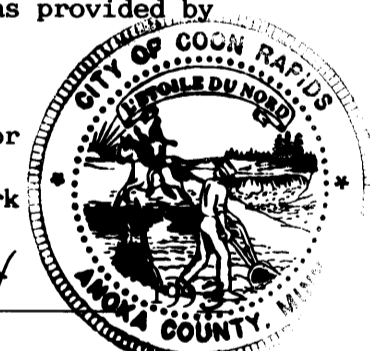
This plat of COUNTRY WOODS PARK was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 12th day of JANUARY, 1993.

By: [Signature], Chairman

This plat of COUNTRY WOODS PARK was approved and accepted by the City Council of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 27th day of APRIL, A.D. 1993. 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 Minn. Statutes, Section 505.03, Subd. 2.

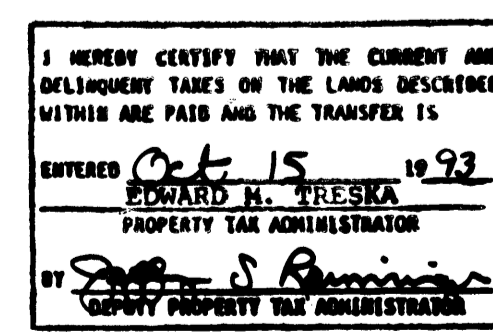
By: William A. Thompson, Mayor

By: Betty Bakes, DMC, Clerk



This plat has been checked and approved this 8th day of Oct

By: Maui D. Archer, Anoka County Surveyor



1072037
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 Oct 15 AD, 1993
2 o'clock P.M., and was duly recorded in book 47 of Plat page 24
Edward M. Treska
County Recorder
By: [Signature] Deputy

