City Of Coon Rapids County of Anoka, MN CREDIT UNION ACRES OFFICIAL PLAT Sec. 15, T. 31, R. 24 NE 1/4 0,5 KNOW ALL PERSONS BY THESE PRESENTS: That First Community Credit Union, a Minnesota Credit Union, fee owner, of the following described property situated in the State of Minnesota, County of Anoka, to wit: All that part of the Northeast Quarter of the Northeast Quarter and of the Southeast Quarter of the Northeast Quarter, both in Section 15, Township 31, Range 24, Anoka County, Minnesota, described as commencing at the Southwest corner of said Northeast Quarter of the Northeast Quarter; thence North 00 degrees 46 minutes 03 seconds West, assumed basis for bearings, along the West line of said Northeast Quarter of the Northeast Quarter a distance of 31.15 feet; thence South 46 degrees 45 minutes 00 seconds East a distance of 296.72 feet, more or less, to the intersection with a line bearing South 43 degrees 15 minutes 00 seconds West from a point hereafter known as Point "E", on the South line of said Northeast Quarter of the Northeast Quarter a distance of 379.43 feet East of said Southwest corner thereof, said point of intersection being the actual point of beginning SW CORNER OF THE NE 1/4 of the land to be hereby described; thence continue South 46 degrees 45 minutes 00 seconds East, along a line to be hereafter known as Line "C" a -SOUTH LINE OF NE 1/4 OF NE 1/4 SEC. 15, TWP. 31, RNG. 24 S89°53'17"E 188.65 POINT "E" OF NE 1/4. SEC 15. distance of 171.00 feet; thence North 43 degrees 15 minutes 00 seconds East a distance of 410.03 feet, more or less, to the intersection with the Southerly right—of—way line of U.S. Highway No. 10; thence North 60 degrees 07 minutes 20 seconds West along said Highway right—of—way line a TWP 31, RNG 24 N89°42'51"E 23 distance of 175.77 feet to the intersection with a line bearing North 43 degrees 15 minutes 00 seconds East from said Point "E"; thence South 43 degrees 15 minutes 00 seconds West a distance of 130.42 feet, more or less, to said Point "E"; thence continue South 43 degrees 15 minutes 00 seconds West a distance of 238.96 feet, more or less, to the point of beginning. S89°53'17"E 234.26 N89°42'51"E 379.43 UTILITY EASEMENT PER DOC. NO. 5777 OF NE 1/4, SEC 15, S89°42'51"W 235.88 TWP 31, RNG 24 Has caused the same to be surveyed and platted as CREDIT UNION ACRES and does hereby donate and dedicate to the public for the public use forever the Drive and the easements for drainage and utility purposes only, as shown on this plat. SOUTH LINE OF NE / 1/4 OF NE 1/4 AND CENTERLINE OF VACATED 115TH AVENUE **BLOCK** State of Minnesota, County of ______ RAKSEY The foregoing instrument was acknowledged before me this ______ day of ______ day of ______ Community Credit Union, a Minnesota Credit Union on behalf of the Credit Union. 2002_ by Richard A. Lange, as President—CEO of First JENNIFER DAWN MATTSON Notary Public - Minnesota My Commission Expires January 31, 2005 I hereby certify that I have surveyed and platted the property described in this plat as CREDIT UNION ACRES and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; 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 I, or public highways to be designated on the plat other than as shown thereon. 121.51 S89°53'17"E Rick m Blom S89°53′17″E **↓** 188.65 Rick M. Blom, Land Surveyor Minnesota License No. 21729 GAS PIPELINE FASEMENT PER DOC. 6 NO. 1617460 The foregoing instrument was acknowledged before me this 5th day of March , 200___ by Rick M. Blom, Land Surveyor, Minnesota License No. UTILITY EASEMENT < PAMELA R. JOHNSON PER DOC. NO. 577747 MOYANY PUBLIC - MINNESOTA My Comen. Esp. Jan. 81, 200 S89°42'51"W 235.88 --My Commission expires: Acres 31, 2005 Annexed plat of CREDIT UNION ACRES was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 14th day of 4 day of Jana M. Naeue **DETAIL** (NOT TO SCALE) Annexed plat of CREDIT UNION ACRES was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 4th day of __, 200_/_. 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, Statutes Section 505.03, Subdivision 2. Drainage and Utility Easements are This plat has been checked and approved this For the purposes of this plat, the South line 1671092 of the NE 1/4 of the NE 1/4 of Section 15, OFFICE OF COUNTY RECORDER Township 31, Range 24 is assumed to bear STATE OF MINNESOTA, COUNTY OF ANOKA North 89°42'51" East HEREBY CERTIFY THAT THE CURRENT AND I hereby certify that the within instru-DELINQUENT TAXES ON THE LANDS DESCRIBED ment was filed in this office for record O Denotes 1/2 inch iron pipe set with a April A.D., 2002 ENTERED April 30-15 plastic plug stamped R.L.S. 21729. GRAPHIC SCALE MAUREEN J DEVINE PROPERTY TAX ADMINISTRATOR • Denotes iron monument found. Being 10 feet in width and adjoining DEPUTY PROPERTY TAX ADMINISTRATOR right-of-way lines, and being 5 feet in width and adjoining lot lines, unless otherwise shown on the plat. I INCH = 50 FEET 2002 054366 1\$ 15500 John Oliver & Associates, Inc.