

CRESCENT PONDS EIGHTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Signature Ventures, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot C, CRESCENT PONDS FOURTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as CRESCENT PONDS EIGHTH ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Signature Ventures, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4th day of August, 2014.

Signature Ventures, LLC
Todd J. Baumgartner
Todd J. Baumgartner as Chief Manager

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on Aug. 4, 2014 by Todd J. Baumgartner as Chief Manager of Signature Ventures, LLC, a Minnesota limited liability company.

[Signature]
Notary Public, Hennepin Co, Minn.
My Commission Expires 1/31/2015

I Peter J. Hawkins 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 27th day of May, 2014.

[Signature]
Peter J. Hawkins, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 27th day of May, 2014 by Peter J. Hawkins.

[Signature]
Notary Public, Dakota
My Commission Expires 1-31-2015

2087658.001
OFFICE OF RECORDER/REGISTRAR
OF TITLES
STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the within instrument was filed in
this office for record on the 6th day of
August, 2014 at 9:31 o'clock A.M.
and was duly recorded in book 77 Page
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Jonell M. Sawyer
Recorder/Registrar of Titles
By AMS
Deputy

COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this 8th day of JANUARY, 2008, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of CRESCENT PONDS EIGHTH ADDITION.

By: *[Signature]*
Chairman

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of CRESCENT PONDS EIGHTH ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 6 day of MAY, 2014, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

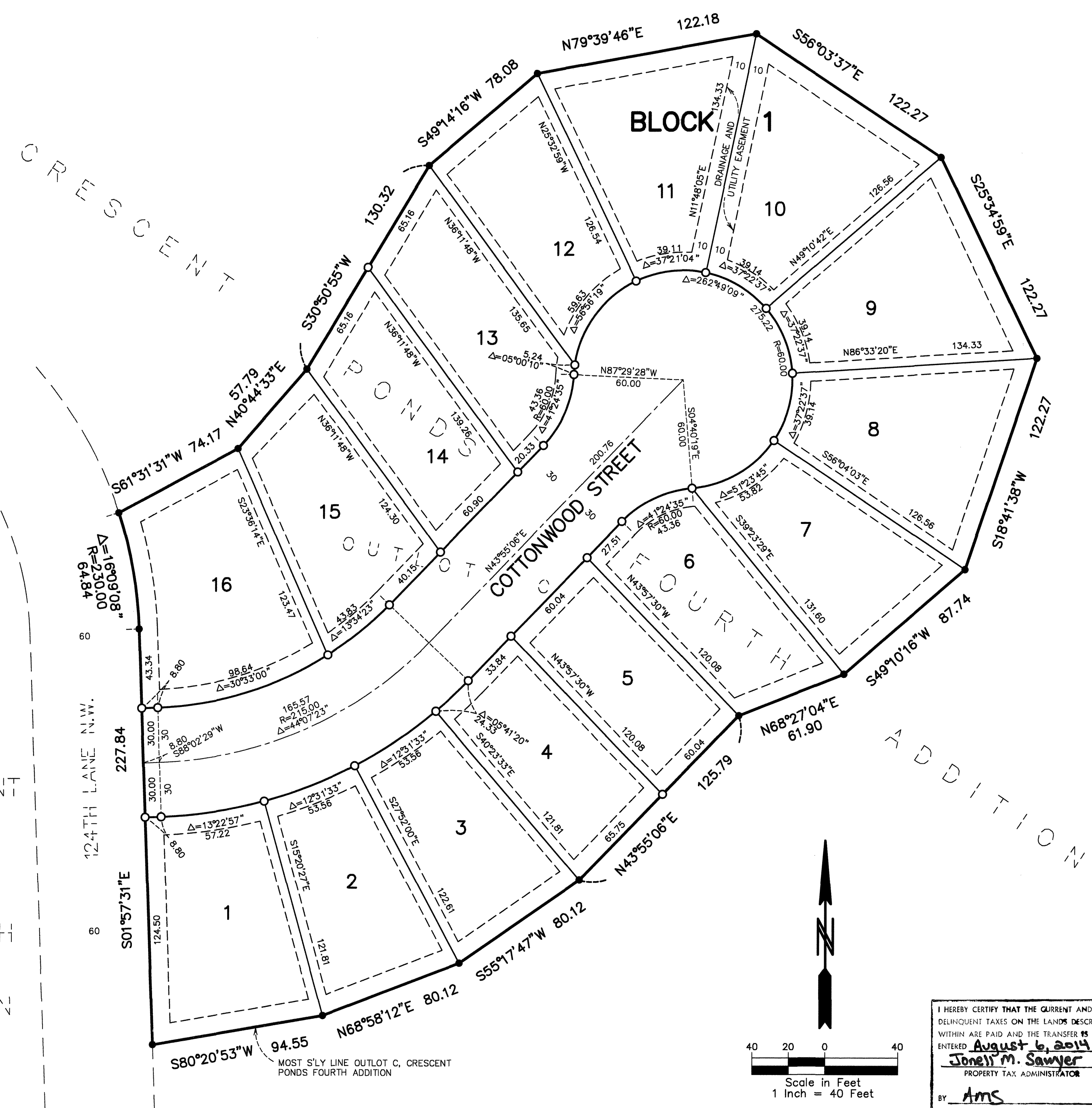
By: *[Signature]*
Mayor

By: *[Signature]*
Clerk

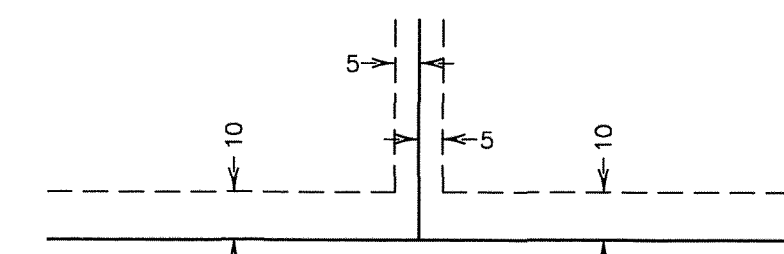
COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 6th day of August, 2014.

By: *[Signature]*
Larry D. Hoium
Anoka County Surveyor



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise shown on this plat.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MOST SOUTHERLY LINE OF OUTLOT C, CRESCENT PONDS FOURTH ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 80°20'53" WEST.

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 42299 WHICH WILL BE SET WITHIN 1 YEAR OF RECORDING THIS PLAT.
- DENOTES FOUND IRON MONUMENT

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED August 6, 2014
Jonell M. Sawyer
PROPERTY TAX ADMINISTRATOR
BY AMS
DEPUTY PROPERTY TAX ADMINISTRATOR