

CITY OF COON RAPIDS

ANOKA COUNTY

DEER PARK

KNOW ALL MEN BY THESE PRESENTS: That Amos^MFester and Donna V. Fester, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 31, Range 24, Anoka County, Minnesota, together with Outlot B, SAND CREEK VIEW, Anoka County, Minnesota and together with that part of vacated Xeon Boulevard contained within said plat of SAND CREEK VIEW, described as follows:

Beginning at the northwest corner of said Southeast Quarter of the Southwest Quarter; thence South 88 degrees 53 minutes 27 seconds East, on an assumed bearing, along the north line of said Southeast Quarter of the Southwest Quarter 1296.81 feet to the northeast corner of said Southeast Quarter of the Southwest Quarter; thence on a bearing of South along the east line of said Southeast Quarter of the Southwest Quarter 210.15 feet to its intersection with the centerline of Xeon Boulevard N.W., as dedicated in said plat of SAND CREEK VIEW; thence on a bearing of West 95.00 feet along said centerline of Xeon Boulevard N.W.; thence southwesterly along a tangential curve concave to the south, radius of 324.95 feet, central angle of 30 degrees 21 minutes 07 seconds, a distance of 172.14 feet along said centerline of Xeon Boulevard N.W. to a point of reverse curve; thence southwesterly along said reverse curve, radius of 591.04 feet, central angle of 7 degrees 58 minutes 40 seconds, a distance of 82.29 feet along said centerline of Xeon Boulevard N.W.; thence South 67 degrees 37 minutes 33 seconds West, tangent to the said reverse curve, 725.32 feet along said centerline of Xeon Boulevard N.W.; thence South 73 degrees 07 minutes 33 seconds West 240.12 feet; thence southwesterly along a tangential curve concave to the southeast, radius of 612.30 feet, central angle of 6 degrees 34 minutes 14 seconds, a distance of 70.22 feet to the west line of said Southeast Quarter of the Southwest Quarter; thence North 0 degrees 13 minutes 27 seconds East along the west line of said Southeast Quarter of the Southwest Quarter 686.29 feet to the point of beginning.

Have caused the same to be surveyed and platted as DEER PARK, and does hereby donate and dedicate to the public for public use forever the Streets and Boulevard and also dedicates the easements for utility and drainage use only, as shown on this plat.

In witness whereof said Amos^MFester and Donna V. Fester, husband and wife have hereunto set their hands this 27th day of JUNE, 1986.

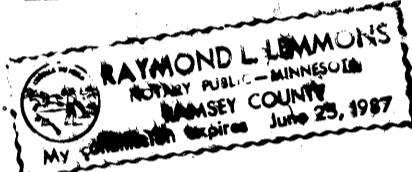
Amos Fester, Donna V. Fester

Approved by the Planning and Zoning Commission of the City of Coon Rapids, Minnesota, at a regular meeting thereof, on this 18th day of April, 1986

Diana M. Naeve, Chairma, Donald J. Zoff, Clerk

STATE OF MINNESOTA COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 27th day of JUNE, 1986, by Amos^MFester and Donna V. Fester, husband and wife.



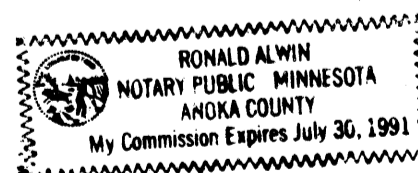
Raymond L. Lemmons, Notary Public, Ramsey County, Minnesota, My Commission Expires JUNE 25, 1987

I hereby certify that I have surveyed and platted the property described on this plat as DEER PARK; that this plat is a correct representation of said 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 said plat and there are no wet lands or public highways to be designated other than as shown on said plat.

Frank S. Kriz, Land Surveyor, Minnesota Reg. No. 13293

STATE OF MINNESOTA COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 9th day of October, 1985, by Frank S. Kriz, Minnesota Registration No. 13293.



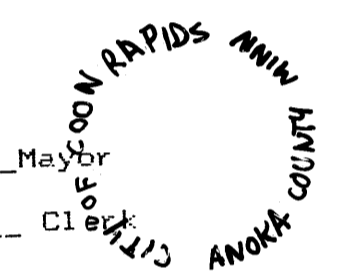
Ronald Alwin, Notary Public, Anoka County, Minnesota, My Commission Expires July 30, 1991

We do hereby certify that on this 8th day of April, 1986 the City Council of Coon Rapids, Minnesota approved this plat.

Robert B. Lewis, Mayor, Betty Backes, Clerk

Pursuant to Chapter 212, Laws of Minnesota, 1973, this plat has been approved this 15th day of July, 1986.

Roland W. Anderson, Anoka County Surveyor



"NO DELINQUENT TAXES AND TRANSFER ENTERED"

March 12 1987, Charles R. Hefel, Auditor, Anoka County, Jonell M. Sawyer, Deputy

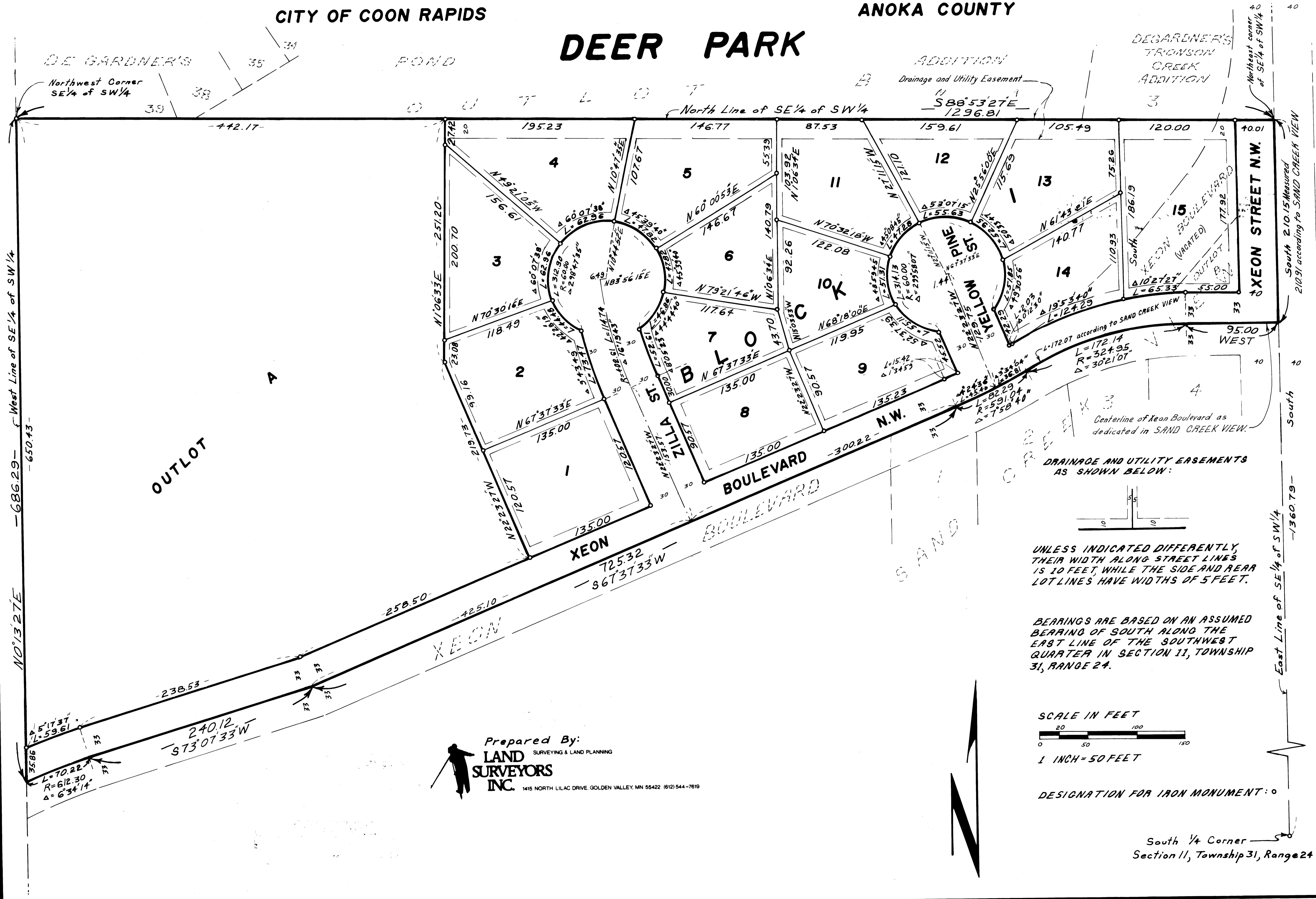
I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1987 ON THE LANDS DESCRIBED WITHIN ARE PAID

749875 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 MAR 12 1987 A.D., 19 3:15 o'clock P.M., and was duly recorded in book 37 of Plats, page 29. By: [Signature] County Recorder

CITY OF COON RAPIDS

ANOKA COUNTY

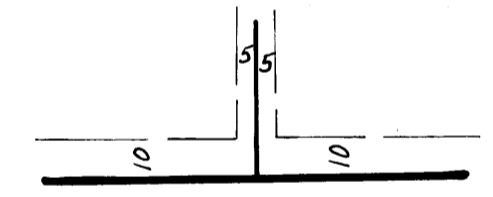
DEER PARK



West Line of SE 1/4 of SW 1/4
-686.29-
-650.43-
N0°13'27"E

North Line of SE 1/4 of SW 1/4
-442.17-
-1360.79-
East Line of SE 1/4 of SW 1/4

DRAINAGE AND UTILITY EASEMENTS AS SHOWN BELOW:



UNLESS INDICATED DIFFERENTLY, THEIR WIDTH ALONG STREET LINES IS 10 FEET, WHILE THE SIDE AND REAR LOT LINES HAVE WIDTHS OF 5 FEET.

BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER IN SECTION 11, TOWNSHIP 31, RANGE 24.

SCALE IN FEET



1 INCH = 50 FEET

DESIGNATION FOR IRON MONUMENT: ○

South 1/4 Corner
Section 11, Township 31, Range 24

Prepared By:
LAND SURVEYORS INC.
 SURVEYING & LAND PLANNING
 1415 NORTH LILAC DRIVE, GOLDEN VALLEY, MN 55422 (612) 544-7619