

# DG COON RAPIDS

2365986.DD1

City of Coon Rapids  
County of Anoka  
Sec. 22, Twp. 31, Rng. 24

SEC. 22, TWP. 31, RNG. 24

North Quarter corner of  
Sec. 22, Twp. 31, Rng. 24  
(Cast iron monument)

SE1/4 NW1/4

NE1/4 SW1/4

SW1/4 NE1/4

NW1/4 SE1/4

KNOW ALL PERSONS BY THESE PRESENTS: That Coon Rapids United Methodist Church, a Minnesota Religious Corporation, owner of the following described property:

Lots 11 and 12, Block 2, OAKDALE, Anoka County, Minnesota, EXCEPT that part described as follows: Commencing at the Southeastery or most Southerly corner of said Lot 12, thence Northwesterly along the Southerly line of said Lot 12 a distance of 163.78 feet, thence Easterly in a straight line a distance of 133.86 feet, more or less, to a point on the East line of said Lot 12, distant 95 feet North from the Southeastery corner thereof, thence South along said East line to the point of beginning.

AND

That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 31, North, Range 24 West, Anoka County, Minnesota, described as follows: Commencing at a point on the Southerly line of Lot 12, Block 2, OAKDALE, Anoka County, Minnesota, distant 163.78 feet Northwesterly from the Southeastery or most Southerly corner of said Lot 12, thence Northwesterly along the Southerly line of Lots 11 and 12 in said Block 2 a distance of 163.78 feet, thence Southerly parallel with the East line of said Northeast Quarter of the Southwest Quarter a distance of 95 feet, thence Easterly in a straight line a distance of 133.86 feet, more or less, to the point of beginning.

AND

That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 31, Range 24, Anoka County, Minnesota which lies Southwesterly of the Southwesterly line of Lot 11, Block 2, OAKDALE, according to the recorded plat thereof in Anoka County, Minnesota and which lies West of the East 300 feet of said Northeast Quarter of the Southwest Quarter and which lies Northeastery and Southeastery of the following described line: Commencing at the point of intersection of southwesterly line of said Lot 11 and a point 300 feet West of the East line of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 47 minutes 04 seconds West, assumed bearing, parallel with the East line of said Northeast Quarter of the Southwest Quarter 65.19 feet to the point of beginning of the line to be described; thence Northwesterly 49.58 feet along a non-tangential curve concave to the northeast having a radius of 150.00 feet, a central angle of 18 degrees 56 minutes 23 seconds and the chord of said curve bears North 50 degrees 28 minutes 00 seconds West to the intersection of the Southwesterly extension of the northwesterly line of said Lot 11, Block 2, OAKDALE; thence Northeastery along the Southwesterly extension of said Lot 11 to the southwest corner of said Lot 11 and said line there terminating.

Has caused the same to be surveyed and platted as DG COON RAPIDS 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 Coon Rapids United Methodist Church, a Minnesota Religious Corporation, has caused these presents to be signed by its proper officers this 9th day of May, 2022.

Coon Rapids United Methodist Church

*W. Timothy Mason*  
W. Timothy Mason  
Trustee

*Daniel J. Lehrer*  
Daniel J. Lehrer  
Finance Chairperson

STATE OF MINNESOTA  
COUNTY OF Anoka

This instrument was acknowledged before me this 9th day of May, 2022 by W. Timothy Mason, Trustee, and Daniel J. Lehrer, Finance Chairperson, of Coon Rapids United Methodist Church, a Minnesota Religious Corporation, on behalf of the company

*Sidney Theis*  
(Notary Signature)

*Sidney Theis*  
(Notary Printed Name)

Notary Public Stearns County, Minnesota

My commission expires January 31, 2027

SURVEYOR'S CERTIFICATION

I Samuel J. DeLeo 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 9th day of May, 2022.

*Samuel J. DeLeo*  
Samuel J. DeLeo, Licensed Land Surveyor  
Minnesota License Number 40341

STATE OF MINNESOTA  
COUNTY OF STEARNS

This instrument was acknowledged before me this 9th day of May, 2022 by Samuel J. DeLeo.

*Sidney Theis*  
Sidney Theis

Notary Public Stearns County, Minnesota  
My commission expires January 31, 2022

CITY OF COON RAPIDS

Coon Rapids Planning Commission

Be it known that at a meeting held on this 21st day of October, 2021, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of DG COON RAPIDS.

Planning Commission, City of Coon Rapids, Minnesota

By: *Wayne Schweg*, Chairperson

City Council, City of Coon Rapids, Minnesota

This plat of DG COON RAPIDS was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 16th day of November, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By: *Jeff Koch*  
Jeff Koch, Mayor

By: *Joan Lenzmeier*  
Joan Lenzmeier, City Clerk

ANOKA COUNTY

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 24th day of May, 2022.

By: *David M. Ziegler*  
David M. Ziegler  
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 24th day of May, 2022.

By: *Pamela J. LeBlanc*, Property Tax Administrator

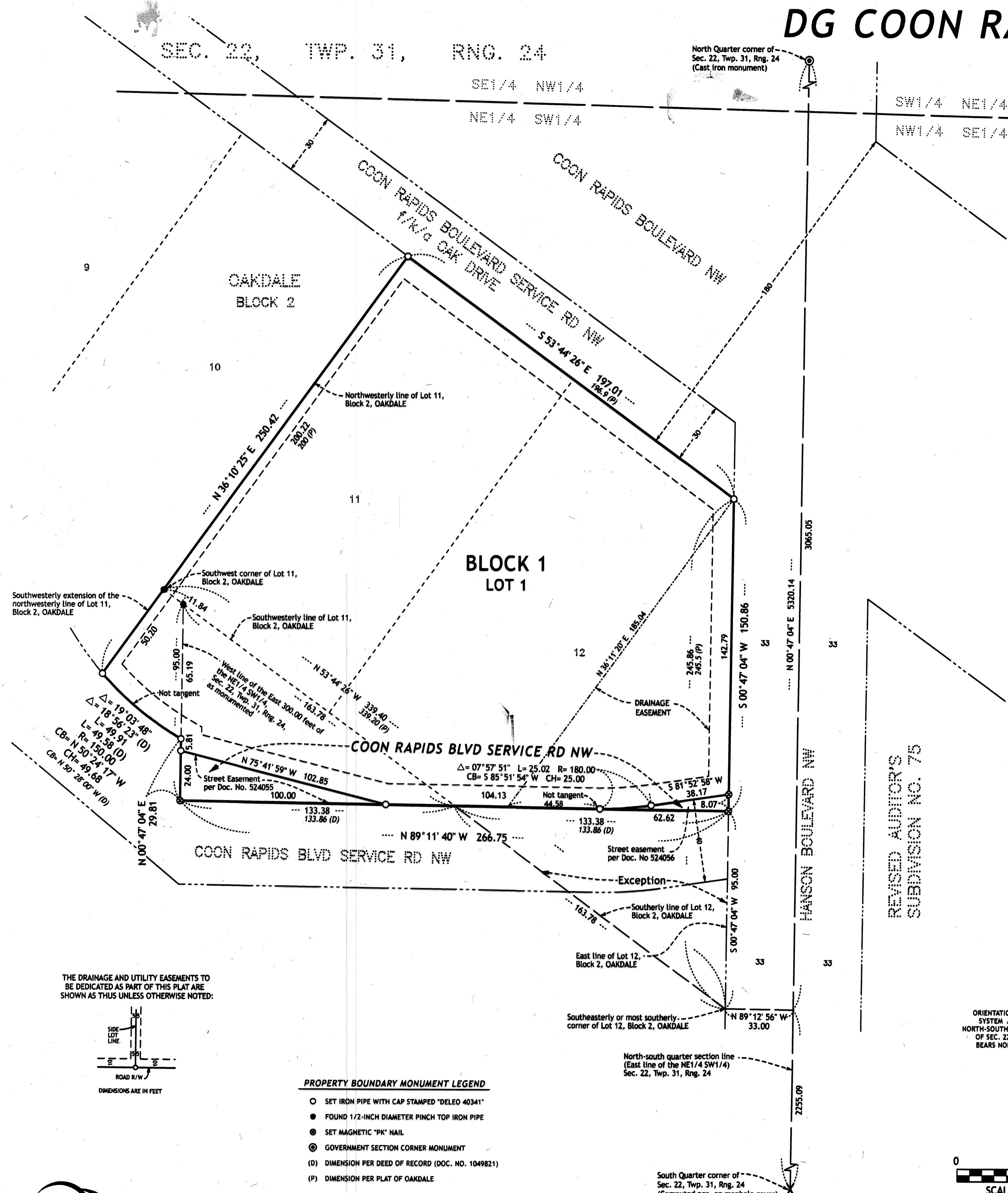
By: *Rose A. Tendoh*, Deputy

County Recorder/Registrar of Titles  
County of Anoka, State of Minnesota

I hereby certify that this plat of DG COON RAPIDS was filed in the office of the County Recorder/Registrar of Titles for public record on this 24th day of May, 2022, at 10:53 o'clock A.M. and was duly recorded as Document Number 2365986.001.

By: *Pamela J. LeBlanc*, County Recorder/Registrar of Titles

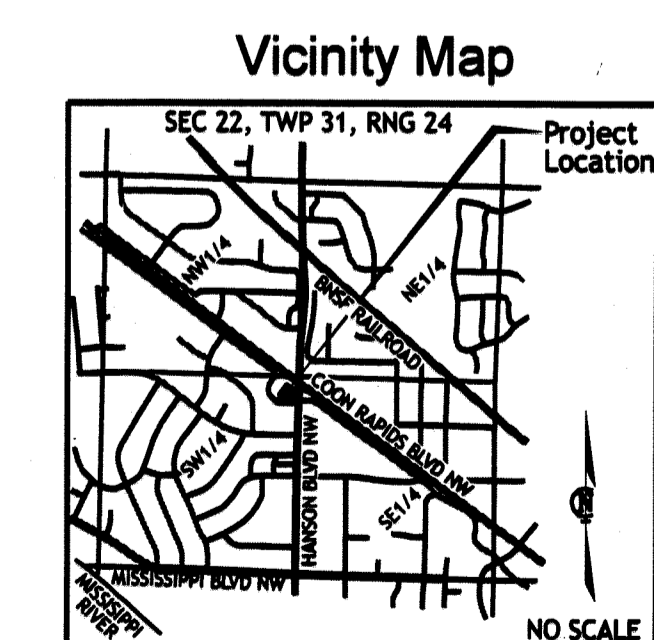
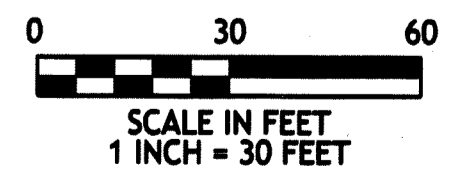
By: *Rose A. Tendoh*, Deputy



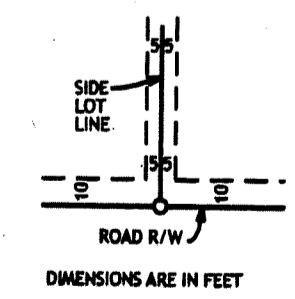
REVISED AUDITOR'S  
SUBDIVISION NO. 75



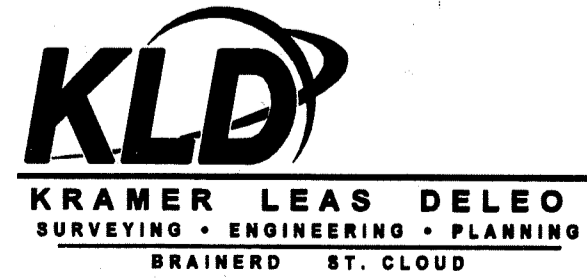
ORIENTATION OF THIS BEARING SYSTEM ASSUMES THAT THE NORTH-SOUTH QUARTER SECTION LINE OF SEC. 22, TWP. 31, RNG. 24 BEARS NORTH 00°47'04" EAST



THE DRAINAGE AND UTILITY EASEMENTS TO BE DEDICATED AS PART OF THIS PLAT ARE SHOWN AS THUS UNLESS OTHERWISE NOTED:



- PROPERTY BOUNDARY MONUMENT LEGEND**
- SET IRON PIPE WITH CAP STAMPED "DELEO 40341"
  - FOUND 1/2-INCH DIAMETER PINCH TOP IRON PIPE
  - SET MAGNETIC "PK" NAIL
  - ⊙ GOVERNMENT SECTION CORNER MONUMENT
  - (D) DIMENSION PER DEED OF RECORD (DOC. NO. 1049821)
  - (P) DIMENSION PER PLAT OF OAKDALE



\$56.00