

# DUBLIN GREENS

CITY OF COON RAPIDS  
ANOKA COUNTY, MINNESOTA

126143

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on the 12th day of April, 1983, at 3:10 o'clock P.M.

By Paul A. Johnson  
DEPUTY REGISTRAR OF TITLES

KNOW ALL MEN BY THESE PRESENTS: That Dublin Greens Limited Partnership, fee owner; and Verlin A. Lutz, a single person, an undivided one-half interest, mortgagee; and Central Investment Corporation, a Minnesota corporation, mortgagee; of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

The South Half of the Northwest Quarter of Section 23, Township 31, Range 24, Anoka County, Minnesota.

Excepting Therefrom

- (1) That part now platted as SUMMER CHACE, files of the Registrar of Titles,
- (2) That part now platted as SHAMROCK WOODS, files of the Registrar of Titles,
- (3) That part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 31, Range 24 which lies within the following described tract: Beginning at a point on the southeast line of Egret Boulevard, said point being 586 feet southwest of the intersection of said southeast line and the North-South one-half line of said Section 23; thence northeast along said southeast line of Egret Boulevard to the North-South one-half line of said Section 23, thence south on said North-South one-half line a distance of 600 feet thence northwesterly to the point of beginning,
- (4) That part of the Southwest Quarter of said Northwest Quarter which lies southerly and westerly of Block 4, SHAMROCK WOODS and which lies westerly and northwesterly of Outlot A, SUMMER CHACE,
- (5) That part of the Southwest Quarter of said Northwest Quarter which lies northerly of Block 1, SHAMROCK WOODS,
- (6) That part of the Southwest Quarter of said Northwest Quarter which lies northwesterly of Lot 1, Block 2, SHAMROCK WOODS and which lies northeasterly of the northeasterly line of Drake Street Northwest as shown on the plat of said SHAMROCK WOODS.

The west, south and east boundaries of the said Northwest Quarter and all of the boundaries of the West Half of the Northeast Quarter are marked by JUDICIAL LANDMARKS set pursuant to District Court Case Number T-1039.

And that Dublin Greens Limited Partnership, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

Outlot C, SUMMER CHACE, files of the Registrar of Titles.

Have caused the same to be surveyed and platted as DUBLIN GREENS and do hereby donate and dedicate to the public for public use forever the Avenues, Lane, Street, and Drive as shown on the plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Verlin A. Lutz has hereunto set his hand this 12 day of April, 1983.

By: Verlin A. Lutz  
Verlin A. Lutz

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

April 20 1983

Charles R. Lippert  
Auditor, Anoka County

BY J.P. Kaminski  
Deputy

Also in witness whereof, said Central Investment corporation, has caused these presents to be signed by its proper officers this 12th day of April, 1983.

CENTRAL INVESTMENT CORPORATION

By: J.J. Maeder, its VICE-PRESIDENT

By: R.W. Ruettmann, its SECRETARY

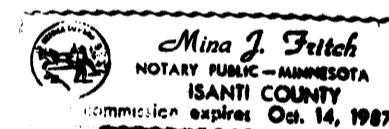
Also in witness whereof, said Dublin Greens Limited Partnership has caused these presents to be signed by its proper partner this 12 day of April, 1983.

Dublin Greens Limited Partnership by Shamrock Builders Inc.  
James M. Stanton  
James M. Stanton, its President

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 12 day of April, 1983, by Verlin A. Lutz, a single person.

Mina J. Fitch  
Notary Public, Hennepin County, Minnesota  
My Commission expires Oct. 14, 1987



STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 12 day of April, 1983, by James M. Stanton, President of Shamrock Builders, Inc., a Minnesota Corporation, on behalf of said Corporation, Partner of Dublin Greens, Limited Partnership on behalf of the partnership.

Mina J. Fitch  
Notary Public, Hennepin County, Minnesota  
My Commission expires Oct. 14, 1987



STATE OF MINNESOTA  
COUNTY OF HENNEPIN

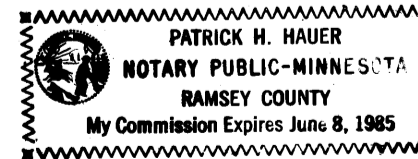
The foregoing instrument was acknowledged before me this 12th day

of April, 1983, by J.J. Maeder,

its Vice-President, and by R.W. Ruettmann,

its Secretary, of Central Investment Corporation, a Minnesota Corporation, on behalf of the corporation.

Robert H. Hauer  
Notary Public, Ramsey County, Minnesota  
My Commission expires June 8, 1985



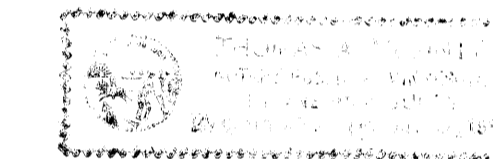
I hereby certify that I have surveyed and platted the property described on this plat as DUBLIN GREENS and that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines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

Paul A. Johnson  
Paul A. Johnson, Land Surveyor  
Minn. Lic. No. 16938

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 12th day of April, 1983 by Paul A. Johnson, Land Surveyor.

Thomas A. Mc Ginty  
Notary Public, Hennepin County, Minnesota  
My Commission Expires April 17, 1986



Annexed plat of DUBLIN GREENS was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 17th day of March, 1983.

By: Donna M. Nave, Chairman

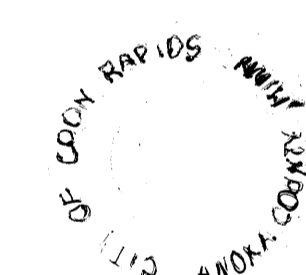
Annexed plat of DUBLIN GREENS was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 5th day of April, 1983.

By: Robert B. Lums, Mayor

Attest: Betty Bell, Clerk, Clerk

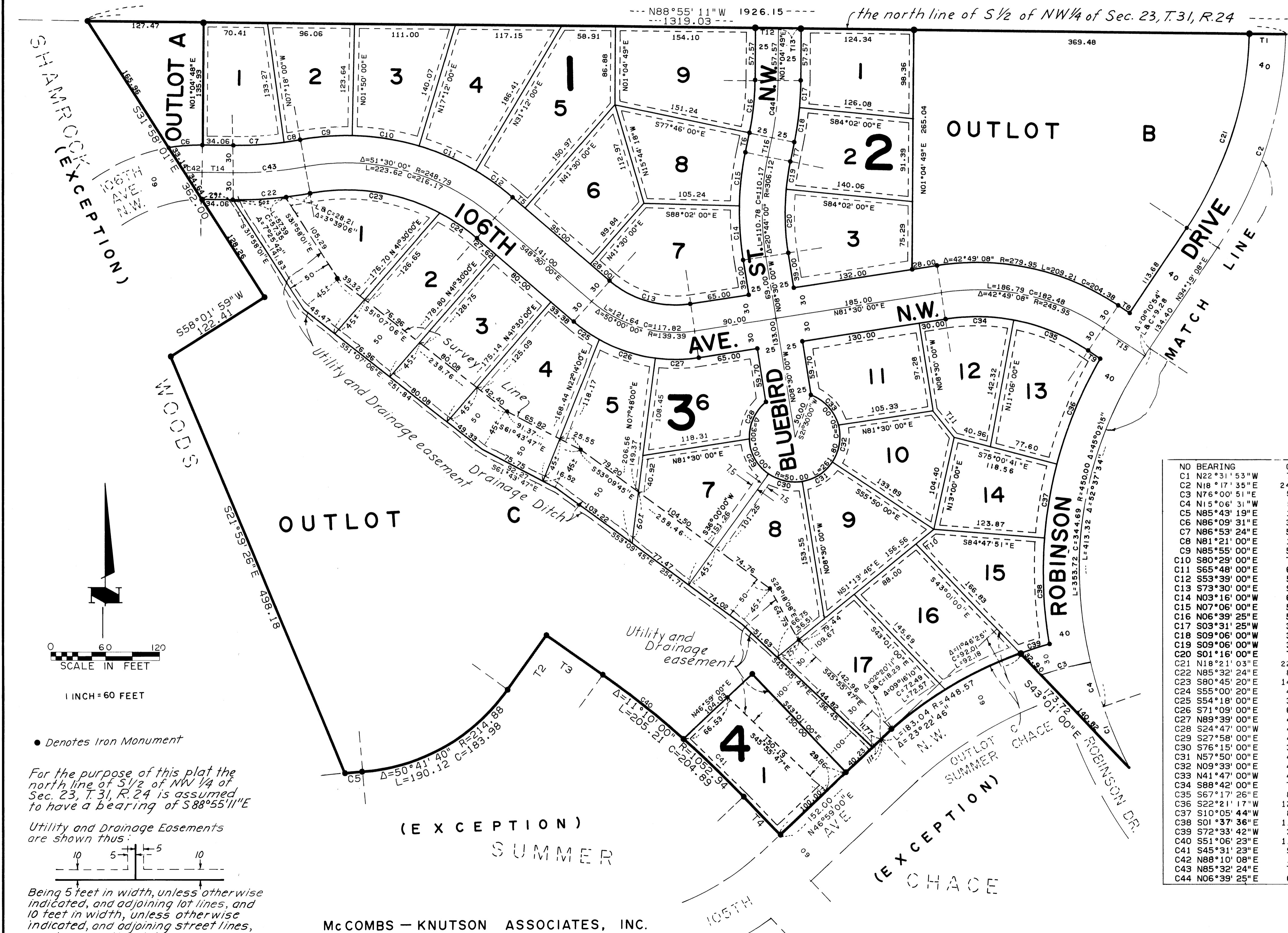
This plat has been checked and approved this 20th day of April, 1983.

Robert W. Anderson, Anoka County Surveyor



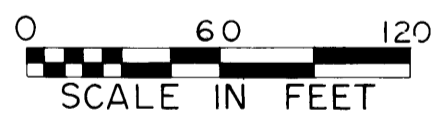
# DUBLIN GREENS

CITY OF COON RAPIDS  
ANOKA COUNTY, MINNESOTA



NO	BEARING	DISTANCE
T1	N88°55'11"E	40.01
T2	N35°49'00"E	74.00
T3	S54°11'00"E	76.00
T4	S43°01'00"E	58.00
T5	S48°30'00"E	18.00
T6	N12°14'00"E	22.00
T7	S12°14'00"W	22.00
T8	S55°40'52"E	15.00
T9	S55°40'52"E	16.58
T10	N51°13'46"E	25.64
T11	S37°35'39"E	38.00
T12	S88°55'11"E	25.00
T13	S88°55'11"E	25.00
T14	S88°55'12"E	34.06
T15	S55°40'52"E	55.10
T16	N12°14'00"E	22.00

NO	BEARING	CHORD	DELTA	RADIUS	LENGTH
C1	N22°31'53"W	73.66	8°26'53"	500.00	73.72
C2	N18°17'35"E	248.46	32°03'07"	450.00	251.73
C3	N76°00'51"E	56.41	7°43'39"	418.57	56.45
C4	N15°06'31"W	50.29	6°24'25"	450.00	50.32
C5	N85°43'19"E	19.02	1°34'42"	690.44	19.02
C6	N86°09'31"E	37.10	9°50'32"	216.24	37.15
C7	N86°53'24"E	55.92	8°22'48"	382.69	55.97
C8	N81°21'00"E	18.03	2°42'00"	382.69	18.03
C9	N85°55'00"E	57.48	11°50'00"	278.79	57.58
C10	S80°29'00"E	74.55	15°22'00"	278.79	74.77
C11	S65°48'00"E	67.95	14°00'00"	278.79	68.12
C12	S53°39'00"E	50.05	10°18'00"	278.79	50.12
C13	S73°30'00"E	92.46	50°00'00"	109.39	95.46
C14	N03°16'00"W	60.40	10°28'00"	331.12	60.49
C15	N07°06'00"E	59.25	10°16'00"	331.12	59.33
C16	N06°39'25"E	58.84	11°09'11"	302.75	58.93
C17	S03°31'25"W	30.07	4°53'11"	352.75	30.08
C18	S09°06'00"W	38.56	6°16'00"	352.75	38.58
C19	S09°06'00"W	30.73	6°16'00"	281.12	30.75
C20	S01°16'00"E	70.79	14°28'00"	281.12	70.98
C21	N18°21'03"E	225.58	31°56'10"	410.00	228.53
C22	N85°32'24"E	85.47	11°04'48"	442.69	85.61
C23	S80°45'20"E	144.22	38°29'20"	218.79	146.97
C24	S55°00'20"E	49.58	13°00'40"	218.79	49.68
C25	S54°18'00"E	34.24	11°36'00"	169.39	34.30
C26	S71°09'00"E	64.93	22°06'00"	169.39	65.34
C27	N89°39'00"E	48.03	16°18'00"	169.39	48.19
C28	S24°47'00"W	44.96	53°26'00"	50.00	46.63
C29	S27°58'00"E	43.89	52°04'00"	50.00	45.44
C30	S76°15'00"E	37.86	44°30'00"	50.00	38.83
C31	N57°50'00"E	40.14	47°20'00"	50.00	41.31
C32	N09°33'00"E	41.65	49°14'00"	50.00	42.96
C33	N41°47'00"W	44.96	53°26'00"	50.00	46.63
C34	S88°42'00"E	74.87	19°36'00"	219.95	75.24
C35	S67°17'26"E	88.52	23°13'08"	219.95	89.13
C36	S22°21'17"W	125.65	14°43'56"	490.00	125.99
C37	S10°05'44"W	83.59	9°47'10"	490.00	83.69
C38	S01°37'36"E	116.53	13°39'30"	490.00	116.81
C39	S72°33'42"W	34.42	4°23'52"	448.57	34.43
C40	S51°06'23"E	113.04	6°09'15"	1052.94	113.10
C41	S45°31'23"E	92.09	5°00'45"	1052.94	92.12
C42	N88°10'08"E	18.92	5°49'19"	186.24	18.93
C43	N85°32'24"E	79.68	11°04'48"	412.69	79.81
C44	N06°39'25"E	63.70	11°09'11"	327.75	63.80

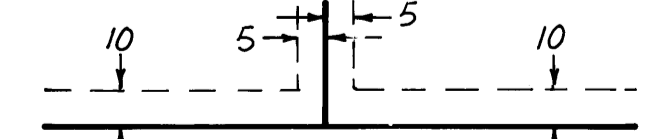


1 INCH = 60 FEET

• Denotes Iron Monument

For the purpose of this plat the north line of S 1/2 of NW 1/4 of Sec. 23, T. 31, R. 24 is assumed to have a bearing of S88°55'11"E

Utility and Drainage Easements are shown thus:



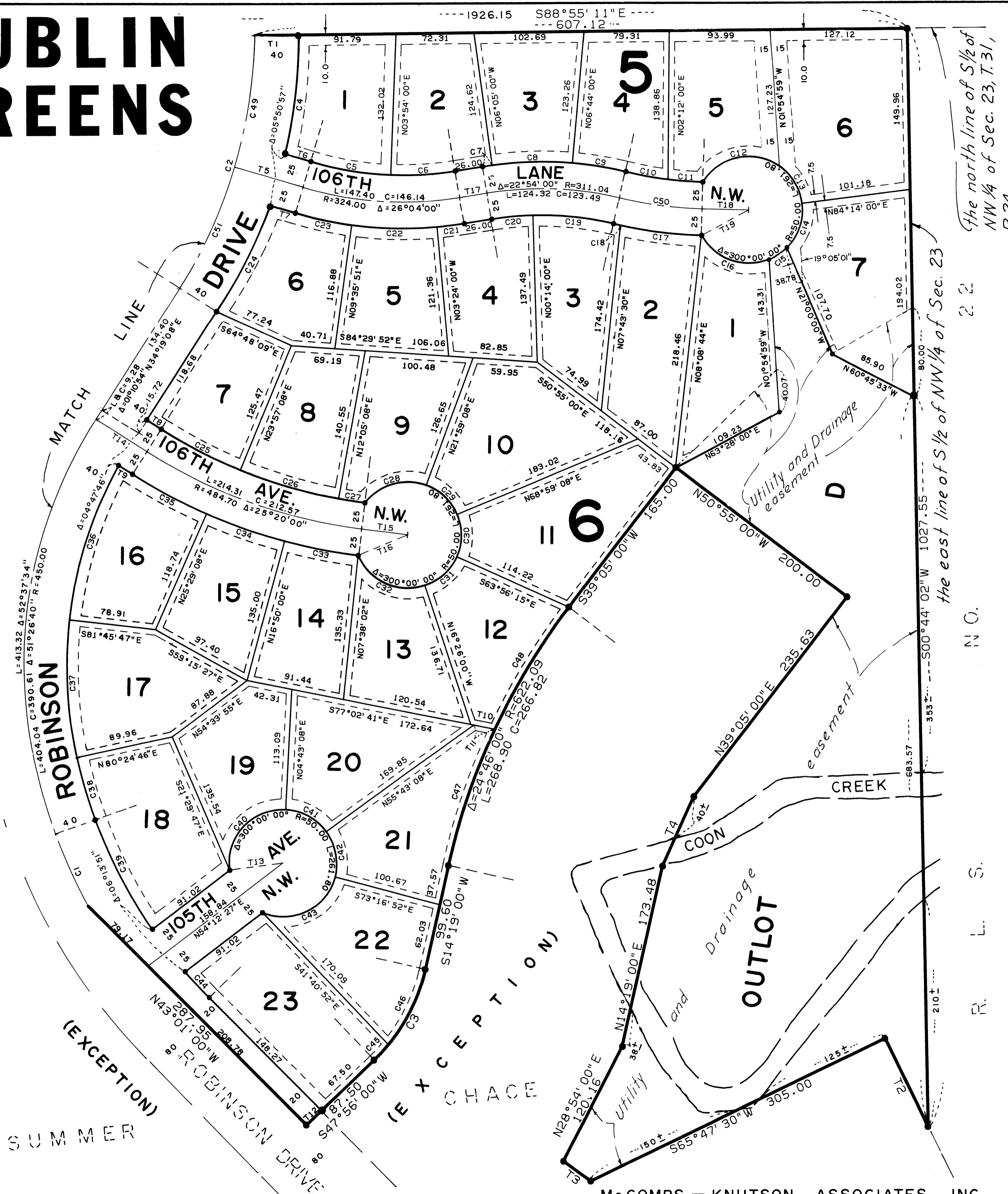
Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width, unless otherwise indicated, and adjoining street lines, as shown on the plat.

McCOMBS — KNUTSON ASSOCIATES, INC.  
ENGINEERS AND SURVEYORS

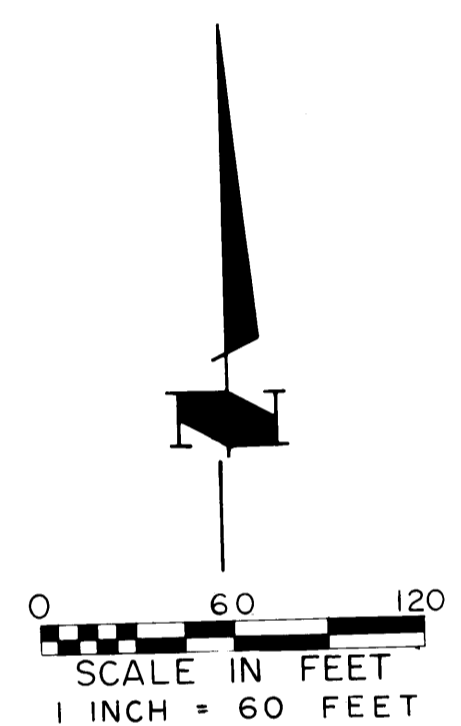


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CITY OF COON RAPIDS  
ANOKA COUNTY, MINNESOTA



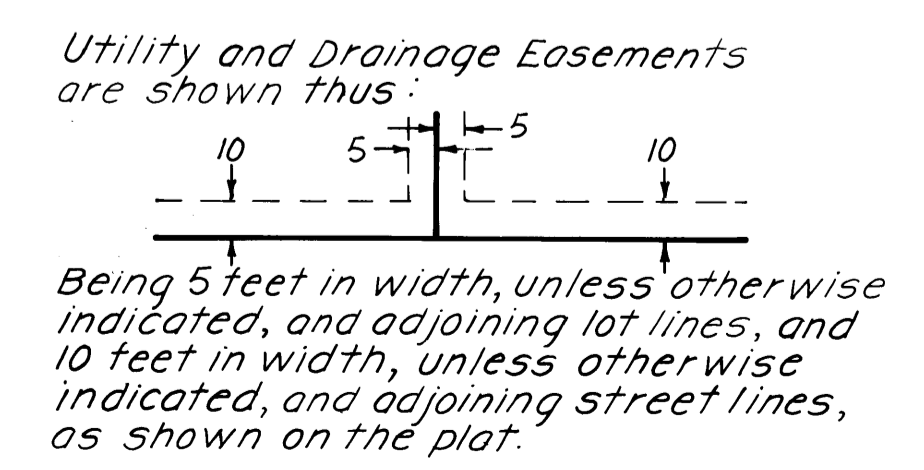
NO	BEARING	CHORD	DELTA	RADIUS	LENGTH
C1	N22°31'53"W	73.66	8°26'53"	500.00	73.72
C2	N18°17'35"E	248.46	32°03'07"	450.00	251.73
C3	S31°07'30"W	97.52	33°37'00"	168.62	98.93
C4	N08°42'26"W	111.57	13°04'27"	490.00	111.81
C5	S78°49'00"E	75.81	14°34'00"	299.00	76.02
C6	N88°09'00"E	59.91	11°30'00"	299.00	60.01
C7	N83°09'30"E	8.90	1°31'00"	336.04	8.90
C8	S89°40'30"E	75.01	12°49'00"	336.04	75.17
C9	S78°59'00"E	50.20	8°34'00"	336.04	50.24
C10	S78°05'00"E	40.00	6°46'00"	338.93	40.03
C11	S84°12'00"E	32.33	5°28'00"	338.93	32.34
C12	N79°36'23"E	72.58	93°04'47"	50.00	81.23
C13	S29°48'37"E	40.74	48°05'13"	50.00	41.96
C14	S20°23'43"W	44.09	52°19'25"	50.00	45.66
C15	S58°05'38"W	20.00	23°04'26"	50.00	20.14
C16	N68°39'04"W	66.55	83°26'09"	50.00	72.81
C17	N81°20'00"W	75.91	11°12'00"	388.93	76.03
C18	N75°13'00"W	7.01	1°02'00"	388.93	7.02
C19	N82°14'00"W	75.00	15°04'00"	286.04	75.22
C20	S86°19'00"W	39.08	7°50'00"	286.04	39.11
C21	S84°30'00"W	25.58	4°12'00"	349.00	25.58
C22	N86°54'04"W	79.00	12°59'51"	349.00	79.17
C23	N75°58'04"W	53.97	8°52'09"	349.00	54.02
C24	S27°42'22"W	112.85	13°13'31"	490.00	113.10
C25	S60°51'52"E	83.06	10°22'00"	459.70	83.18
C26	S71°58'52"E	95.04	11°52'00"	459.70	95.21
C27	S79°27'52"E	24.87	3°06'00"	459.70	24.87
C28	N75°29'08"E	59.48	73°00'00"	50.00	63.70
C29	S44°30'52"E	39.87	47°00'00"	50.00	41.02
C30	S02°31'27"W	39.94	47°04'37"	50.00	41.08
C31	S49°48'53"W	40.28	47°30'15"	50.00	41.46
C32	N63°43'26"W	67.83	85°25'08"	50.00	74.54
C33	N77°05'26"W	69.76	7°50'52"	509.70	69.81
C34	N68°50'26"W	76.90	8°39'08"	509.70	76.97
C35	N60°05'52"W	78.50	8°50'00"	509.70	78.58
C36	S18°52'48"W	151.44	21°17'09"	410.00	152.32
C37	N00°40'30"W	127.03	17°49'27"	410.00	127.55
C38	S13°56'50"E	62.34	8°43'12"	410.00	62.40
C39	N25°29'32"E	115.07	14°22'11"	460.00	115.37
C40	N44°27'48"E	76.89	100°30'41"	50.00	87.71
C41	S59°46'52"E	43.05	51°00'00"	50.00	44.51
C42	S08°46'52"E	43.05	51°00'00"	50.00	44.51
C43	S65°27'48"W	75.18	97°29'19"	50.00	85.07
C44	S40°57'44"E	32.98	4°06'32"	460.00	32.99
C45	N44°31'36"E	20.04	6°48'51"	168.62	20.05
C46	N27°43'04"E	78.16	26°48'09"	168.62	78.88
C47	N20°32'31"E	134.91	12°27'01"	622.09	135.18
C48	N32°55'30"E	133.47	12°18'59"	622.09	133.73
C49	N10°12'18"E	124.29	15°52'33"	450.00	124.69
C50	S80°49'00"E	77.56	12°14'00"	363.93	77.70
C51	N26°13'51"E	126.62	16°10'33"	450.00	127.04



NO	BEARING	DISTANCE
T1	N88°55'11"W	40.01
T2	N24°12'30"W	91.21
T3	N51°52'50"W	31.00
T4	N25°52'40"E	71.00
T5	N71°32'00"W	65.92
T6	S71°32'00"E	26.69
T7	N71°32'00"W	26.43
T8	S55°40'52"E	16.12
T9	N55°40'52"W	14.69
T10	S77°02'41"E	22.74
T11	S77°02'41"E	19.77
T12	N47°56'00"E	20.00
T13	N84°12'27"E	50.00
T14	S55°40'52"E	56.03
T15	S81°00'52"E	43.30
T16	N68°59'08"E	50.00
T17	N82°24'00"E	26.00
T18	S86°56'00"E	43.30
T19	N63°04'00"E	50.00

• Denotes Iron Monument

For the purpose of this plat the north line of S 1/2 of NW 1/4 of Sec. 23, T. 31, R. 24 is assumed to have a bearing of S88°55'11"E



McCOMBS - KNUTSON ASSOCIATES, INC.  
ENGINEERS AND SURVEYORS