

# EGRET COON RAPIDS BOULEVARD SA

KNOW ALL PERSONS BY THESE PRESENTS: That LCN NTL Multi (MN) LLC, a Delaware limited liability company, owner of the following described property:

That part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 31, Range 24, Anoka County, Minnesota, described as follows:  
Commencing at the southwest corner of the said Section 23; thence on an assumed bearing of North 89 degrees 58 minutes 39 seconds East along the South line of said Section 23, a distance of 1076.62 feet; thence North 53 degrees 25 minutes 56 seconds West a distance of 550.32 feet to the point of beginning of the tract to be hereby described; thence continuing North 53 degrees 25 minutes 56 seconds West a distance of 126.74 feet; thence North 38 degrees 23 minutes 30 seconds East and parallel with the centerline of Egret Boulevard a distance of 175.12 feet; thence North 53 degrees 25 minutes 00 seconds West a distance of 173.24 feet to its intersection with the Easterly line of Egret Boulevard; thence North 38 degrees 23 minutes 30 seconds East along said Easterly line of Egret Boulevard a distance of 92.88 feet; thence South 51 degrees 41 minutes 00 seconds East a distance of 291.66 feet; thence South 36 degrees 35 minutes 00 seconds West a distance of 259.01 feet to the point of beginning.

(Said Tract is also known as part of Lot 8, REVISED AUDITOR'S SUBDIVISION NO. 76.)  
The northeasterly boundary line of the above-described tract is marked by judicial landmarks set pursuant to Torrens Case No. C6-88-11145.  
LESS AND EXCEPT the Northwesterly 10.00 feet, lying adjoining to Egret Boulevard, and the Southwesterly 20.00 feet, lying adjoining to Coon Rapids Boulevard, of that part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 31, Range 24, Anoka County, Minnesota, of above described tract.  
AND

That part of Lot 8, Revised Auditor's Subdivision No. 76, and that part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 31, Range 24, Anoka County, Minnesota, described as follows:  
Commencing at the southwest corner of the said Section 23, thence on an assumed bearing of North 89 degrees 58 minutes 39 seconds East along the South line of said Section 23 a distance of 1076.62 feet; thence North 53 degrees 25 minutes 56 seconds West a distance of 677.06 feet to the point of beginning of the tract to be hereby described; thence North 38 degrees 23 minutes 30 seconds East and parallel with the centerline of Egret Boulevard a distance of 175.12 feet; thence North 53 degrees 25 minutes 00 seconds West a distance of 173.24 feet to its intersection with the centerline of Egret Boulevard; thence continuing North 53 degrees 25 minutes 00 seconds West a distance of 33.02 feet to its intersection with the centerline of Coon Rapids Boulevard (aka C.S.A.H. No. 1); thence southeasterly along said centerline a distance of 207.02 feet more or less to a point on said centerline distant 610.54 feet northeasterly of said south line of the Section 23, as measured along said centerline; thence North 38 degrees 23 minutes 30 seconds East, parallel with the centerline of Egret Boulevard a distance of 50.03 feet; thence North 53 degrees 25 minutes 56 seconds West a distance of 0.76 feet to the point of beginning of the parcel described.

Has caused the same to be surveyed and plotted as EGRET COON RAPIDS BOULEVARD SA and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown by this plat.

In witness whereof said LCN NTL Multi (MN) LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 21<sup>st</sup> day of October, 2015.  
LCN NTL MULTI (MN) LLC

Stacy A. Osmond, Esq.  
Stacy A. Osmond, Esq., attorney, its Vice President  
in and for Bryan York Colwell

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me this 21<sup>st</sup> day of October, 2015, by Stacy A. Osmond, Esq., Attorney-in-Fact for Bryan York Colwell, its Vice President of LCN NTL Multi (MN) LLC, a Delaware limited liability company.

Madhyn Kimberly Haley  
Madhyn Kimberly Haley  
Notary Public, Dakota County, Minnesota  
My Commission Expires January 31, 2016

I, Blake L. Rivard 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 20<sup>th</sup> day of October, 2015.

Blake L. Rivard  
Blake L. Rivard, Licensed Land Surveyor  
Minnesota License No. 19421

STATE OF MINNESOTA  
COUNTY OF Anoka

This instrument was acknowledged before me this 20<sup>th</sup> day of October, 2015, by Blake L. Rivard.

Nicole A. Johnson  
Nicole A. Johnson  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2020

Coon Rapids Planning Commission

Be it known that at a meeting held on this 16 day of July, 2015, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of EGRET COON RAPIDS BOULEVARD SA.

Planning Commission, City of Coon Rapids, Minnesota

By W. Schwartz Chair

City Council, City of Coon Rapids, Minnesota

This plat of EGRET COON RAPIDS BOULEVARD SA was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 15 day of September, 2015, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

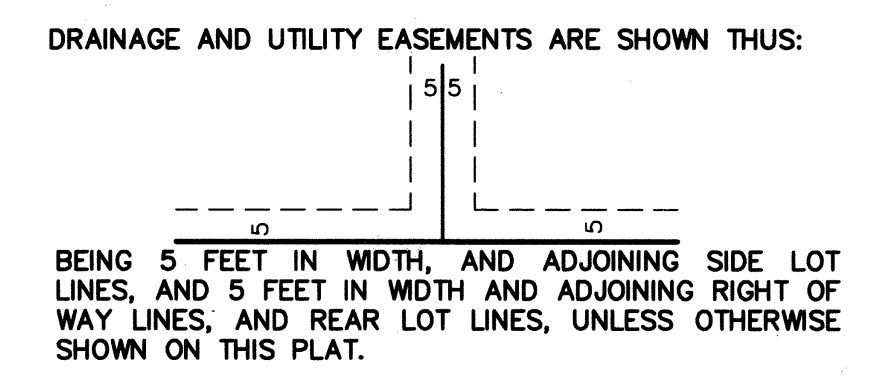
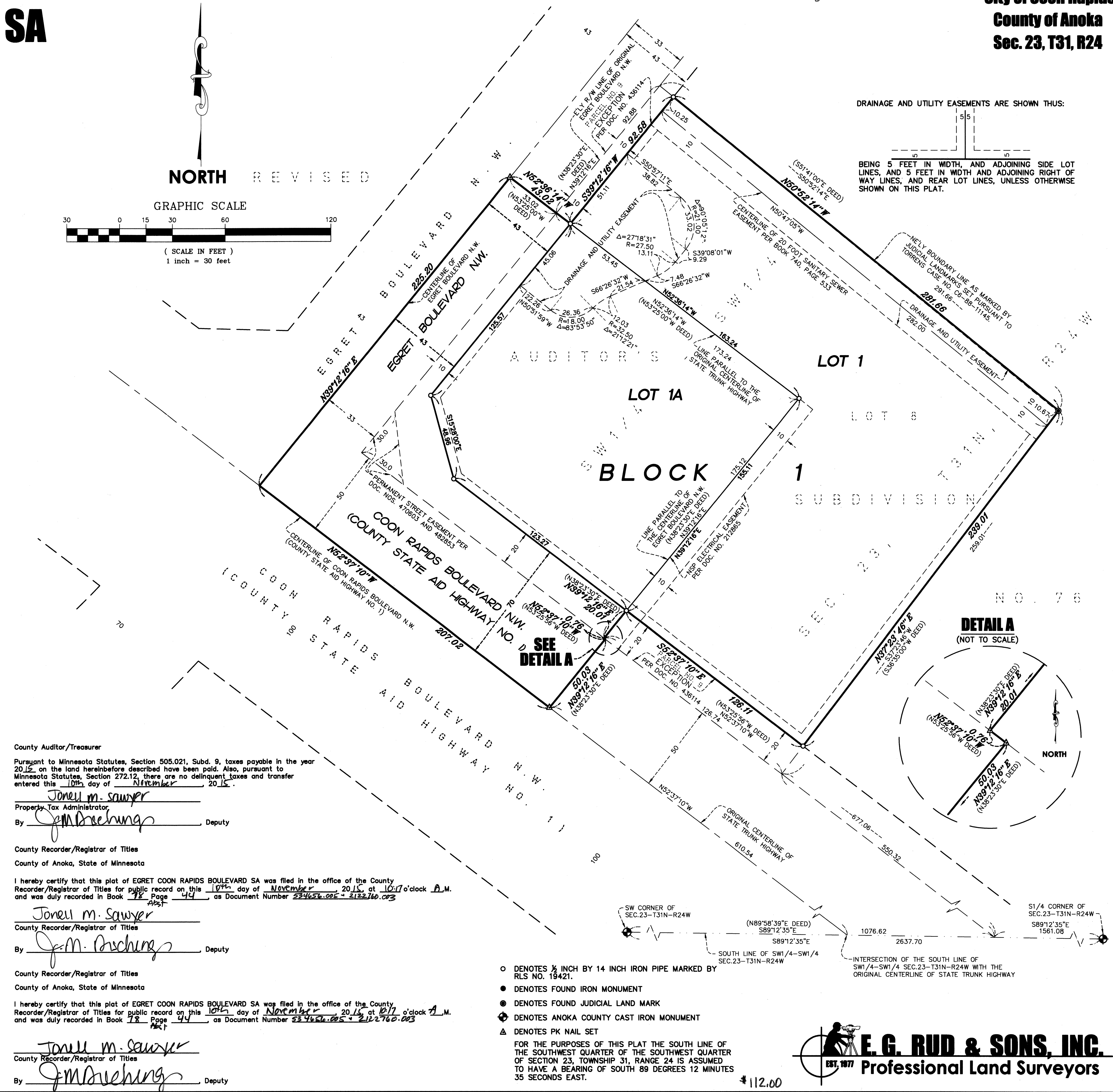
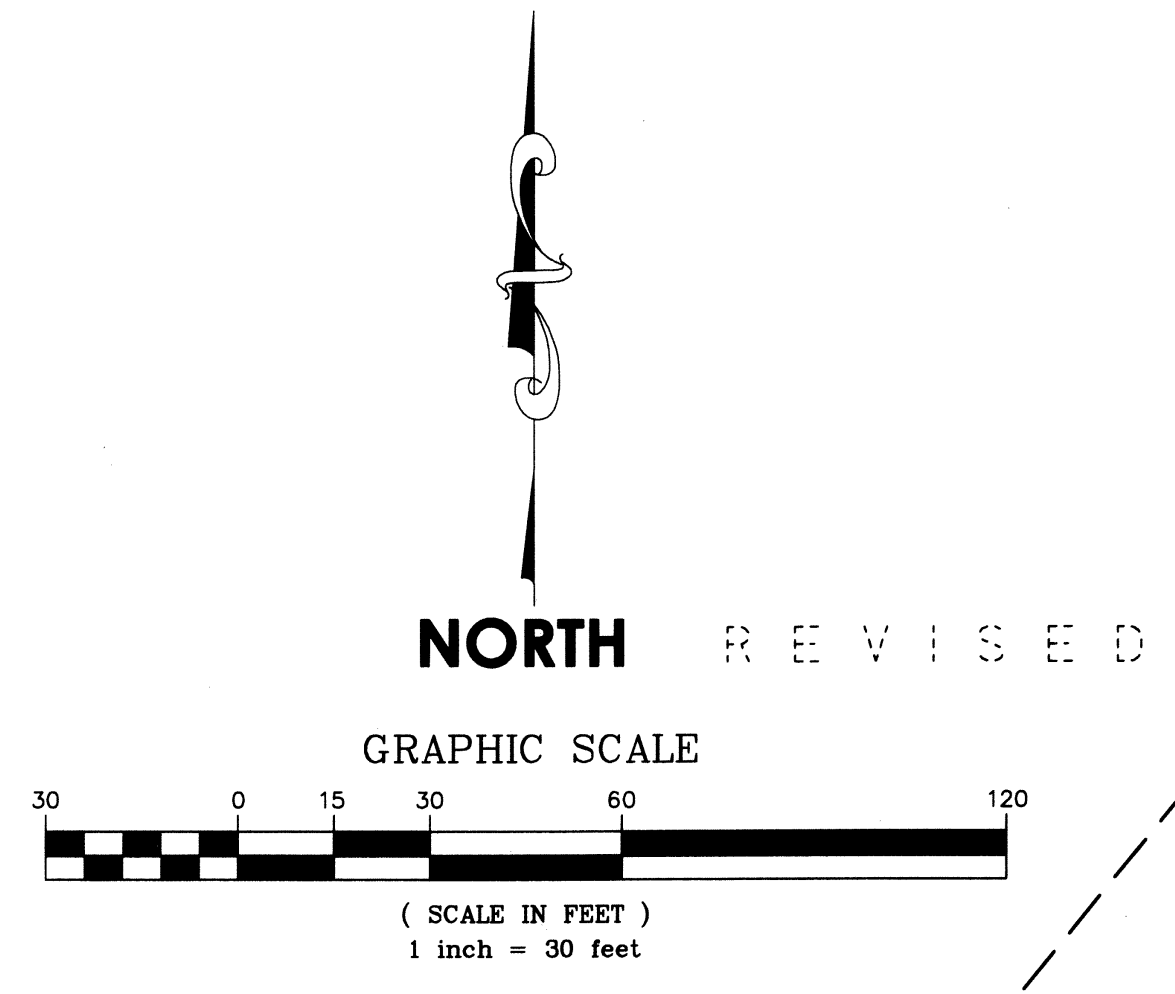
City Council, City of Coon Rapids, Minnesota

By James Kel Mayor By John Lemmlein 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 4<sup>th</sup> day of November, 2015.

Larry D. Hoium  
Larry D. Hoium by Charles F. Setzer  
Larry D. Hoium  
Anoka County Surveyor



County Auditor/Treasurer  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2015 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 10<sup>th</sup> day of November, 2015.  
Joni M. Sawyer  
Property Tax Administrator  
By J.M. Paschung Deputy

County Recorder/Registrar of Titles  
County of Anoka, State of Minnesota  
I hereby certify that this plat of EGRET COON RAPIDS BOULEVARD SA was filed in the office of the County Recorder/Registrar of Titles for public record on this 10<sup>th</sup> day of November, 2015, at 10:17 o'clock A.M. and was duly recorded in Book 78 Page 44 as Document Number 234656.005 - 2122760.003.  
Joni M. Sawyer  
County Recorder/Registrar of Titles  
By J.M. Paschung Deputy

County Recorder/Registrar of Titles  
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Joni M. Sawyer  
County Recorder/Registrar of Titles  
By J.M. Paschung Deputy

- DENOTES 1/4 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 19421.
  - DENOTES FOUND IRON MONUMENT
  - DENOTES FOUND JUDICIAL LAND MARK
  - ◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT
  - ▲ DENOTES PK NAIL SET
- FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 31, RANGE 24 IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 12 MINUTES 35 SECONDS EAST.

