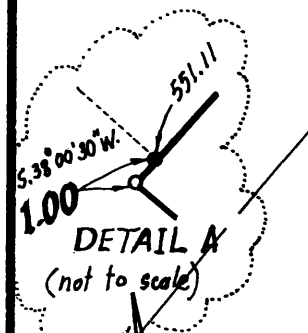
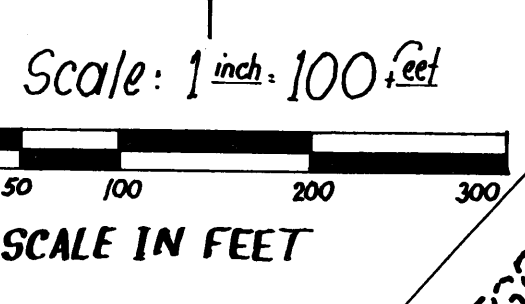


EGRET ESTATES

CITY OF COON RAPIDS ANOKA COUNTY

For purposes of this plat, the east line of the SW 1/4 of Section 23, T31, R24 has an assumed bearing of South.

- denotes existing iron monument.
- denotes iron monument set.



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 20 1986 A.D., 19 3 o'clock P.M., and was duly recorded in book 36 of PLATS page 7

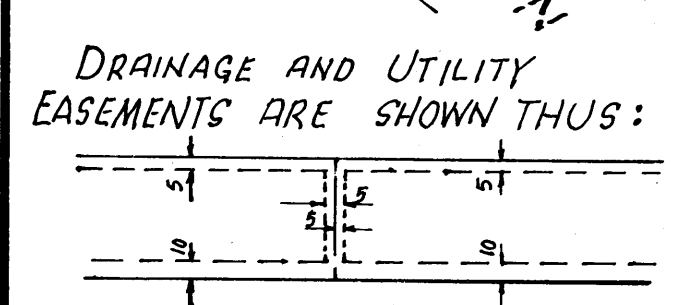
County Recorder
Neil J. Lundahl
By *Neil J. Lundahl*
County Recorder

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 day of MAR 20 1986 A.D. 19 at 3:03 o'clock P.M.

By *Charles R. Schaeffer*
Deputy Registrar of Titles

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 day of MAR 20 1986 A.D. 19 at 3:03 o'clock P.M.

By *Charles R. Schaeffer*
Deputy Registrar of Titles



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

SUBURBAN ENGINEERING, INC.
Engineers
Surveyors

001ACRA 3-20-84H12 380.00 d 002ACRT 3-20 96H027 400.00 d

SURVEYORS CERTIFICATE OF CORRECTION TO THE PLAT OF EGRET ESTATES

Pursuant to the provisions of Chapter 505.174, Laws of Minnesota, 1957, I, Howard W. Rogers, the undersigned, a registered surveyor in and for the State of Minnesota, declare as follows:

That I prepared the plat of Egret Estates, which was dated March 5th, 1986, filed on March 20th 1986, in the office of the Registrar of Titles, Anoka County, Minnesota as document number 149528 and filed on March 20th, 1986, in the office of the County Recorder, Anoka County, Minnesota in book 36 of plats, page 7, as document number 704177.

I hereby certify that said plat contains errors in the following particulars to wit:

The distance from the southeast corner of the Southwest Quarter of Section 23 to the northeasterly right of way line of Burlington Northern Railroad is shown as 150.48 feet.

The said plat is hereby corrected in the following particulars to wit:

The distance from the southwest corner of the Southwest Quarter of Section 23 to the northeasterly right of way line of Burlington Northern Railroad shown as 150.48 feet should have the word plat after it and the dimension of 128.10 feet, measured added.

Dated: September 29, 1986

Howard W. Rogers
Howard W. Rogers
Registered Surveyor No. 10945
State of Minnesota

The above certificate of correction to the plat of Egret Estates has been approved by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof, held this 14th day of October, 1986.

CITY COUNCIL OF COON RAPIDS
By *Robert B. Lewis*
Robert B. Lewis, Mayor

ATTEST:
Betty Backes
Betty Backes, City Clerk

OCT 29 1986
SUBURBAN ENGINEERING

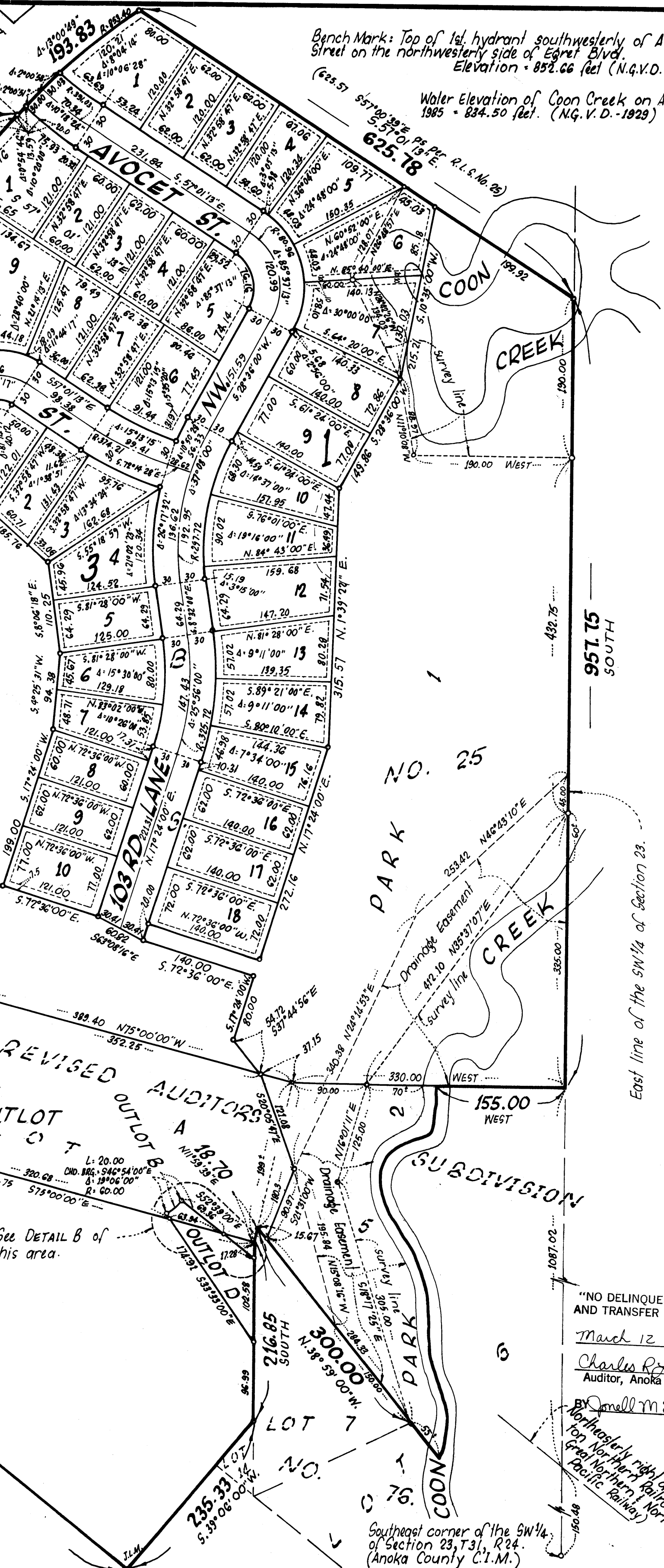
732136

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 OCT 30 1986 A.D., 19 10 o'clock A.M., and was duly recorded in book 36 of PLATS page 7

County Recorder
Neil J. Lundahl
By *Neil J. Lundahl*
County Recorder

Numbered	
General	
Recorded	
Indexed	
Filed	
Checked	
Returned	
Accepted	
Filed	
Returned	
Accepted	

732136



KNOW ALL MEN BY THESE PRESENTS: That Ground Development, Inc., a Minnesota corporation, contract purchaser and Myron R. Cartwright and Inez P. Cartwright, his wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota to wit:

Tract B of Registered Land Survey No. 25, according to the recorded plat thereof.

and that Ground Development, Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the Southwest Quarter of Section 23, Township 31, Range 24, and also known as part of Lot 5, Revised Auditor's Subdivision No. 76, that is described as follows:

Commencing at a point on the Northeasterly line of the right-of-way of the Great Northern and Northern Pacific Railroads distant 9 rods and 3 links (150.48 feet) North of the quarter post on the South line of said Section 23; thence North on the quarter section line 65 rods and 22 links (1087.02 feet); thence West 20 rods (330 feet) to the actual point of beginning of the tract of land hereby to be described, thence North 75 degrees West 23 rods and 15 links (389.40 feet) to a cartway; thence South 21 degrees West 200 feet; thence South 75 degrees East 25 rods (420.75 feet); thence Northeasterly to the point of beginning a distance of 199 feet more or less.

AND

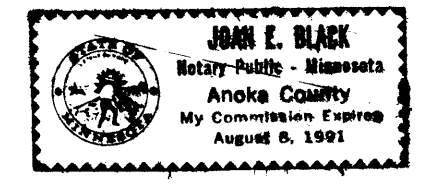
That part of the Southwest Quarter of Section 23, Township 31, Range 24, and also known as part of Lot 5, Revised Auditor's Subdivision No. 76, that is described as follows:

Commencing at a point on the Northeasterly line of the right-of-way of the Great Northern and Northern Pacific Railroads distant 9 rods and 3 links (150.48 feet) North of the quarter post on the South line of said Section 23; thence North on the quarter section line 65 rods and 22 links (1087.02 feet); thence West 126.0 feet more or less to the center line of Coon Creek to the actual point of beginning of the tract of land hereby to be described; thence continuing West 204.0 feet; thence Southwesterly 180.3 feet to the center line of a traveled road on a line which if extended would intersect a point described as follows: Beginning at the point above described as being 330 feet West of the quarter section line; thence North 75 degrees West 23 rods and 15 links (389.40 feet); thence South 21 degrees West 200 feet; thence South 75 degrees East 25 rods (420.75 feet) to the point above described; thence from the point in the center line of the traveled road above described in a Southeasterly direction along the center line of said road South 38 degrees 59 minutes East 329.0 feet more or less to the center line of said Coon Creek; thence Northerly along the center line of said Coon Creek to the point of beginning.

have caused the same to be surveyed and platted as EGRET ESTATES and do hereby donate and dedicate to the public for public use forever the streets, lane, parks and drainage and utility easements as shown on this plat. In witness whereof said Ground Development, Inc. has caused these presents to be signed by its proper officer this 5th day of March, 1986. In witness whereof said Myron R. Cartwright and Inez P. Cartwright, his wife, have hereunto set their hands this 16th day of January, 1986.

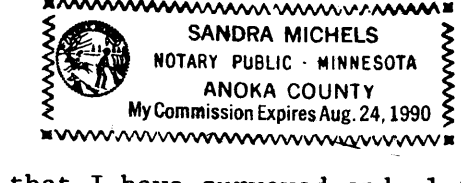
GROUND DEVELOPMENT, INC.
Steven C. Fitterman, President
Myron R. Cartwright
Inez P. Cartwright

STATE OF MINNESOTA The foregoing instrument was acknowledged before me this 5th day of MARCH, 1986 by Steven C. Fitterman, president of Ground Development, Inc., a Minnesota corporation, on behalf of the corporation.



Joan E. Black
Notary Public, Anoka County, Minnesota
My Commission Expires August 8, 1991

STATE OF MINNESOTA The foregoing instrument was acknowledged before me this 16th day of January, 1986 by Myron R. Cartwright and Inez P. Cartwright, his wife.

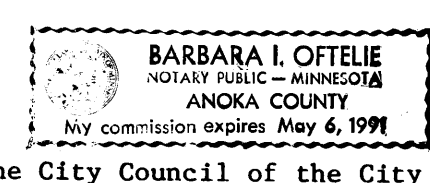


Sandra Michels
Notary Public, Anoka County, Minnesota
My Commission Expires August 21, 1990

I hereby certify that I have surveyed and platted the property described on this plat as EGRET ESTATES 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 on said plat; that the outside boundary lines are correctly designated on said plat, and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

STATE OF MINNESOTA
COUNTY OF ANOKA
Howard W. Rogers, Land Surveyor
Minnesota Registration No. 10945

The foregoing instrument was acknowledged before me this 10th day of December, 1985 by Howard W. Rogers, Land Surveyor.



Barbara I. Oteffe
Notary Public, Anoka County, Minnesota
My Commission Expires May 6, 1991

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of EGRET ESTATES at a regular meeting thereof held this 8th day of October, 1985.

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1986 ON THE LANDS DESCRIBED WITHIN ARE PAID
March 12 1986
Charles R. Schaeffer
Auditor, Anoka County
Donald C. Carley
Anoka County Treasurer

The plat of EGRET ESTATES was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 18th day of October, 1984.

CITY OF COON RAPIDS, MINNESOTA
By *Donna M. Naewe*
Chairman

Checked and approved this 12th day of March, 1986.

Roland W. Anderson
Anoka County Surveyor

732136

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 OCT 30 1986 A.D., 19 10 o'clock A.M., and was duly recorded in book 36 of PLATS page 7

County Recorder
Neil J. Lundahl
By *Neil J. Lundahl*
County Recorder

Numbered	
General	
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732136