

EGRET STATION

City of Coon Rapids
County of Anoka
Sec. 23, Twp. 31, Rng. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Coffee Holdings LLC, a Minnesota limited liability company, owner of the following described property:

Outlot K, PORT RIVERWALK, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as EGRET STATION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown by this plat.

In witness whereof said Coffee Holdings LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 13 day of October, 2020

COFFEE HOLDINGS LLC

By: [Signature] Manager
Kyle N. Smith

STATE OF MINNESOTA
COUNTY OF Blue Earth

This instrument was acknowledged before me on this 13 day of October, 2020 by Kyle N. Smith, Manager of Coffee Holdings LLC, a Minnesota limited liability company, on behalf of the company.

[Signature] (signature)
Kristal P. Piere (print name)

Notary Public Blue Earth County, Minnesota
My Commission Expires Jun 31 2025

I Daniel L. Thurmes 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 12th day of October, 2020

[Signature]
Daniel L. Thurmes, Licensed Land Surveyor
Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 17th day of October, 2020 by Daniel L. Thurmes.

[Signature] (signature)
CONNIE J. P. VILLAR (print name)

Notary Public, Dakota County, Minnesota
My Commission Expires Jan 31, 2025

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of EGRET STATION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 12th day of September, 2020 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: [Signature] Mayor
By: [Signature] Clerk

CITY OF COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this 22nd day of August, 2020 the Planning Commission of the City of Coon Rapids, Minnesota did hereby review and approve this plat of EGRET STATION.

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA

By: [Signature] Chairperson

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 15th day of October, 2020.

[Signature]
Charles F. Gitzen, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 15th day of October, 2020.

[Signature]
Pamela J. LeBlanc
Property Tax Administrator

By: [Signature] Deputy

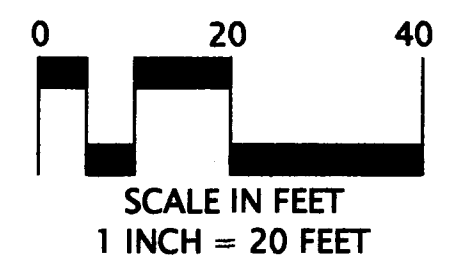
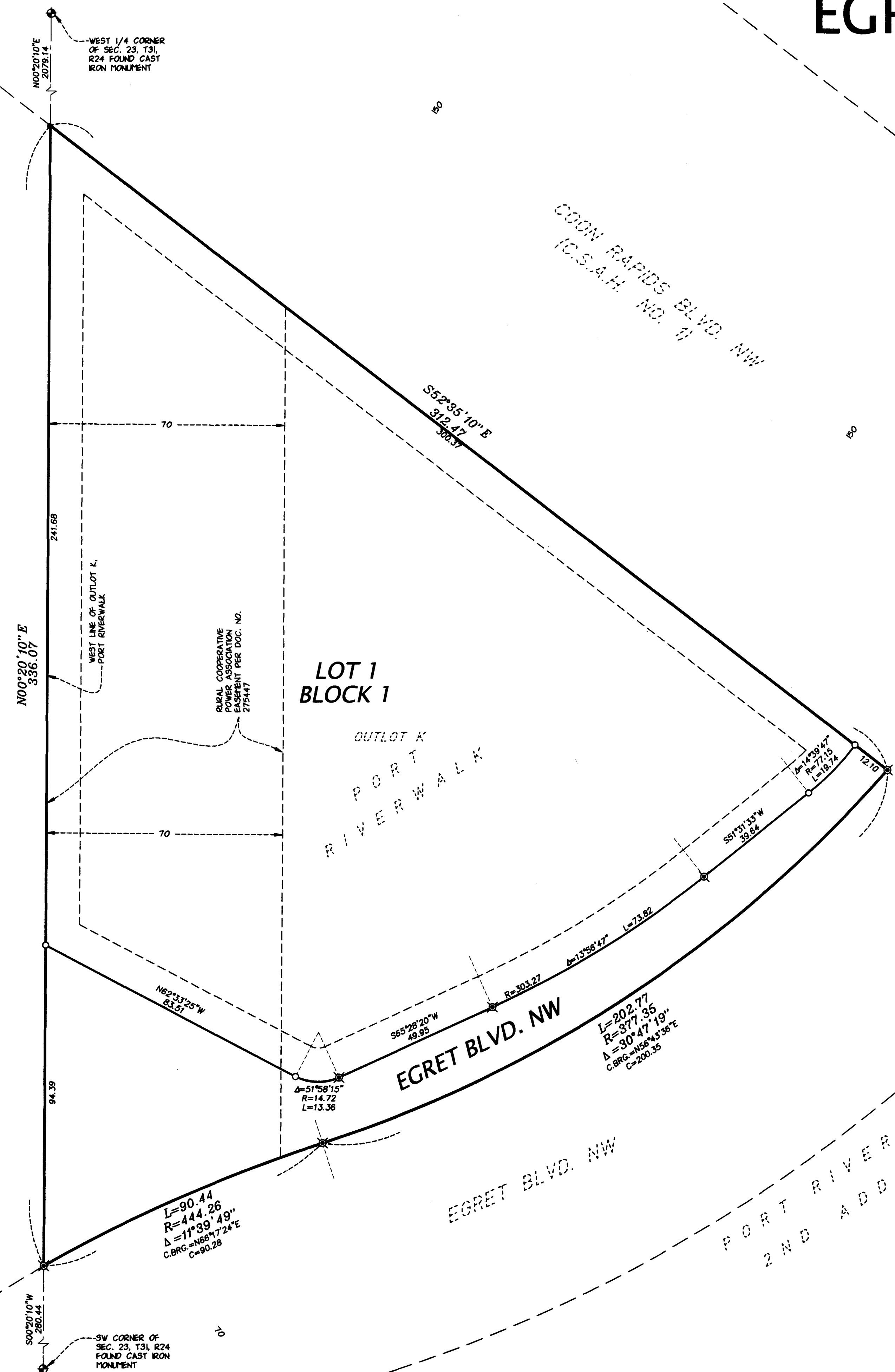
COUNTY RECORDER / REGISTRAR OF TITLES
County of Anoka, State of Minnesota.

I hereby certify that this plat of EGRET STATION was filed in the office of the County Recorder / Registrar of Titles for public record on this 15th day of October, 2020 at 10:59 o'clock A.M. and was duly recorded as Document Number 579296.001.

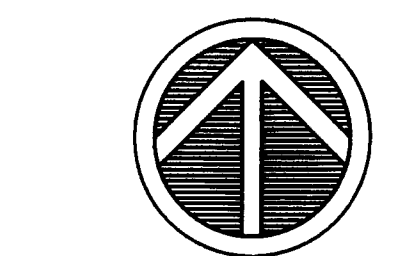
[Signature]
Pamela J. LeBlanc
County Recorder / Registrar of Titles

By: [Signature] Deputy

REVISED AUDITOR'S SUBDIVISION NO. 75

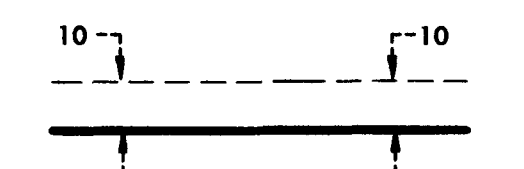


- DENOTES FOUND 1/2 INCH IRON PIPE MARKED RLS 18420
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED RLS 25718.
- ✕ DENOTES SET P.K. NAIL

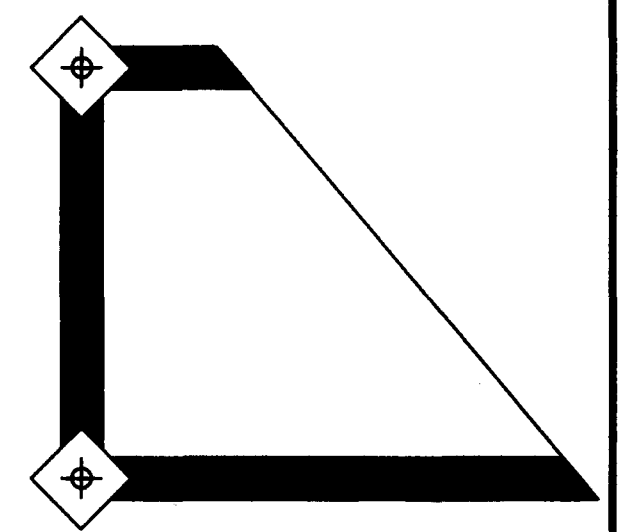


NORTH
BEARINGS SHOWN ARE ORIENTATED TO THE WEST LINE OF OUTLOT K, PORT RIVERWALK, WHICH IS ASSUMED TO BEAR NORTH 00 DEGREES 20 MINUTES 10 SECONDS EAST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS: (NO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING BOUNDARY LINES AND STREET LINES.



CORNERSTONE
LAND SURVEYING, INC

\$56.00