

CITY OF COON RAPIDS  
COUNTY OF ANOKA

# ELIZABETH COURT

KNOWN ALL MEN BY THESE PRESENTS: That TSM Development, Inc. a Minnesota corporation, owner, and Contractors Cooperative Finance Company, a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The South 160.00 feet of the North one-half (N½) of Lot Fourteen (14), COON CREEK GARDENS.

AND

That part of the North one-half (N ½) of Lot Fourteen (14), COON CREEK GARDENS, which lies West of the East 143.76 feet and which lies North of the South 160.00 feet of said North one-half.

AND That TSM Development, Inc., a Minnesota corporation, owner, and Marquette Bank, N.A., a national banking association, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lot 11, COON CREEK GARDENS, except the following described seven tracts:

- Beginning at a point on the east line of said Lot 11 distant 415 feet south of the northeast corner of the south half of Lot 6, COON CREEK GARDENS; thence South along said line a distance of 80 feet; thence West a distance of 150 feet; thence North a distance of 80 feet; thence East a distance of 150 feet to the point beginning.
- Beginning at a point on the east line of said Lot 11 distant 295 feet south of northeast corner of the south half of Lot 6, COON CREEK GARDENS; thence South along said east line a distance of 120 feet; thence West at right angles a distance of 205 feet; thence North at right angles a distance of 120 feet; thence East at right angles a distance of 205 feet to the point of beginning.
- Beginning at a point on the east line of Lot 6, COON CREEK GARDENS, distant 150 feet south of the northeast corner of the south half of said Lot 6; thence South along said east line and along the east line of said Lot 11, a distance of 135 feet; thence West at right angles a distance of 205 feet; thence North at right angles a distance of 135 feet; thence East at right angles a distance of 205 feet to the point of beginning.
- Beginning at a point on the east line of said Lot 11 distant 495 feet south of the northeast corner of the south half of Lot 6, COON CREEK GARDENS; thence South along said east line a distance of 115 feet; thence West at right angles 175 feet; thence North at right angles a distance of 115 feet; thence East at right angles 175 feet to point of beginning.
- Beginning at a point on the east line of said Lot 11 distant 610 feet south of the northeast corner of the south half of Lot 6, COON CREEK GARDENS; thence South along said east line a distance of 85 feet thence; West at right angles a distance of 135 feet; thence North at right angles a distance of 85 feet; thence East at right angles a distance of 135 feet to the point of beginning.
- Beginning at a point on the east line of said Lot 11 distant 695 south of the northeast corner of the south half of Lot 6, COON CREEK GARDENS; thence South on said east line a distance of 85 feet; thence West, at right angles, a distance of 150 feet; thence North, at right angles, a distance of 85 feet; thence East, at right angles, a distance of 150 feet to the point of beginning.
- That part of the east 205 feet of Lot 11, COON CREEK GARDENS, as measured at right angles to the east line of said Lot 11, lying between two lines extended westerly at right angles from points on the east line of said Lot 11, distant respectively 285 feet and 295 feet south of the northeast corner of the south half of Lot 6, COON CREEK GARDENS.

AND

The South One-half of Lot 6, EXCEPTING the North 150 feet thereof.

AND ALSO EXCEPTING that part of Lot 6 that lies within the following described tract of land:

That part of Lots Six (6) and Eleven (11), COON CREEK GARDENS, Anoka County, Minnesota, described as follows: Beginning at a point on the East line thereof 150 feet South of the Northeast corner of the South One-half of said Lot 6; thence South along the East line thereof 135 feet; thence West at right angles 205 feet; thence North at right angles 135 feet; thence East at right angles 205 feet to point of beginning.

Has caused the same to be surveyed and platted as ELIZABETH COURT and does hereby donate and dedicate to the public for public use forever the street and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said TSM Development, Inc. a Minnesota corporation, has caused these presents to be signed by its proper officer this 29 day of April, 1998.

Signed: TSM Development, Inc.

By Stan A. Schmitt It's President

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 1998, by Steven A. Schmitt, as President of TSM Development, Inc., a Minnesota corporation on behalf of the corporation.

Judy A. Larson  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission expires \_\_\_\_\_

In witness whereof said Marquette Bank, N.A., a national banking association, has caused these presents to be signed by its proper officers this 30<sup>th</sup> day of April, 1998.

Signed: Marquette Bank, N.A.

By Patrick J. Farrington It's President  
Dennis M. Kudak It's Vice President

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 1998, by Patrick J. Farrington, as President and Dennis M. Kudak, as Vice President of Marquette Bank, N.A., a national banking association on behalf of the association.

Judy A. Larson  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission expires \_\_\_\_\_

In witness whereof said Contractors Cooperative Finance Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this 29 day of Apr. 1, 1998.

Signed: Contractors Cooperative Finance Company

By Stan A. Schmitt It's President

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 1998, by Steven A. Schmitt, as President of Contractors Cooperative Finance Company, a Minnesota corporation on behalf of the corporation.

Judy A. Larson  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission expires \_\_\_\_\_

I, Walter J. Gregory, hereby certify that I have surveyed and platted the property described on this plat as ELIZABETH COURT, that this plat is a correct representation of the 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, that the outside boundary lines are correctly designated on the plat and that there are no wetlands as defined in M.S. 502.02, Subd. 1, or public highways to be designated other than as shown.

Walter J. Gregory  
Walter J. Gregory, Land Surveyor  
Minnesota License No. 14889

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 28<sup>th</sup> day of April, 1998, by Walter J. Gregory, Minnesota License No. 14889.

Joyce C. Hill  
Notary Public, Hennepin County, Minnesota  
My Commission expires Jan. 31, 2000

COON RAPIDS, MINNESOTA

This plat of ELIZABETH COURT was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 19<sup>th</sup> day of February, 1998.

By Donna M. Naene, Chairman

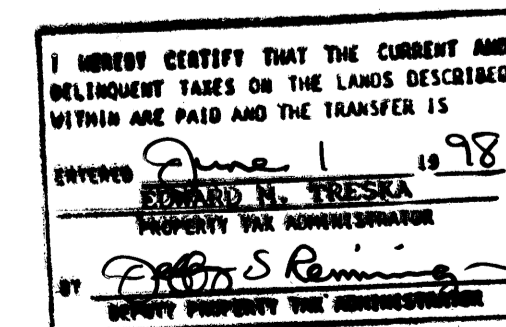
COON RAPIDS, MINNESOTA

This plat of ELIZABETH COURT was approved and accepted by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof held this 7<sup>th</sup> day of April, 1998. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF COON RAPIDS, MINNESOTA  
By Betty Backes Attest Betty Backes  
Acting Mayor Clerk

This plat has been checked and approved this 19<sup>th</sup> day of MAY, 1998.

Larry Hoffman  
Larry Hoffman  
Anoka County Surveyor

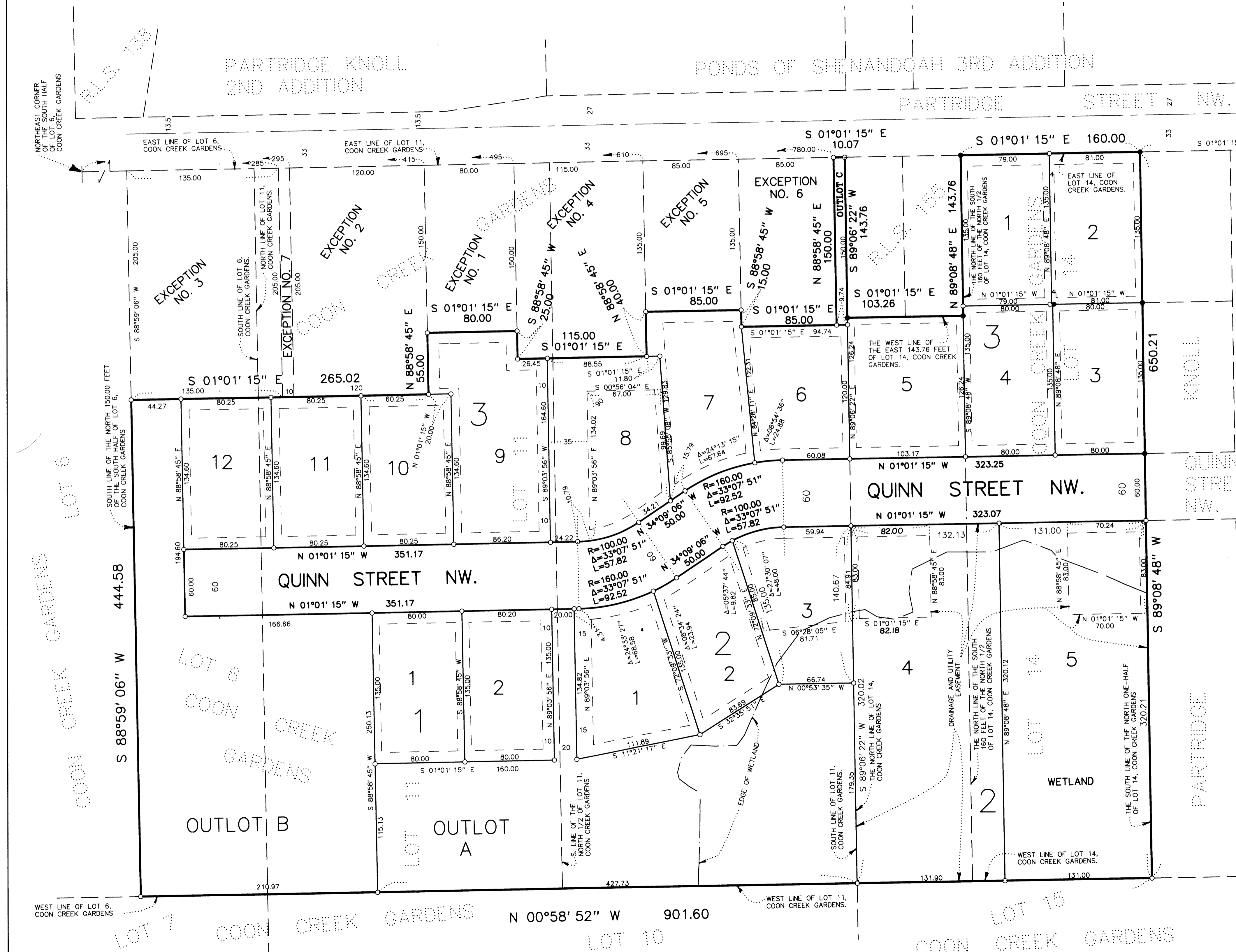


313157  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on JUN - 1 1998 at 12:30 o'clock P.M.  
Edward M. Treska, Registrar of Titles  
By Katherine Bein Deputy Registrar of Titles



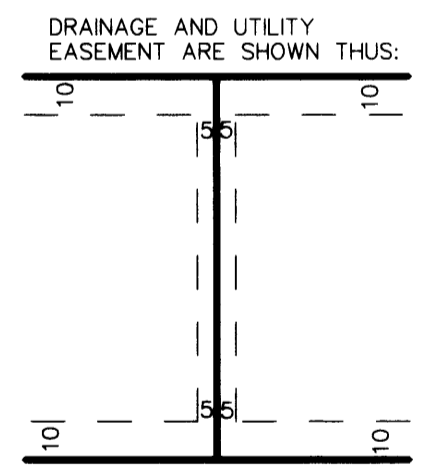
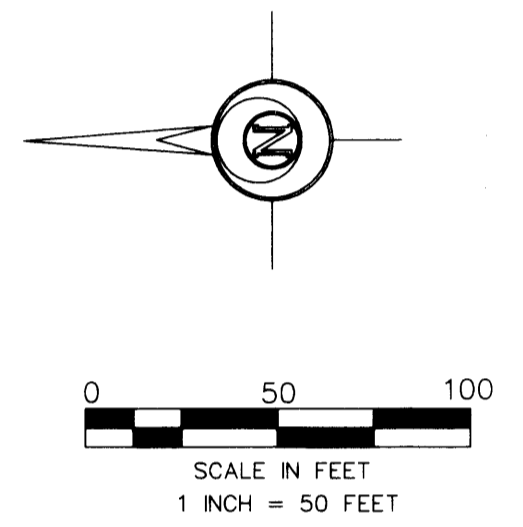
CITY OF COON RAPIDS  
COUNTY OF ANOKA

# ELIZABETH COURT



ANOKA COUNTY MONUMENT  
EAST 1/4 CORNER OF SEC. 10,  
T. 31, R. 24.

N 89°14'04\"/>



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES,  
AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY  
LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

FOR THE PURPOSES OF THIS PLAT, THE EAST-WEST  
QUARTER SECTION LINE OF SEC. 10, T. 31, R. 24,  
IS ASSUMED TO BEAR **N 89°14'04\"/>**

- DENOTES IRON MONUMENT FOUND.
- DENOTES 1/2 INCH IRON MONUMENT SET WITH CAP STAMPED RLS 14889.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.