

# FIDELITY ADDITION

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 10 & 15, TWP. 31, RNG. 24

KNOW ALL PERSONS BY THESE PRESENTS: That MN2 Coon Rapids, LLC, a South Dakota limited liability company, owner of the following described property:

Lots 1 and 2, Block 1, VILLAGE TEN DEVELOPMENT 2ND ADDITION, according to the record plat thereof, Anoka County, Minnesota, described as follows:

Commencing at the most northerly corner of said Lot 1; thence South 33°20'34" West, along the northwesterly line of said Lot 1, for a distance of 3.54 feet to the true point of beginning; thence South 53°12'26" East for a distance of 111.03 feet; thence South 31°28'27" West for a distance of 28.77 feet; thence South 58°31'33" East for a distance of 30.00 feet; thence North 31°28'27" East for a distance of 24.67 feet; thence South 48°19'14" East for a distance of 165.71 feet; thence South 49°31'17" East for a distance of 150.55 feet to a point of intersection with the southeasterly line of said Lot 2; thence South 45°28'04" West, along the southeasterly line of said Lot 2, for a distance of 317.85 feet to the most southerly corner of said Lot 2; thence North 44°33'40" West, along the southwesterly line of said Block 1, for a distance of 212.31 feet to a point of tangential curve to the left, having a radius of 859.97 feet; thence northwesterly, along the southwesterly line of said Block 1 and along said curve, for a distance of 181.28 feet, through a central angle of 12°04'40" to the most westerly corner of said Lot 1; thence North 33°20'34" East, along the northwesterly line of said Lot 1, for a distance of 299.71 feet to the true point of beginning.

Has caused the same to be surveyed and platted as FIDELITY ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said MN2 Coon Rapids, LLC, a South Dakota limited liability company, has caused these presents to be signed by its proper officer this 19th day of September, 2023.

Signed: MN2 Coon Rapids, LLC

[Signature], Chief Executive Officer  
Bryan Slama

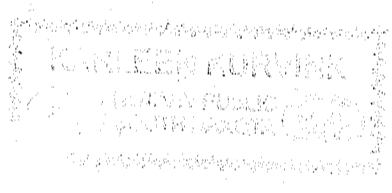
State of South Dakota  
County of Minnehaha

This instrument was acknowledged before me on September 19, 2023 by Bryan Slama, Chief Executive Officer of MN2 Coon Rapids, LLC, a South Dakota limited liability company.

[Signature] (Signature)

Karsten Kurvink (Print Name)

Notary Public, South Dakota  
My commission expires April 6, 2029



I James A. Schlieman 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 the 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 6th day of September, 2023.

[Signature]  
James A. Schlieman, Licensed Land Surveyor  
Minnesota License No. 44867

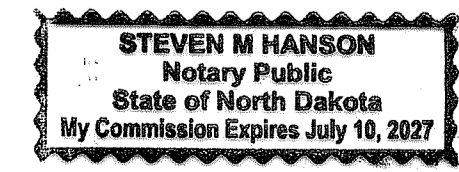
State of NORTH DAKOTA  
County of CASS

This instrument was acknowledged before me on September 6 2023 by James A. Schlieman.

[Signature] (Signature)

Steven M Hanson (Print Name)

Notary Public, NORTH DAKOTA  
My commission expires July 10 2027



### CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of FIDELITY ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 2nd day of May, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

[Signature] Mayor  
[Signature] Clerk

### COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this 20th day of April, 2023, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of FIDELITY ADDITION.

Planning Commission, City of Coon Rapids, Minnesota

[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 1st day of November, 2023.

[Signature]  
David M Zieglmeier  
Anoka County Surveyor

### COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 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 01 day of November, 2023.

[Signature]  
Property Tax Administrator

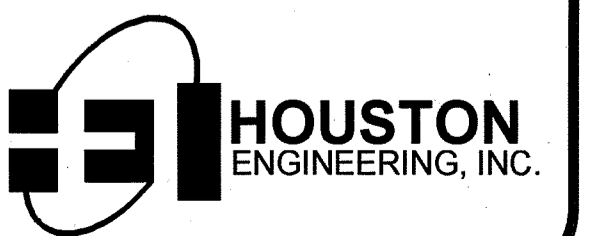
By: [Signature] Deputy

### COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of FIDELITY ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 01 day of November, 2023, at 9:46 o'clock A.M. and was duly recorded as Document Number 2402015.001.

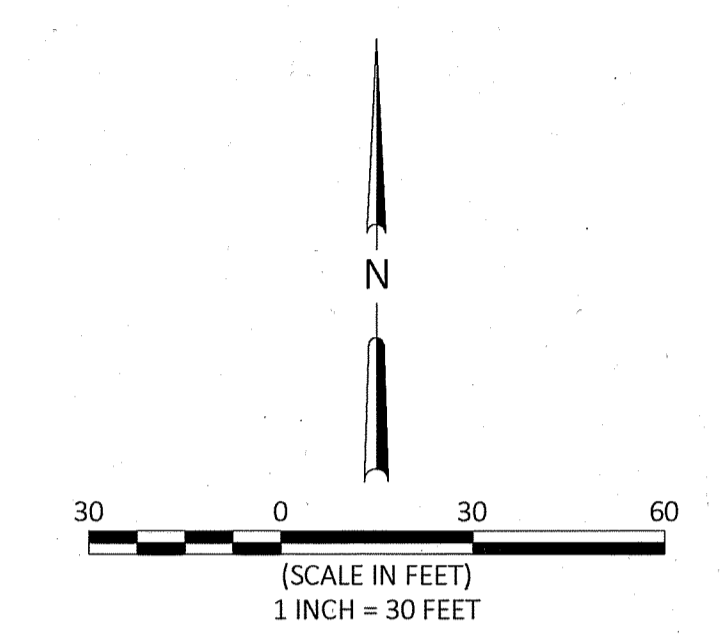
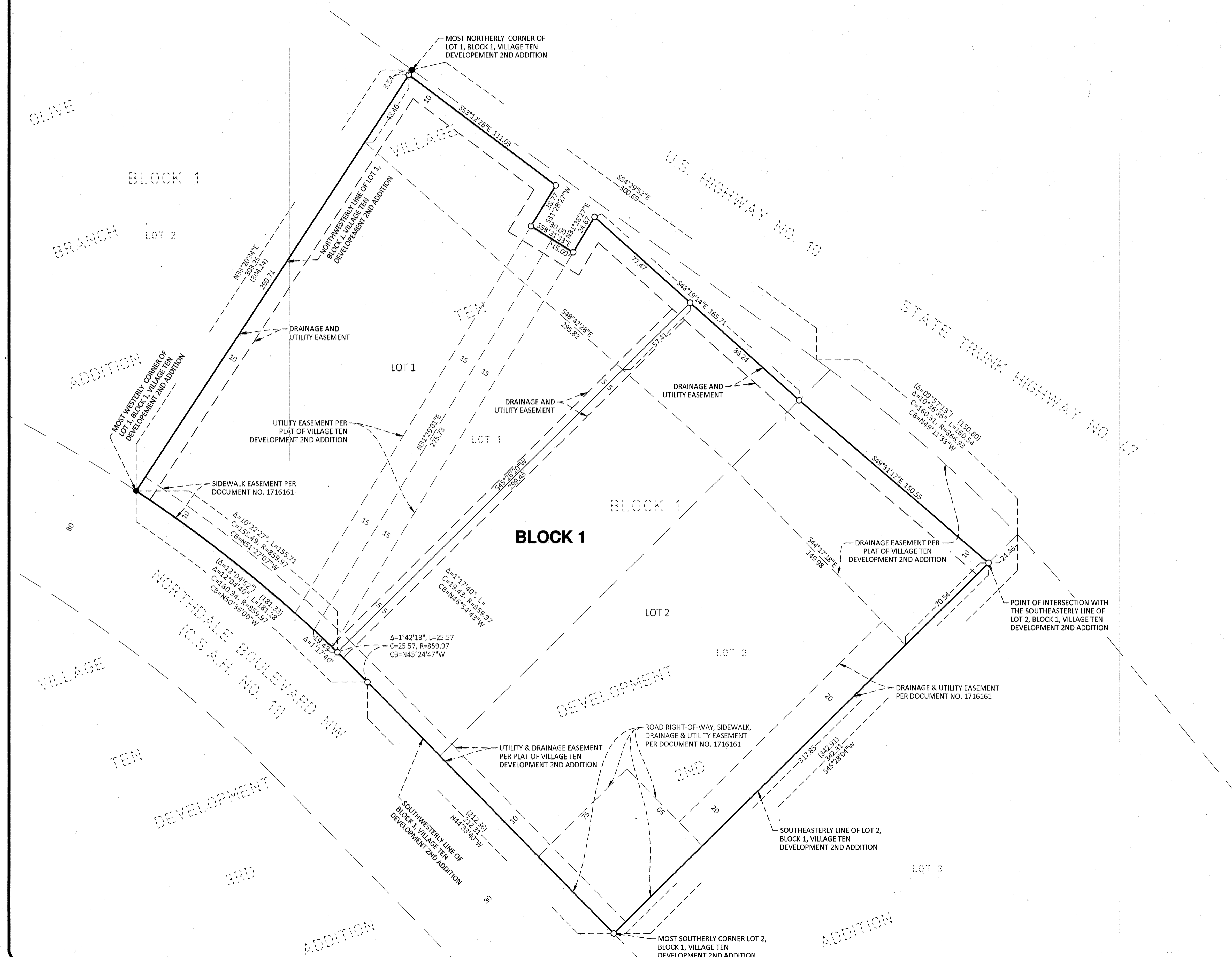
[Signature]  
County Recorder/Registrar of Titles

By: [Signature] Deputy



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**LEGEND**

- DENOTES 1/2 INCH IRON PIPE FOUND ●
- DENOTES 1/2 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 44867 ○
- DENOTES RECORDED DISTANCE PER VILLAGE TEN DEVELOPMENT 2ND ADDITION (100.00)

FOR THE PURPOSES OF THIS PLAT, THE NORTHWESTERLY LINE OF LOT 1, BLOCK 1, VILLAGE TEN DEVELOPMENT 2ND ADDITION, IS ASSUMED TO HAVE A BEARING OF NORTH 33 DEGREES 20 MINUTES 34 SECONDS EAST.