

GOLF TERRACE 2ND ADDITION

CITY OF COON RAPIDS

ANOKA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That New Housing Concepts, 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 Northeast Quarter of the Southwest Quarter of Section 12, Township 31, Range 24, lying southwesterly of the southwesterly right of way line of Foley Boulevard as described in miscellaneous book 1023, page 301, Anoka County Register of Deeds Office, lying northerly of the plat of Sand Creek Terrace and lying northwesterly of a line described as follows: Commencing at the southeast corner of said Northeast Quarter of Southwest Quarter; thence N 0°29'12" E, along the east line of said Northeast Quarter of Southwest Quarter, said bearing is assumed, 253.59 feet to its intersection with said right of way line of Foley Boulevard; thence northwesterly, along said right of way line, on a nontangential curve concave to the southwest 243.98 feet, said curve has a radius of 687 feet; thence N 57°26'31" W, tangent to last described curve and along said right of way line, 368.50 feet to the actual point of beginning; thence S 32°33'29" W a distance of 434 feet, more or less, to the centerline of Sand Creek and there terminating; has caused the same to be surveyed and platted as GOLF TERRACE 2ND ADDITION and do hereby donate and dedicate to the public for public use forever the Boulevard, Lane, Streets and drainage and utility easements as shown on this plat. In witness whereof said New Housing Concepts, Inc. has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 23 day of April A.D. 1976.

NEW HOUSING CONCEPTS, INC.
Glenn Barrott
 Glenn Barrott, President

STATE OF MINNESOTA The foregoing instrument was acknowledged before me this 23 day of April, 1976,
 COUNTY OF ANOKA by Glenn Barrott, President of New Housing Concepts, Inc. a Minnesota corporation, on behalf of the corporation.

Ralph Bullick
 Notary Public, Anoka County, Minnesota
 My Commission Expires June 26, 1980

I hereby certify that I have surveyed and platted the property described on this plat as GOLF TERRACE 2ND ADDITION, 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 designated on said plat other than as shown thereon.

E. A. Rathbun
 E. A. Rathbun, Land Surveyor
 Minnesota Registration No. 3795

STATE OF MINNESOTA The foregoing instrument was acknowledged this 7th day of January, 1975, by E. A.
 COUNTY OF ANOKA Rathbun, Land Surveyor.

Marietta L. Zuehlke
 Notary Public, Anoka County, Minnesota
 My Commission Expires April 19, 1977

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of GOLF TERRACE 2ND ADDITION, at a regular meeting thereof held this 22nd day of April A.D. 1975.

CITY COUNCIL OF COON RAPIDS, MINNESOTA
 By Donald T. Erickson Mayor
 By Betty Bell Clerk

The plat of GOLF TERRACE 2ND ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 15th day of August A.D. 1974.

CITY OF COON RAPIDS, MINNESOTA
 By Donald T. Erickson Chairman
 By William J. McLean Jr. Clerk

Checked and approved this 23rd day of April A.D. 1976.
Blond W. Anderson
 Anoka County Surveyor

443527

OFFICE OF REGISTER OF DEEDS
 STATE OF MINNESOTA, COUNTY OF ANOKA
 I hereby certify that the within instrument was filed in this office for record on the 23rd day of April, 1976 at 9:50 o'clock A.M. and was recorded in book 30 of data page 3

April 26, 1976
Charles R. Lefebvre
 Auditor, Anoka County
Nancy C. Casper
 Deputy

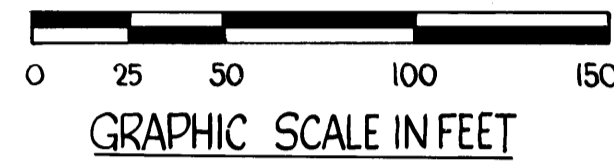
Ed J. Amick
 Register of Deeds
 By Virginia L. Holderness
 Deputy

GOLF TERRACE 2ND ADDITION

CITY OF COON RAPIDS

ANOKA COUNTY

Scale: 1 inch = 50 feet



○ Denotes iron monument marked by Minnesota Registration No. 3795

Bearings shown are assumed

Dashed lines denotes Utility and Drainage Easements being parallel with and 5 feet on each side of Lot lines, unless otherwise noted, and 10 foot widths adjoining streets, unless otherwise indicated.

OCTOBER, 1974

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

April 26 1976

Charles R. Lefebvre

Auditor, Anoka County

BY Nancy C. Casper
Deputy

North line of the Northeast Quarter of the Southwest Quarter of Section 12, Township 31, Range 24.

N.W. corner of the N.E. 1/4 of the S.W. 1/4 of Section 12, Township 31, Range 24.

FOLEY BOULEVARD

121ST AVENUE N.W.

TERRACE

1ST TERRACE

FOLEY

ADDITION

BOULEVARD
FOLEY BOULEVARD

JUNIPER STREET N.W.

LANE

BLOCK

OUTLOT

of Sand Creek

SAND CREEK

TERRACE

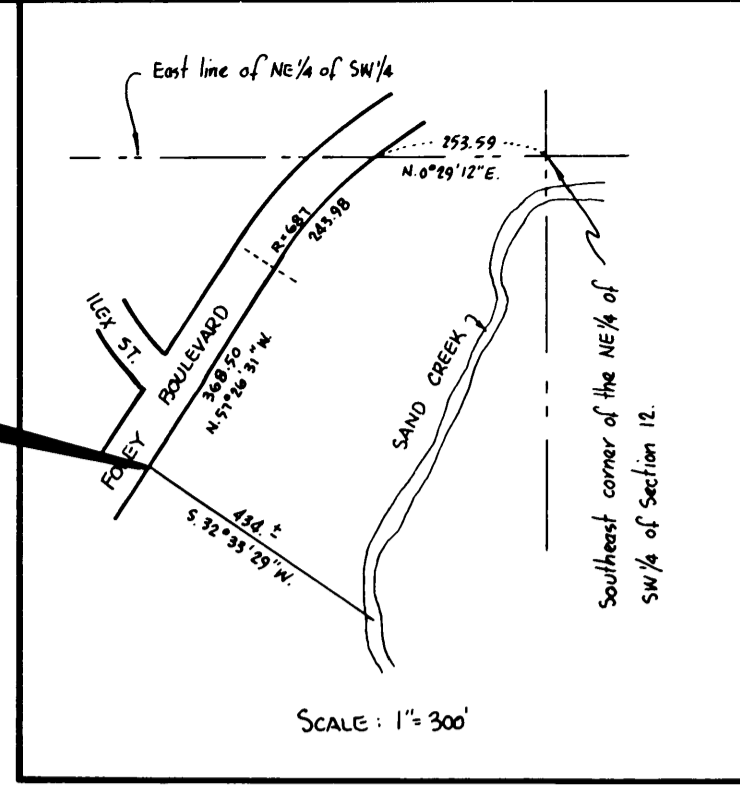
BLOCK 8

OUTLOT C

OUTLOT B

Centerline of sanitary sewer easement as located in field

West line of the Northeast Quarter of the Southwest Quarter of Section 12, Township 31, Range 24.



URBAN ENGINEERING, INC.
— Engineers —
— Surveyors —