

HANSON BOULEVARD ADDITION

CITY OF COON RAPIDS, ANOKA COUNTY

NOVEMBER, 1977

CARLSON & CARLSON, INC.
LAND SURVEYORS

KNOW ALL MEN BY THESE PRESENTS:

THAT HANSON ROAD DEVELOPMENT COMPANY, A MINNESOTA CORPORATION, OWNER AND PROPRIETOR AND JEROME V. BLATZ AND MICHAEL J. GALVIN SR., MORTGAGEES OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF ANOKA AND STATE OF MINNESOTA TO WIT:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31, RANGE 24, THAT LIES NORTH AND EAST OF THE RIGHT-OF-WAY OF THE ST. PAUL AND NORTHERN PACIFIC RAILWAY COMPANY; AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 31, RANGE 24, WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER AND PROCEEDING THENCE SOUTH ON THE WEST LINE THEREOF FOR A DISTANCE OF 924 FEET TO THE 50 FOOT LIMIT EAST OF THE CENTER LINE OF THE SAINT PAUL AND NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY, AND PROCEEDING THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LIMIT FOR A DISTANCE OF 508.2 FEET; AND PROCEEDING THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT THAT IS 631.62 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTHWEST QUARTER; AND PROCEEDING THENCE EAST AND PARALLEL TO THE NORTH LINE OF THE SAID SOUTHWEST QUARTER TO THE EAST LINE OF THE SAID SOUTHWEST QUARTER; AND PROCEEDING THENCE NORTH ON SAID EAST LINE TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER; AND PROCEEDING THENCE WEST ON THE NORTH LINE OF THE SAID SOUTHWEST QUARTER TO THE POINT OF COMMENCEMENT, EXCEPTING A STRIP OF LAND 25 FEET IN WIDTH MEASURED AT RIGHT ANGLES TO THE RIGHT-OF-WAY OF SAINT PAUL AND NORTHERN PACIFIC RAILWAY COMPANY, SAID EXCEPTED STRIP EXTENDING FROM THE WEST LINE OF THE SAID SOUTHWEST QUARTER SOUTHEASTERLY ALONG THE ORIGINAL RIGHT-OF-WAY OF THE SAID RAILROAD TO A LINE PARALLEL WITH SAID WEST LINE, 508.2 FEET DISTANT THEREFROM MEASURED ALONG THE SAID 50 FEET LIMIT EAST OF THE CENTER LINE OF THE SAID RIGHT-OF-WAY; THIS PART OF THE SAID SOUTHWEST QUARTER BEING NOW DESCRIBED AS PART OF LOTS 1 AND 5, AUDITOR'S SUBDIVISION No. 73; AND ALSO EXCEPTING THE EAST 560 FEET OF THE SOUTH 233 FEET OF THE NORTH 453 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 31, RANGE 24 AND EXCEPT THE NORTH 33 FEET OF THE EAST 330 FEET OF LOT 1, AUDITOR'S SUBDIVISION No. 73, AND THAT PART OF LOT 1, AUDITOR'S SUBDIVISION No. 73, DESCRIBED AS FOLLOWS: THE WEST 186.7 FEET OF THE EAST 560 FEET OF THE SOUTH 233 FEET OF THE NORTH 453 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 31, RANGE 24.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS HANSON BOULEVARD ADDITION AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE AVENUES, STREETS, BOULEVARD, PARKS, LANE, CIRCLE AND EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN ON THE PLAT. IN WITNESS WHEREOF SAID HANSON ROAD DEVELOPMENT COMPANY, A MINNESOTA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICERS THIS 2nd DAY OF December, 1977. IN WITNESS WHEREOF SAID JEROME V. BLATZ AND MICHAEL J. GALVIN SR. HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 2nd DAY OF December, 1977.

HANSON ROAD DEVELOPMENT COMPANY

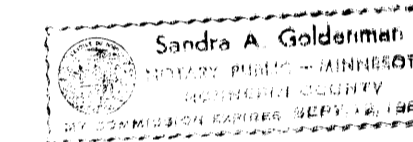
BY C. John Kirsch PRESIDENT
C. JOHN KIRSCH
BY Jerome V. Blatz SECRETARY
JEROME V. BLATZ

SIGNED:

Jerome V. Blatz JEROME V. BLATZ
Michael J. Galvin Sr. MICHAEL J. GALVIN SR.

STATE OF MINNESOTA
COUNTY OF HENNEPIN

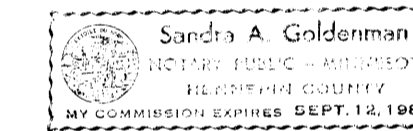
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF December, 1977, BY C. JOHN KIRSCH, PRESIDENT AND JEROME V. BLATZ, SECRETARY OF HANSON ROAD DEVELOPMENT COMPANY, A MINNESOTA CORPORATION, ON BEHALF OF SAID CORPORATION.



Sandra A. Goldenman
NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA
MY COMMISSION EXPIRES Sept. 12, 1984

STATE OF MINNESOTA
COUNTY OF HENNEPIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF December, 1977, BY JEROME V. BLATZ AND MICHAEL J. GALVIN SR.



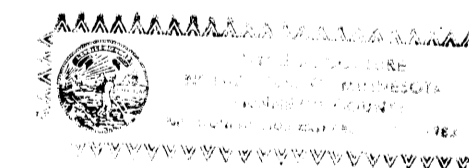
Sandra A. Goldenman
NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA
MY COMMISSION EXPIRES Sept. 12, 1984

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS HANSON BOULEVARD ADDITION; THAT THIS PLAT IS A TRUE AND 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; THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND THAT THERE ARE NO WET LANDS TO BE DESIGNATED ON SAID PLAT.

Larry R. Couture
LARRY R. COUTURE, LAND SURVEYOR
MINNESOTA REGISTRATION No. 9018

STATE OF MINNESOTA
COUNTY OF HENNEPIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF December, 1977, BY LARRY R. COUTURE, LAND SURVEYOR.



Larry R. Couture
NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA
MY COMMISSION EXPIRES Feb. 2, 1983

THE FOREGOING PLAT OF HANSON BOULEVARD ADDITION WAS APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION OF COON RAPIDS, MINNESOTA AT A REGULAR MEETING THEREOF HELD THIS 20th DAY OF October, 1977.

CITY PLANNING COMMISSION OF COON RAPIDS, MINNESOTA

BY Donald H. Shaw CHAIRMAN BY William J. McLean SECRETARY

THE FOREGOING PLAT OF HANSON BOULEVARD ADDITION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF COON RAPIDS, MINNESOTA AT A REGULAR MEETING THEREOF HELD THIS 9th DAY OF November, 1977.

CITY COUNCIL OF COON RAPIDS, MINNESOTA

BY George H. White MAYOR BY Betty Bell, cmc CLERK

105008

CHECKED AND APPROVED THIS 29th DAY OF May, 1979.

Roland W. Anderson
ANOKA COUNTY SURVEYOR

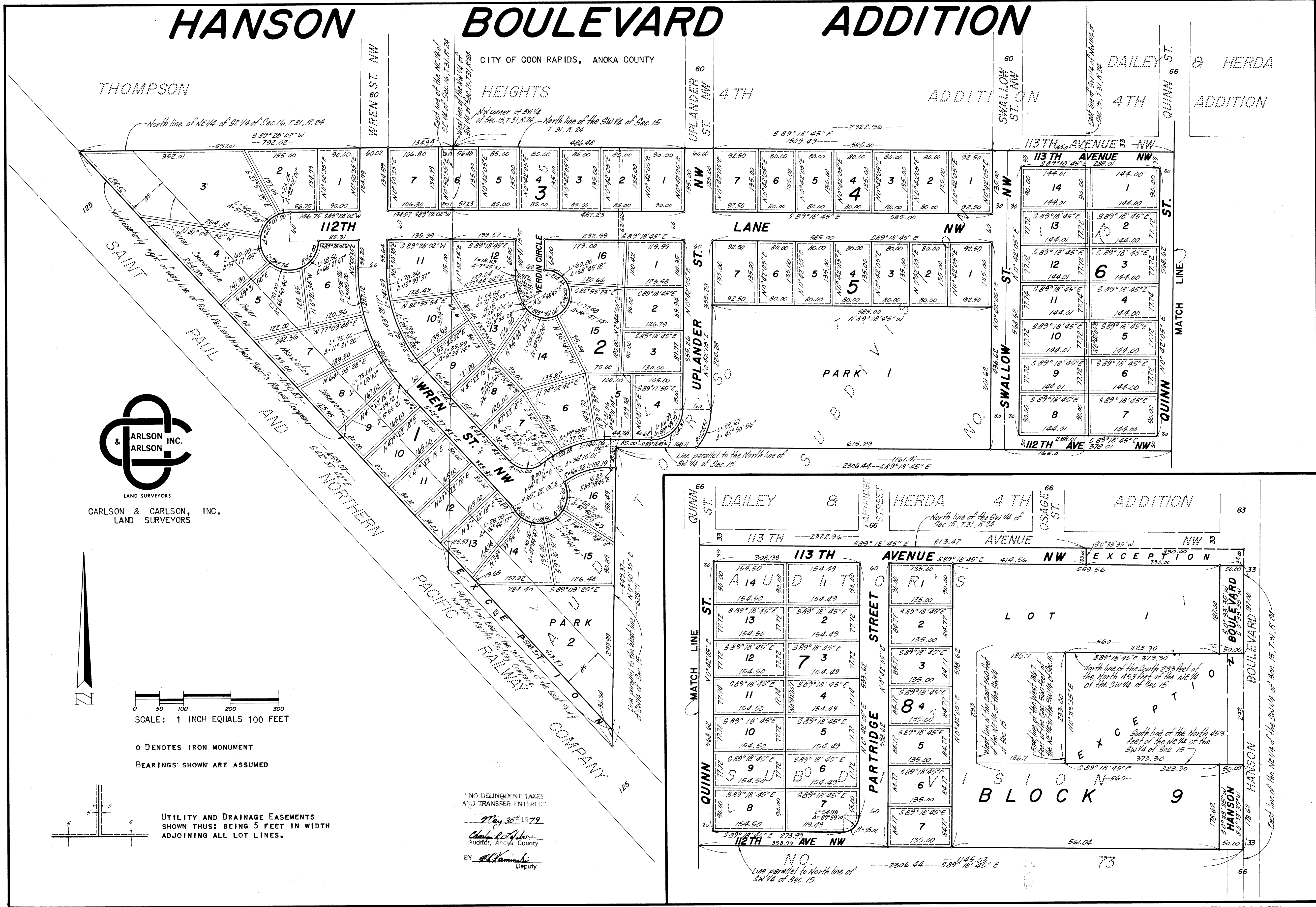
"NO DELINQUENT TAXES
AND TRANSFER ENTERED"

May 30th 1979
Chas. R. Johnson
Auditor, Anoka County
BY R. Hamrick
Deputy

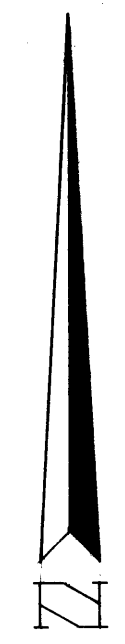
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument
was filed in this office on the 30th day of
MAY 30 1979 A.D. 19 at 3:40 o'clock P.M.
R. O. Dahl Registrar of Titles
G. E. Bell Deputy Registrar of Titles



HANSON BOULEVARD ADDITION

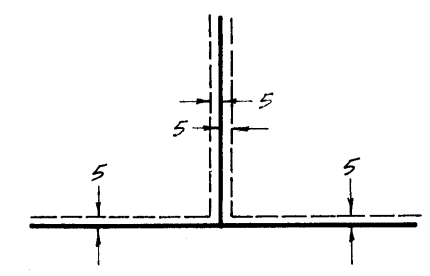


CARLSON & CARLSON, INC.
LAND SURVEYORS



SCALE: 1 INCH EQUALS 100 FEET

○ DENOTES IRON MONUMENT
BEARINGS SHOWN ARE ASSUMED



UTILITY AND DRAINAGE EASEMENTS SHOWN THUS: BEING 5 FEET IN WIDTH ADJOINING ALL LOT LINES.

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

May 30 1979
Charles P. Carlson
Auditor, Anoka County
BY: *[Signature]*
Deputy