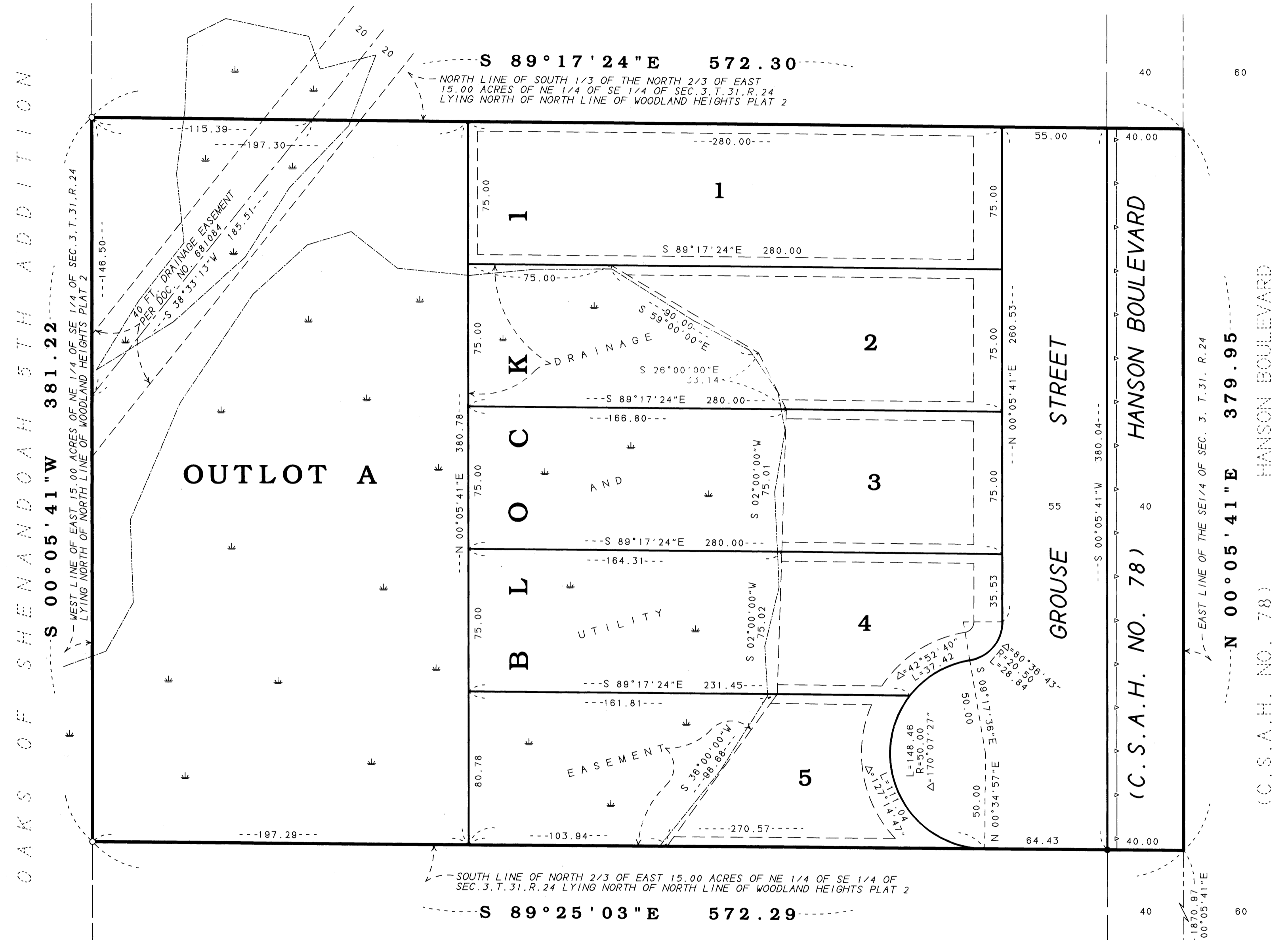


OFFICIAL PLAT

# HANSON MANOR 1ST ADDITION

32.69 of Abs + pg 29  
CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 3, T. 31, R. 24



KNOW ALL PERSONS BY THESE PRESENTS: That PMJ Group, Inc., a Minnesota corporation, owner and proprietor of, and Professional Finance Incorporated, a Minnesota corporation, mortgagee of the following described property, situated in the County of Anoka, State of Minnesota, to wit:

The South 1/3 of the North 2/3, as determined by proportionate measure of the length of the East and West lines, of the East 15.00 acres of the following described property:  
All that part of the Northeast Quarter of the Southeast Quarter of Section 3, Township 31, Range 24, which lies North of the North line and also the East line of said Northeast Quarter of the Southeast Quarter of Section 3, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as HANSON MANOR 1ST ADDITION, and do hereby donate and dedicate to the public, for public use forever, the Boulevard, Street and also the drainage and utility easements as shown on the plat, also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 78 from Grouse Street as shown on the plat.

In witness whereof, said PMJ Group, Inc., a Minnesota corporation, has caused these presents to be signed by Michael P. Juaire, as President of PMJ Group, Inc., Minnesota corporation, this 28<sup>th</sup> day of April, 2005.

PMJ GROUP, INC.

Michael P. Juaire  
Michael P. Juaire, President

STATE OF MINNESOTA  
COUNTY OF Washington  
The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 2005, by Michael P. Juaire as President of PMJ Group, Inc., a Minnesota corporation, on behalf of the corporation.

Susan M. Strong  
Notary Public, Washington County, MN  
My Commission Expires 1-31-2010



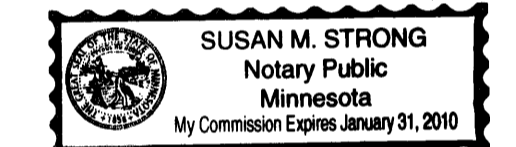
In witness whereof said Professional Finance Incorporated, a Minnesota corporation, has caused these presents to be signed by its proper officer this 28<sup>th</sup> day of April, 2005.

PROFESSIONAL FINANCE INCORPORATED

Rita K. Martin  
Rita K. Martin, Vice President

STATE OF MINNESOTA  
COUNTY OF Washington  
The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 2005, by Rita K. Martin as Vice President of Professional Finance Incorporated, a Minnesota corporation, on behalf of the corporation.

Susan M. Strong  
Notary Public, Washington County, MN  
My Commission Expires 1-31-2010



I, Randy L. Kurth, do hereby certify that I have surveyed and platted the property described on this plat as HANSON MANOR 1ST ADDITION, that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; that all outside boundary lines are correctly shown on the plat; and that there are no wet lands as defined in MS 505.02, subd. 1, or public highways to be designated other than as shown on the plat.

Randy L. Kurth  
Randy L. Kurth, Land Surveyor  
Minnesota License No. 20270

STATE OF MINNESOTA  
COUNTY OF ISANTI  
The foregoing Surveyors certificate was acknowledged before me this 28<sup>th</sup> day of APRIL, 2005, by Randy L. Kurth, Minnesota License No. 20270.

Karen J. Kurth  
Karen J. Kurth  
Notary Public, Isanti County, Minnesota  
My Commission Expires January 31, 2010



This plat of HANSON MANOR 1ST ADDITION, has been approved by the Planning Commission of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 3<sup>rd</sup> day of March, 2005.

By Donna M. Kaelue  
Chairman

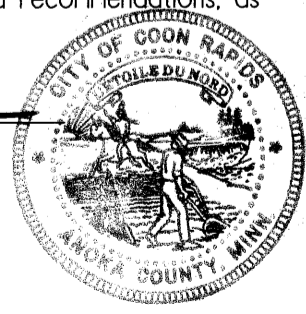
This plat of HANSON MANOR 1ST ADDITION, was approved and accepted by the City Council of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 4<sup>th</sup> day of April, 2005. If applicable, the written comments and recommendations of the Commissioner of Transportation and the 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, Subdivision 2.

John A. Anderson  
Mayor

John A. Anderson  
Mayor

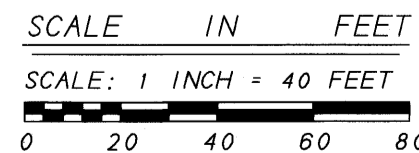
Checked and approved this 2<sup>nd</sup> day of May, 2005.

Larry O. Hoivem by Charles F. Gutzon, Deputy  
Anoka County Surveyor



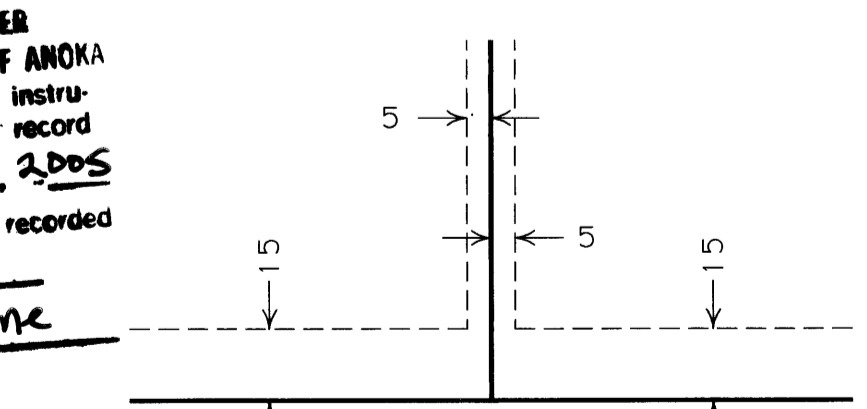
FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 31, RANGE 24, IS ASSUMED TO BEAR N 00°05'41"E.

- = 1/2 INCH IRON PIPE MONUMENT FOUND UNMARKED UNLESS OTHERWISE SHOWN.
- = 1/2 INCH IRON PIPE MONUMENT SET AND MARKED WITH MN. LICENSED LAND SURVEYOR NO. 20270.
- = APPROXIMATE EDGE OF WET LAND
- ⏚ = WET LAND SYMBOL
- ▲— = RIGHT-OF-ACCESS DEDICATED TO THE COUNTY OF ANOKA.



ALL MONUMENTS REQUIRED BY MINNESOTA STATUTES WHETHER SHOWN ON THIS PLAT OR NOT, WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2 INCH BY 1/4 INCH IRON PIPE MONUMENT MARKED BY LICENSE NO 20270.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 15 FEET IN WIDTH AND ADJOINING STREET LINES AND BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

1974841.002  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office to record on the 2 MAY AD, 2005  
at 12:37 o'clock P.M., and was duly recorded in book 161 page 89  
Maureen J. Devine  
County Recorder  
By LBS  
Deputy

\$275.00

KURTH SURVEYING, INC.

May 2, 2005  
S. Culver