

# JHM MEDICAL PARK

KNOW ALL PERSONS BY THESE PRESENTS: That JHM Medical Park LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, SPRINGBROOK COMMERCIAL ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as JHM MEDICAL PARK and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said JHM Medical Park LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 1<sup>st</sup> day of November, 2021.

JHM MEDICAL PARK LLC

*[Signature]*  
Jan H. Magnusson, President

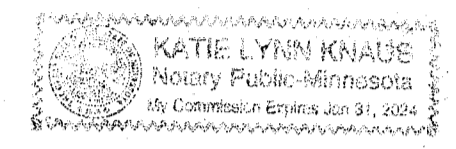
STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me this 1<sup>st</sup> day of November, 2021 by Jan H. Magnusson, President of JHM Medical Park LLC, a Minnesota limited liability company.

*[Signature]* (Signature)

Katie L. Knaws (Print Name)  
Notary Public, Anoka County, Minnesota

My Commission Expires January 31, 2024



I James E. Napier 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 this 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 15<sup>th</sup> day of October, 2021.

*[Signature]*  
James E. Napier, Licensed Land Surveyor  
Minnesota License No. 25343

STATE OF MINNESOTA  
COUNTY OF Anoka

This instrument was acknowledged before me this 15<sup>th</sup> day of October, 2021 by James E. Napier.

*[Signature]* (Signature)

Lalae Mack (Print Name)  
Notary Public, Anoka County, Minnesota

My Commission Expires January 31, 2022

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of JHM MEDICAL PARK was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 4 day of August, 2021 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By *[Signature]* Mayor By *[Signature]* Clerk

COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held this 15 day of July, 2021, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of JHM MEDICAL PARK.

Planning Commission, City of Coon Rapids, Minnesota

By *[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 9<sup>th</sup> day of November, 2021.

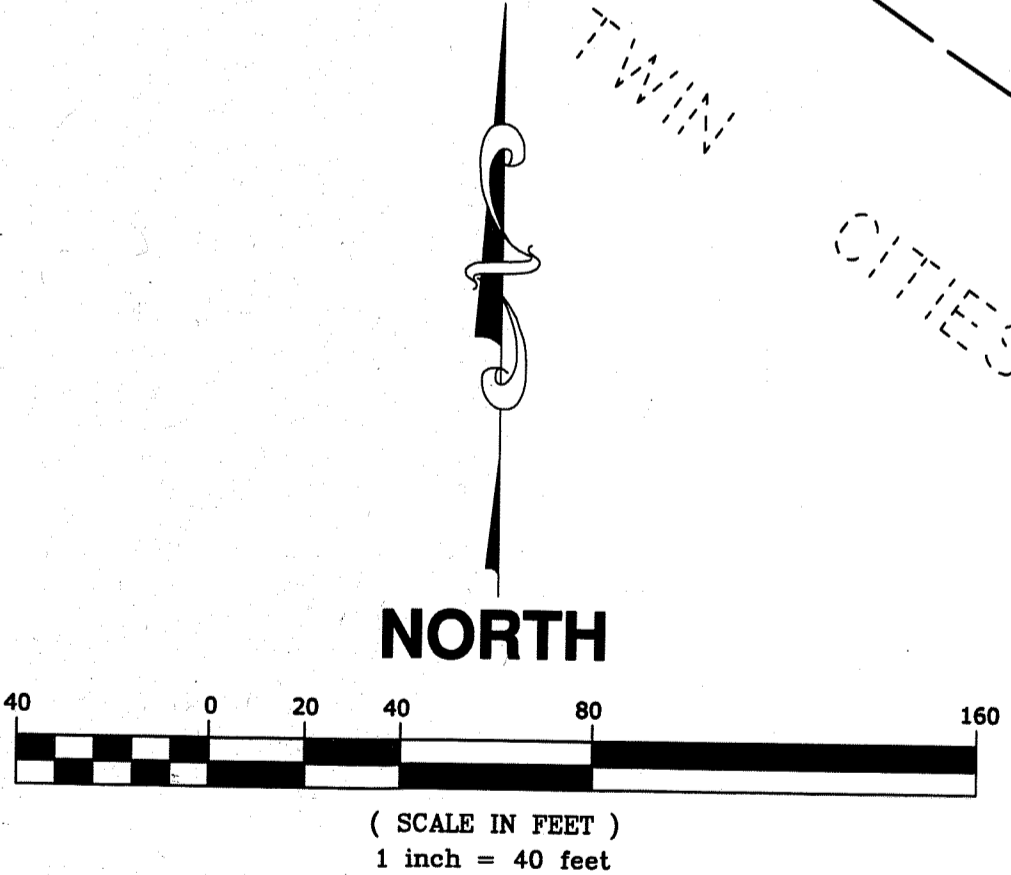
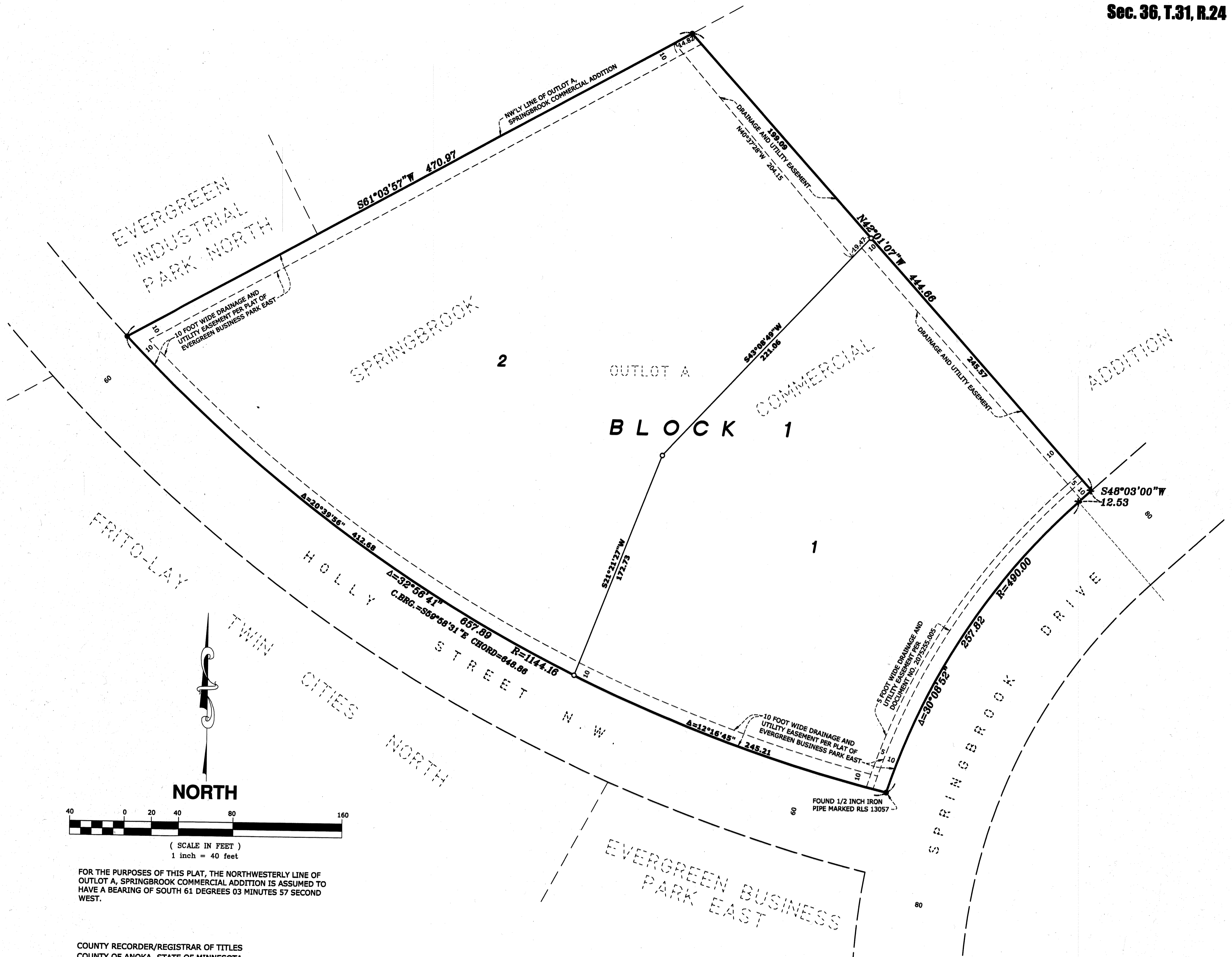
*[Signature]*  
David M. Ziegler, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 9 day of NOV., 2021.

*[Signature]*  
Pamela J. LeBlanc, Property Tax Administrator

By *[Signature]* Deputy



FOR THE PURPOSES OF THIS PLAT, THE NORTHWESTERLY LINE OF OUTLOT A, SPRINGBROOK COMMERCIAL ADDITION IS ASSUMED TO HAVE A BEARING OF SOUTH 61 DEGREES 03 MINUTES 57 SECOND WEST.

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

I hereby certify that this plat of JHM MEDICAL PARK was filed in the office of the County Recorder/Registrar of Titles for public record on this 9 day of NOV., 2021, at 9:57 o'clock A.M. and was duly recorded as Document Number 2344582.001.

*[Signature]*  
County Recorder/Registrar of Titles

By *[Signature]* Deputy

### LEGEND

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 25343
- DENOTES FOUND 1/2 INCH OPEN IRON PIPE MONUMENT, UNLESS OTHERWISE SHOWN.
- ✕ DENOTES FOUND CHISELED "X" IN CONCRETE.



\$56.00