

# LAKES EDGE

CITY OF COON RAPIDS,  
ANOKA COUNTY, MN.

304090  
 OFFICE OF REGISTRAR OF TITLES  
 STATE OF MINNESOTA  
 COUNTY OF ANOKA  
 My Commission Expires: 10/31/99  
 at 8:00 AM  
 KATHERINE BIER  
 Deputy Registrar of Titles

KNOW ALL MEN BY THESE PRESENTS: That Shamrock Development, Inc. a Minnesota corporation, fee owner of the following described properties situated in the State of Minnesota, County of Anoka, to-wit:

Lot 1, Block 2, Riverdale 4th Addition;

AND

That part of Government Lot 4, Section 4, Township 31, Range 24, Anoka County, Minnesota, lying Westerly and Southwesterly of the following described line:

Beginning at a point on the South line of said Government Lot 4, which point is 697.125 feet West of the Southeast corner of said Government Lot 4; thence Northerly to a point on the North line of said Government Lot 4, which point is 280 feet East of the Northwest corner of said Government Lot 4, and there terminating; except that part thereof which lies Southwesterly of a line parallel with and distant 164 feet Northeasterly of the following described line:

Beginning at a point on the North and South Quarter line of Section 5, Township 31, Range 24, distant 2440.6 feet North of the South Quarter corner of said Section 5; thence run Easterly at an angle of 90 degrees 24 minutes with said North and South Quarter line (measured from North to East) for 777.22 feet; thence deflect to the right on a 1 degree 30 minutes curve (delta angle 49 degrees 43 minutes) for 3314.44 feet and there terminating.

Also excepting therefrom all that part thereof lying southeasterly of the following described line:

Commencing at the most Southerly corner of said RIVERDALE 4TH ADDITION, being a point on the West line of said Government Lot 4; thence southeasterly along the Northeasterly line of the right-of-way of U.S. Highway No. 10 (being said line 164 feet Northeasterly of and parallel with the last above described line) being a non-tangential curve concave to the southwest with a radius of 3983.72 feet for a central angle of 6 degrees 50 minutes 31 seconds and length 475.71 feet (the chord of said curve bears South 57 degrees 29 minutes 14 seconds East) to the actual Point Of Beginning of the line to be hereby described; thence North 35 degrees 56 minutes 01 seconds East for a distance of 35.00 feet; thence North 60 degrees 38 minutes 36 seconds East for a distance of 175.58 feet; thence North 37 degrees 21 minutes 54 seconds East for a distance of approximately 308 feet to intersect with and terminate said line at the shoreline of Crooked Lake. For the purposes of this description the East line of said RIVERDALE 4TH ADDITION is assumed to bear North 1 degree 01 minutes 14 seconds East.

AND

That part of Government Lot 4, Section 4, Township 31, Range 24 lying easterly of a line drawn from a point on the south line of said Government Lot 4 distant 697.125 feet west from the southeast corner of said Government Lot 4 to a point on the north line of said Government Lot 4 distant 280 feet East from the northwest corner of said Government Lot 4.

Except that part of said Government Lot 4 lying southwesterly of a line parallel with and distant 164 feet northeasterly of the following described line: Beginning at a point on the North and South Quarter line of Section 5, Township 31, Range 24, distant 2,440.6 feet north of the South Quarter corner of said Section 5; thence run easterly at an angle of 90 degrees 24 minutes with said North and South Quarter line (measured from North to East) a distance of 777.22 feet; thence deflect to the right on a 1 degree 30 minutes curve (delta angle 49 degrees 43 minutes) a distance of 3,314.44 feet and there terminating.

Also excepting therefrom all that part thereof lying southeasterly of the following described line:

Commencing at the most Southerly corner of said RIVERDALE 4TH ADDITION, being a point on the West line of said Government Lot 4; thence southeasterly along the Northeasterly line of the right-of-way of U.S. Highway No. 10 (being said line 164 feet Northeasterly of and parallel with the last above described line) being a non-tangential curve concave to the southwest with a radius of 3983.72 feet for a central angle of 6 degrees 50 minutes 31 seconds and length 475.71 feet (the chord of said curve bears South 57 degrees 29 minutes 14 seconds East) to the actual Point Of Beginning of the line to be hereby described; thence North 35 degrees 56 minutes 01 seconds East for a distance of 35.00 feet; thence North 60 degrees 38 minutes 36 seconds East for a distance of 175.58 feet; thence North 37 degrees 21 minutes 54 seconds East for a distance of approximately 308 feet to intersect with and terminate said line at the shoreline of Crooked Lake. For the purposes of this description the East line of said RIVERDALE 4TH ADDITION is assumed to bear North 1 degree 01 minutes 14 seconds East.

Has caused the same to be surveyed and platted as LAKES EDGE and does hereby donate and dedicate to the public for the public use forever the boulevard, and the easements for drainage and utility purposes only, as shown on this plat.

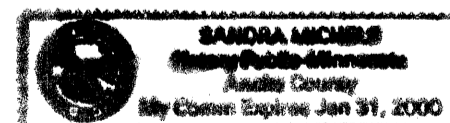
In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 17<sup>th</sup> day of November 1997.

SHAMROCK DEVELOPMENT, INC.

By: James M. Stanton as President  
 James M. Stanton

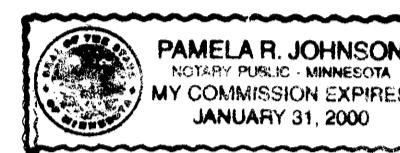
State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November, 1997 by James M. Stanton as President of Shamrock Development, Inc. a Minnesota corporation, on behalf of the corporation.



Sandra Michels Notary Public  
Anoka County, Minnesota  
 My Commission expires: January 31, 2000

I hereby certify that I have surveyed and platted the property described in this plat as LAKES EDGE and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.



Lynn P. Caswell  
 Lynn P. Caswell, Land Surveyor  
 Minnesota Registration No. 13057

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October, 1997 by Lynn P. Caswell, Land Surveyor, Minnesota Registration No. 13057.

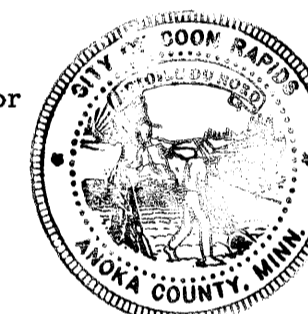
Pamela R. Johnson Notary Public  
Sherburne County, Minnesota  
 My Commission expires: January 31, 2000

Annexed plat of LAKES EDGE was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21<sup>st</sup> day of August, 1997.

By: Doana M. Kaul Chairman

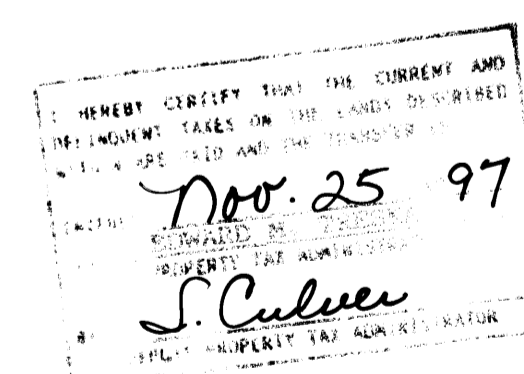
Annexed plat of LAKES EDGE was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 7<sup>th</sup> day of October, 1997. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received 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.

By: William F. Thompson Mayor  
 Attest: Betty Backe, GPC Clerk



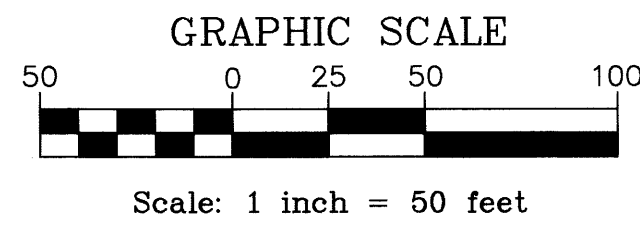
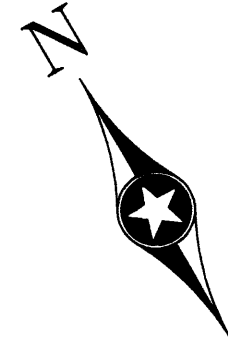
This plat has been checked and approved this 25<sup>th</sup> day of NOVEMBER, 1997.

MELYN D. ANDERSON Anoka County Surveyor  
 by Larry D. Kim deputy

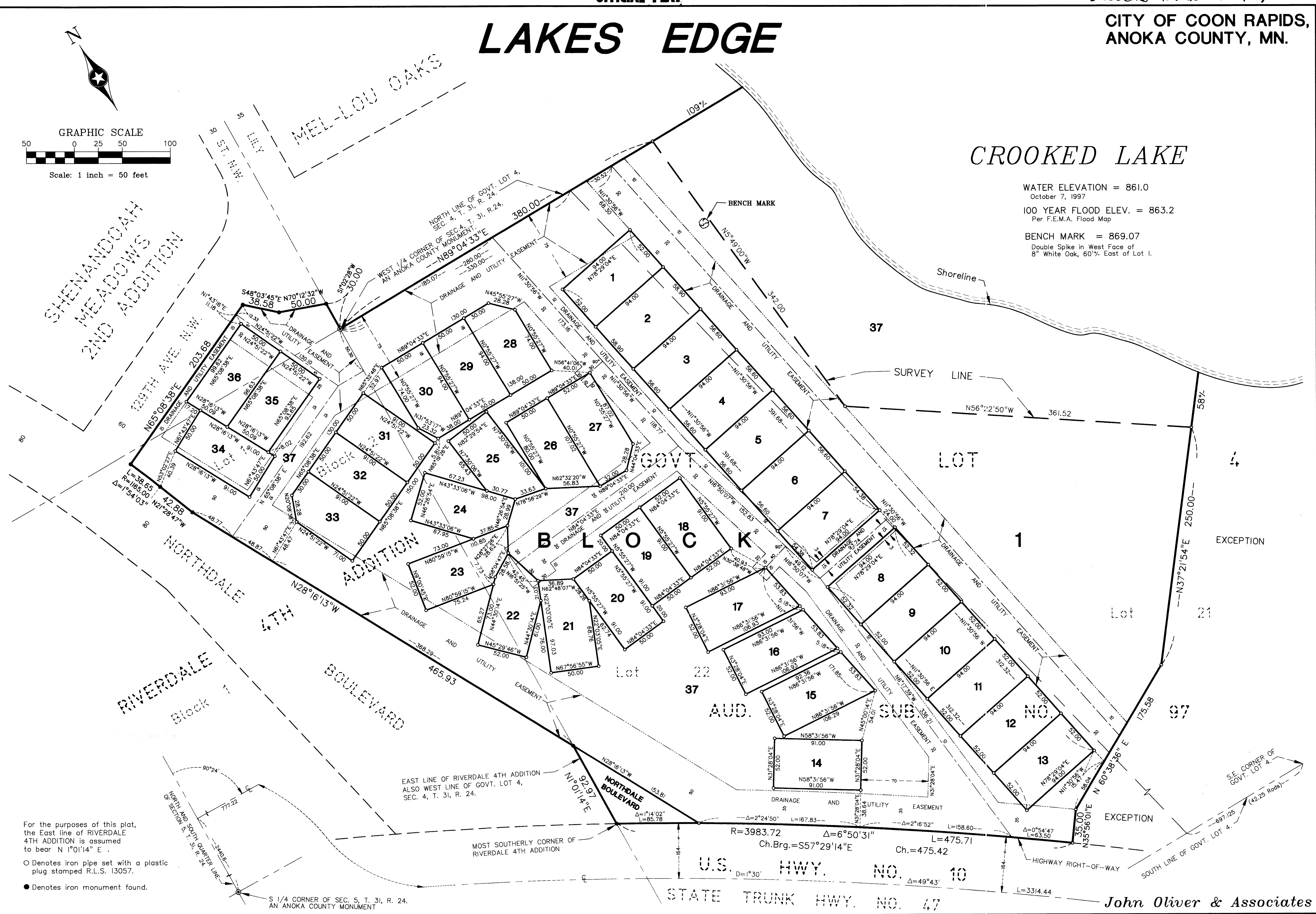


# LAKES EDGE

## CROOKED LAKE



WATER ELEVATION = 861.0  
October 7, 1997  
100 YEAR FLOOD ELEV. = 863.2  
Per F.E.M.A. Flood Map  
BENCH MARK = 869.07  
Double Spike in West Face of  
8" White Oak, 60'± East of Lot 1.



For the purposes of this plat,  
the East line of RIVERDALE  
4TH ADDITION is assumed  
to bear N 1°01'14" E.

- Denotes iron pipe set with a plastic  
plug stamped R.L.S. 13057.
- Denotes iron monument found.

S 1/4 CORNER OF SEC. 5, T. 31, R. 24.  
AN ANOKA COUNTY MONUMENT

EAST LINE OF RIVERDALE 4TH ADDITION  
ALSO WEST LINE OF GOVT. LOT 4,  
SEC. 4, T. 31, R. 24.

MOST SOUTHERLY CORNER OF  
RIVERDALE 4TH ADDITION

U.S. HWY. NO. 10  
STATE TRUNK HWY. NO. 47  
D=1°30' Δ=6°50'31" L=3983.72  
Ch.Brg.=S57°29'14"E  
L=475.71  
Ch.=475.42  
Δ=2°16'52" L=158.60  
Δ=0°54'47" L=63.50  
Δ=49°43' L=3314.44

John Oliver & Associates