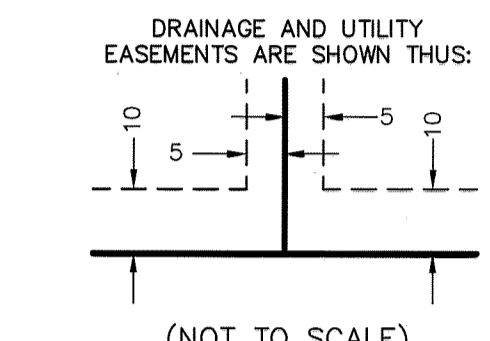
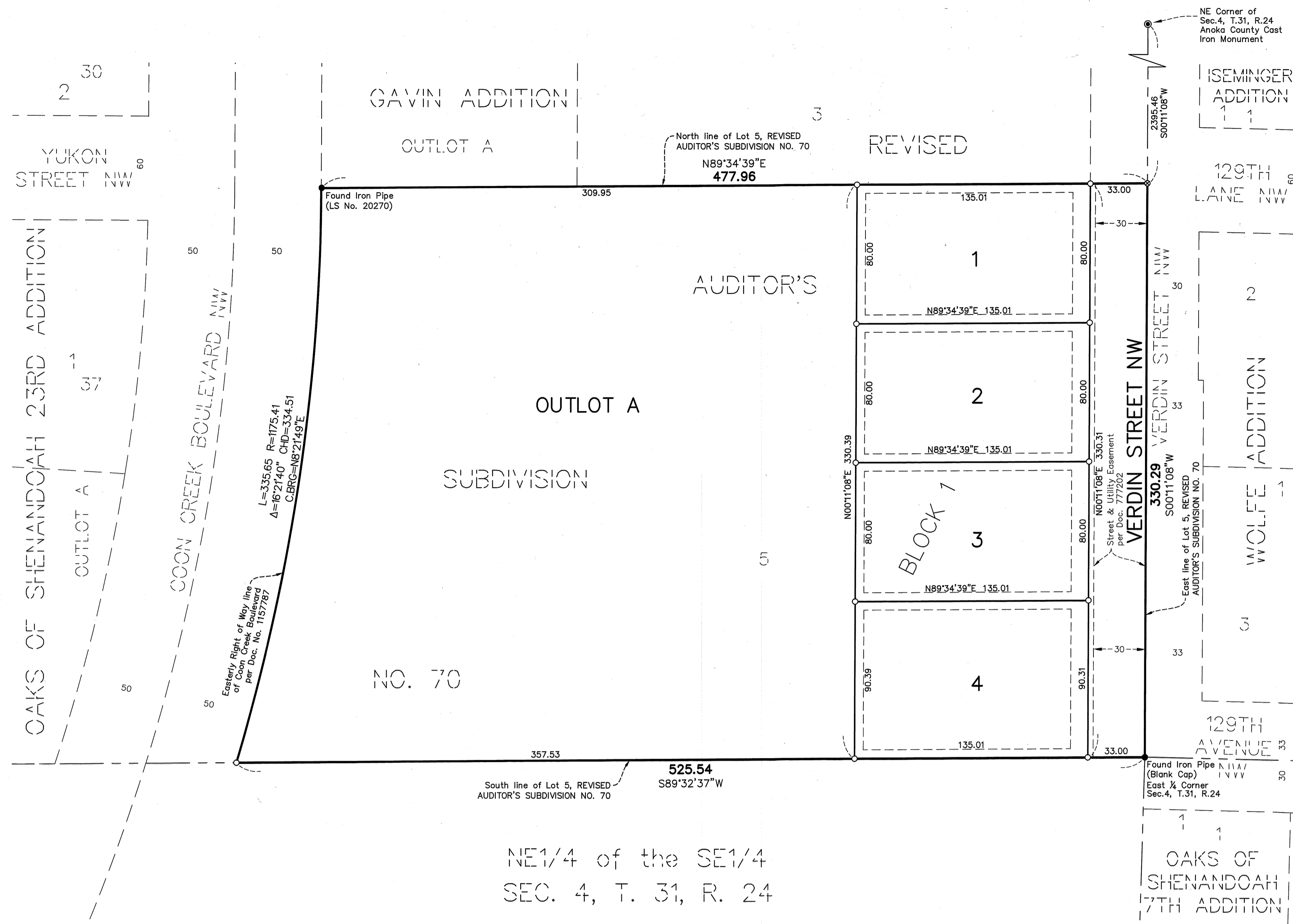
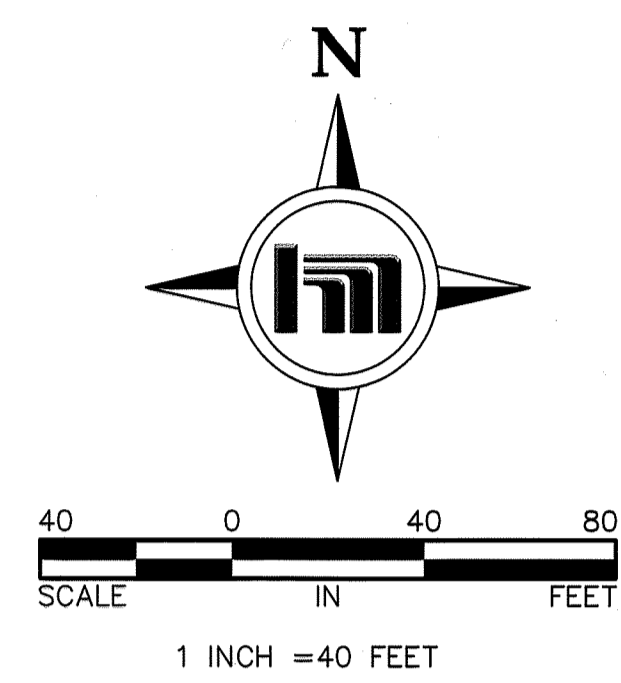


LAWRENCE ESTATES SECOND ADDITION



Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

- Denotes 1/2 inch by 14 inch iron pipe set and marked with Minnesota License No. 49138.
 - Denotes a found capped 1/2 inch iron pipe
 - ⊙ Denotes pk nail set
 - ⊗ Denotes Anoka County Cast Iron Monument
- For the purposes of this plat the East line of Lot 5, REVISED AUDITOR'S SUBDIVISION NO.70, Anoka County, Minnesota is assumed to bear S00°11'08\"/>



COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this 15th day of June, 2023, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of LAWRENCE ESTATES SECOND ADDITION.

Planning Commission, City of Coon Rapids, Minnesota
By: Wayne Schwartz, Chairperson

City Council, City of Coon Rapids, Minnesota
This plat of LAWRENCE ESTATES SECOND ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 18th day of July, 2023, 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: Jens Koch, Mayor
By: Joan Jemyneir, Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 17th day of October, 2023.

David M. Ziegler
David M. Ziegler,
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 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 17 day of OCTOBER, 2023.

PAMELA J. LEBLANC
Property Tax Administrator
By: Jana Mullen, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota
I hereby certify that this plat of LAWRENCE ESTATES SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 17 day of OCTOBER, 2023, at 10:13 o'clock AM, and was duly recorded as Document Number 2401004.001.

PAMELA J. LEBLANC
County Recorder/Registrar of Titles
By: Jana Mullen, Deputy

KNOW ALL PERSONS BY THESE PRESENTS: That JoAnn A. Lawrence as Trustee of the Douglas P. Lawrence Living Trust, dated April 26, 2017 and that JoAnn A. Lawrence as Trustee of the JoAnn A. Lawrence Living Trust, dated April 26, 2017 owner of the following described property:

Lot 5, REVISED AUDITOR'S SUBDIVISION NO.70 lying easterly of Coon Creek Boulevard, Anoka County, Minnesota.
Have caused the same to be surveyed and platted as LAWRENCE ESTATES SECOND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said JoAnn A. Lawrence, Trustee of the Douglas P. Lawrence Living Trust, dated April 26, 2017 and that JoAnn A. Lawrence as Trustee of the JoAnn A. Lawrence Living Trust, dated April 26, 2017 have hereunto set her hand this 10 day of October, 2023.

JoAnn A. Lawrence
JoAnn A. Lawrence, Trustee of the Douglas P. Lawrence Living Trust, dated April 26, 2017 and Trustee of the JoAnn A. Lawrence Living Trust, dated April 26, 2017

STATE OF MINNESOTA
COUNTY OF Anoka
This instrument was acknowledged before me this 10th day of October, 2023 by JoAnn A. Lawrence, Trustee of the Douglas P. Lawrence Living Trust, dated April 26, 2017 and Trustee of the JoAnn A. Lawrence Living Trust, dated April 26, 2017.
Seth M. Monroe
Notary Public, Minnesota
My commission expires January 31, 2029

SURVEYOR'S CERTIFICATE

I Brian Person 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 9th day of October, 2023.
Brian Person
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 9th day of October, 2023 by Brian Person.
Seth M. Monroe
Notary Public, Anoka County, Minnesota
My commission expires January 31, 2029