

LAWRENCE ESTATES

BK 79 of Abst Pg 37

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 4, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Douglas P. Lawrence and JoAnn A. Lawrence, husband and wife, and Bradley J. Lawrence and Brigitte Lawrence, husband and wife, owners of the following described property:

The Southwest Quarter of the Southeast Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota.

EXCEPT

That part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Beginning at a point on the south line of said Southeast Quarter distant 1380.19 feet westerly of the southeast corner thereof, for the purposes of this description said south line is assumed to bear South 89 degrees 19 minutes 04 seconds West; thence North 0 degrees 57 minutes 25 seconds East a distance of 911.99 feet; thence North 89 degrees 02 minutes 45 seconds West a distance of 114.01 feet; thence northwesterly a distance of 161.00 feet along a tangential curve concave to the northeast, having a radius of 340.00 feet and a central angle of 27 degrees 07 minutes 53 seconds; thence South 28 degrees 05 minutes 08 seconds West, not tangent to said curve, a distance of 190.00 feet; thence North 61 degrees 54 minutes 53 seconds West a distance of 280.00 feet; thence South 89 degrees 11 minutes 51 seconds West a distance of 218.33 feet; thence South 0 degrees 57 minutes 22 seconds West a distance of 397.72 feet; thence South 57 degrees 35 minutes 12 seconds East a distance of 964.93 feet to the point of beginning. (Also being part of Lot 13, AUDITOR'S SUBDIVISION NO. 97).

ALSO EXCEPT

ALEXANDRAS COVE THIRD ADDITION, according to said plat on file and of record in the office of the County Recorder, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as LAWRENCE ESTATES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Douglas P. Lawrence and JoAnn A. Lawrence, husband and wife, have hereunto set their hands this 9 day of June, 2016.

Douglas P. Lawrence
Douglas P. Lawrence

JoAnn A. Lawrence
JoAnn A. Lawrence

STATE OF Minnesota

COUNTY OF Anoka

This instrument was acknowledged before me this 9 day of June, 2016 by Douglas P. Lawrence and JoAnn A. Lawrence, husband and wife.

Lisa M Hauck

Lisa M Hauck

Notary Public, Minnesota

My commission expires January 31, 2020

In witness whereof said Bradley J. Lawrence and Brigitte Lawrence, husband and wife, have hereunto set their hands this 9 day of June, 2016.

Bradley J. Lawrence
Bradley J. Lawrence

Brigitte Lawrence
Brigitte Lawrence

STATE OF Minnesota

COUNTY OF Anoka

This instrument was acknowledged before me this 9 day of June, 2016 by Bradley J. Lawrence and Brigitte Lawrence, husband and wife.

Lisa M Hauck

Lisa M Hauck

Notary Public, Minnesota

My commission expires January 31, 2020

I Charles R. Christopherson 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 12th day of April, 2016.

Charles R. Christopherson
Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 12th day of April, 2016 by Charles R. Christopherson.

Seth M. Monroe
Seth M. Monroe

Notary Public, Minnesota
My commission expires January 31, 2019

COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this 19 day of December, 2013, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of LAWRENCE ESTATES.

Planning Commission, City of Coon Rapids, Minnesota

By: *Wayne Schwartz*, Chairperson

City Council, City of Coon Rapids, Minnesota

This plat of LAWRENCE ESTATES was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 26th day of May, 2014, 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: *Tom Kopf*, Mayor

By: *Joan Penzinger*, 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 9th day of November, 2016.

Larry D. Sawyer
Larry D. Sawyer
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2016 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 3rd day of November, 2016.

Jonell M. Sawyer
Jonell M. Sawyer
Property Tax Administrator

By: *Mel Windsgerger*, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of LAWRENCE ESTATES was filed in the office of the County Recorder/Registrar of Titles for public record on this 3rd day of November, 2016, at 12:43 o'clock P.M. and was duly recorded in Book 79 of Abst Page 37, as Document Number 2154014.001.

Jonell M. Sawyer
Jonell M. Sawyer
County Recorder/Registrar of Titles

By: *Mel Windsgerger*, Deputy

