

OFFICIAL PLAT

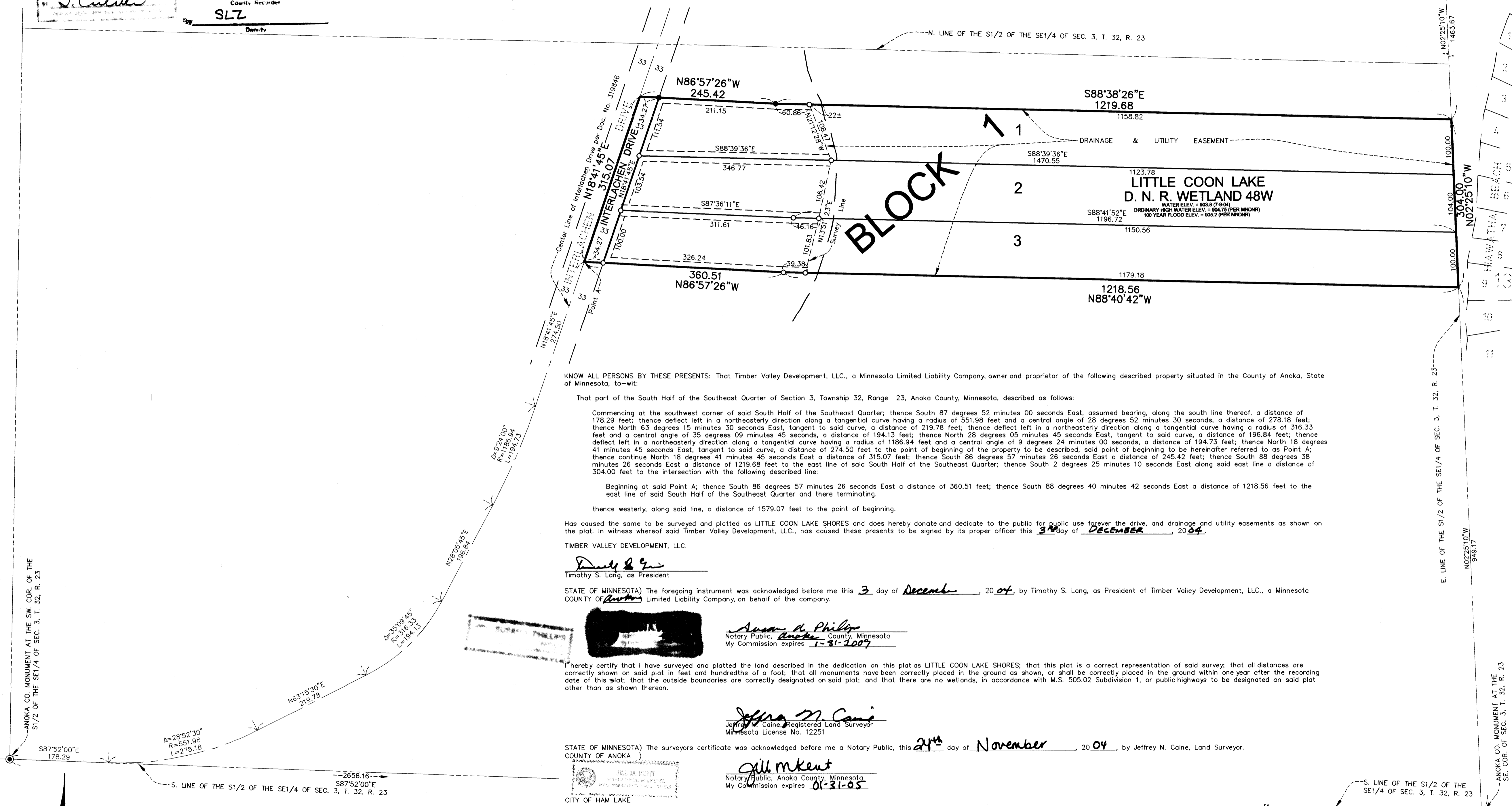
197(571.00) Abstract  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify, that the within instrument was filed in this office to record on the 20th Dec. A.D. 2004  
at 4:21 o'clock P.M. and was duly recorded in book 68 Abst. pg 42  
Maureen J. Devine  
County Recorder  
SLZ

# LITTLE COON LAKE SHORES

BK 68 of Abst pg 42

City of Ham Lake  
County of Anoka  
Sec. 3, Twp. 32, Rge. 23

ANOKA CO. MONUMENT ON THE E. LINE OF SEC. 3, T. 32, R. 23



KNOW ALL PERSONS BY THESE PRESENTS: That Timber Valley Development, LLC., a Minnesota Limited Liability Company, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the South Half of the Southeast Quarter of Section 3, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said South Half of the Southeast Quarter; thence South 87 degrees 52 minutes 00 seconds East, assumed bearing, along the south line thereof, a distance of 178.29 feet; thence deflect left in a northeasterly direction along a tangential curve having a radius of 551.98 feet and a central angle of 28 degrees 52 minutes 30 seconds, a distance of 278.18 feet; thence North 63 degrees 15 minutes 30 seconds East, tangent to said curve, a distance of 219.78 feet; thence deflect left in a northeasterly direction along a tangential curve having a radius of 316.33 feet and a central angle of 35 degrees 09 minutes 45 seconds, a distance of 194.13 feet; thence North 28 degrees 05 minutes 45 seconds East, tangent to said curve, a distance of 196.84 feet; thence deflect left in a northeasterly direction along a tangential curve having a radius of 1166.94 feet and a central angle of 9 degrees 24 minutes 00 seconds, a distance of 194.73 feet; thence North 18 degrees 41 minutes 45 seconds East, tangent to said curve, a distance of 274.50 feet to the point of beginning of the property to be described; said point of beginning to be hereinafter referred to as Point A; thence continue North 18 degrees 41 minutes 45 seconds East a distance of 315.07 feet; thence South 86 degrees 57 minutes 26 seconds East a distance of 245.42 feet; thence South 88 degrees 38 minutes 26 seconds East a distance of 1219.68 feet to the east line of said South Half of the Southeast Quarter; thence South 2 degrees 25 minutes 10 seconds East along said east line a distance of 304.00 feet to the intersection with the following described line:

Beginning at said Point A; thence South 86 degrees 57 minutes 26 seconds East a distance of 360.51 feet; thence South 88 degrees 40 minutes 42 seconds East a distance of 1218.56 feet to the east line of said South Half of the Southeast Quarter and there terminating.

thence westerly, along said line, a distance of 1579.07 feet to the point of beginning.

Has caused the same to be surveyed and platted as LITTLE COON LAKE SHORES and does hereby donate and dedicate to the public for public use forever the drive, and drainage and utility easements as shown on the plat. In witness whereof said Timber Valley Development, LLC., has caused these presents to be signed by its proper officer this 3rd day of DECEMBER, 2004.

TIMBER VALLEY DEVELOPMENT, LLC.

*Timothy S. Lang*  
Timothy S. Lang, as President

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 3 day of December, 2004, by Timothy S. Lang, as President of Timber Valley Development, LLC., a Minnesota COUNTY OF ANOKA Limited Liability Company, on behalf of the company.

*Susan A. Phillips*  
Notary Public, Anoka County, Minnesota  
My Commission expires 1-31-2007

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as LITTLE COON LAKE SHORES; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown, or shall be correctly placed in the ground within one year after the recording date of this plat; that the outside boundaries are correctly designated on said plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated on said plat other than as shown thereon.

*Jeffrey N. Caine*  
Jeffrey N. Caine, Registered Land Surveyor  
Minnesota License No. 12251

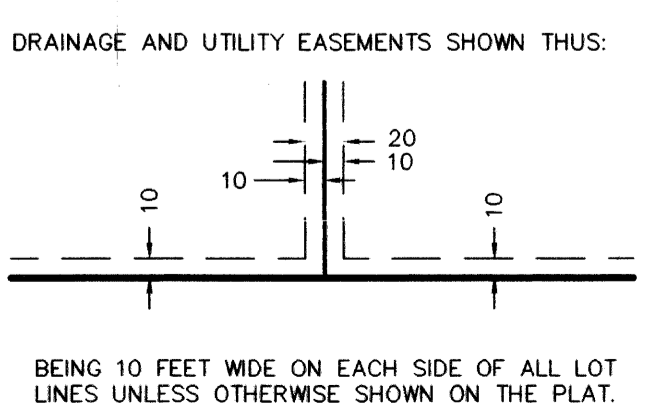
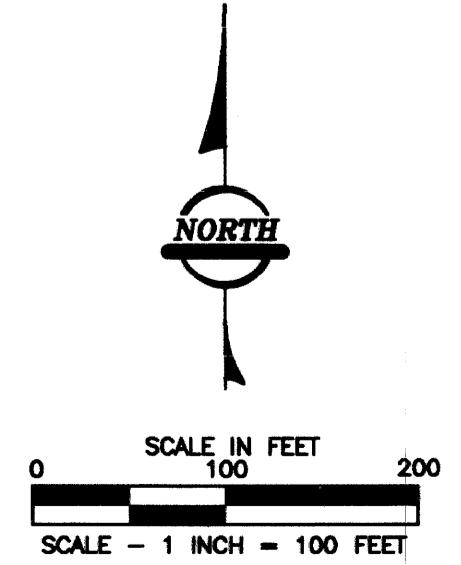
STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 24th day of November, 2004, by Jeffrey N. Caine, Land Surveyor. COUNTY OF ANOKA

*Gill McKent*  
Notary Public, Anoka County, Minnesota  
My Commission expires 01-31-05

CITY OF HAM LAKE  
We hereby certify that the City Council of the City of Ham Lake, Anoka County, Minnesota, duly accepted and approved the plat of LITTLE COON LAKE SHORES at a regular meeting held this 18th day of October, 2004. 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 Minn. Statutes, Section 505.03, Subd. 2.

By *Heinrich Niska* Mayor By *Heinrich Niska* Clerk  
Checked and approved this 20th day of DECEMBER, 2004  
By *Darryl D. Smith*  
Anoka County Surveyor

- DENOTES FOUND MONUMENT.
- DENOTES A MONUMENT REQUIRED BY MINNESOTA STATE STATUTE WHICH WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2" INCH BY 14 INCH IRON PIPE MARKED BY RLS 12251.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.



For the purposes of this plat, the south line of the South Half of the Southeast Quarter of Section 3, Township 32, Range 23, Anoka County, Minnesota, is assumed to bear S87°52'00"E.

\$ 185.00

