

LORAIN MANOR

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 10, T. 31, R. 24
Book 64 Page 9

I hereby certify that I have surveyed and platted the property described on this plat as LORAIN MANOR; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated within one year after the recording date of this plat; 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 said plat other than as shown.

Harold C. Peterson, Land Surveyor, License No. 12294

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

That part of the South Half of the Northeast Quarter of Section 10, Township 31, Range 24, described as follows:

Commencing at the intersection of the centerline of Hanson Boulevard with the South line of said Northeast Quarter, said point being 640.60 feet West from the Southeast corner of said Northeast Quarter; thence West along the South line of said Northeast Quarter, said South line having a bearing of East and West, a distance of 317.30 feet; thence North 20 degrees East a distance of 400 feet; thence South 74 degrees East a distance of 330.38 feet to its intersection with the centerline of said Hanson Boulevard; thence South 30 degrees 20 minutes West along said centerline a distance of 116.69 feet; thence South 23 degrees West continuing along said centerline a distance of 200 feet to the point of commencement, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as LORAIN MANOR and does hereby dedicate to the public, for public use forever the drainage and utility easements and also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 87 as shown on the plat. In witness whereof said TSM Development, Inc., has caused these presents to be signed by its proper officer this 13 day of DECEMBER, 2002.

TSM DEVELOPMENT, INC.

By Steve A. Schmitt as President

STATE OF MINNESOTA
COUNTY OF Anoka

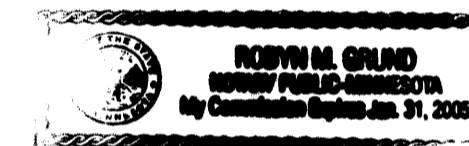
The foregoing instrument was acknowledged before me this 13th day of December, 2002, by Steve A. Schmitt as President of TSM Development, Inc., a Minnesota corporation, on behalf of the corporation.

Judy H. Larson
Notary Public,
Anoka County, Minnesota
My Commission Expires: January 31, 2005

1741859
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 16 DEC. 2002 at 9:15 o'clock AM. and was duly recorded in Book 64 page 9
MAUREEN J. DEVINE
County Recorder
By BLP

STATE OF MINNESOTA
COUNTY OF Scott

The foregoing Surveyor's Certificate was acknowledged before me this 21st day of November, 2002, by Harold C. Peterson, Minnesota License No. 12294.



R. M. Grund
Notary Public,
Scott County, Minnesota
My Commission Expires: January 31, 2005

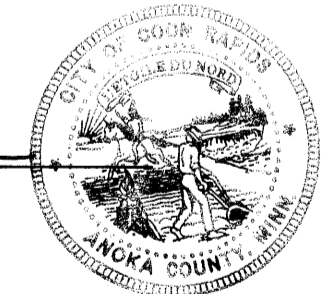
CITY OF COON RAPIDS

This plat was approved by the Planning Commission of the City of Coon Rapids this 18th day of July, 2002.

By Donna M. Naewe
Chairman

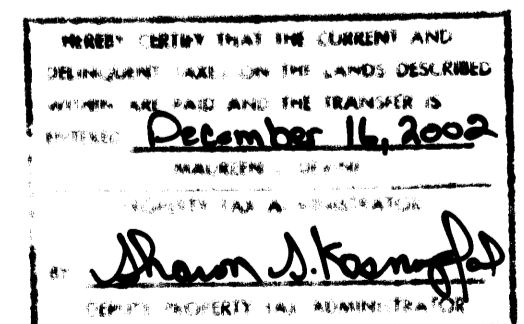
We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of LORAIN MANOR at a regular meeting held this 16th day of November, 2002. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

By Alan McCooly Mayor By Joan Anderson Clerk



Checked and approved this 16th day of December, 2002.

By Lonny D. Hines Anoka County Surveyor

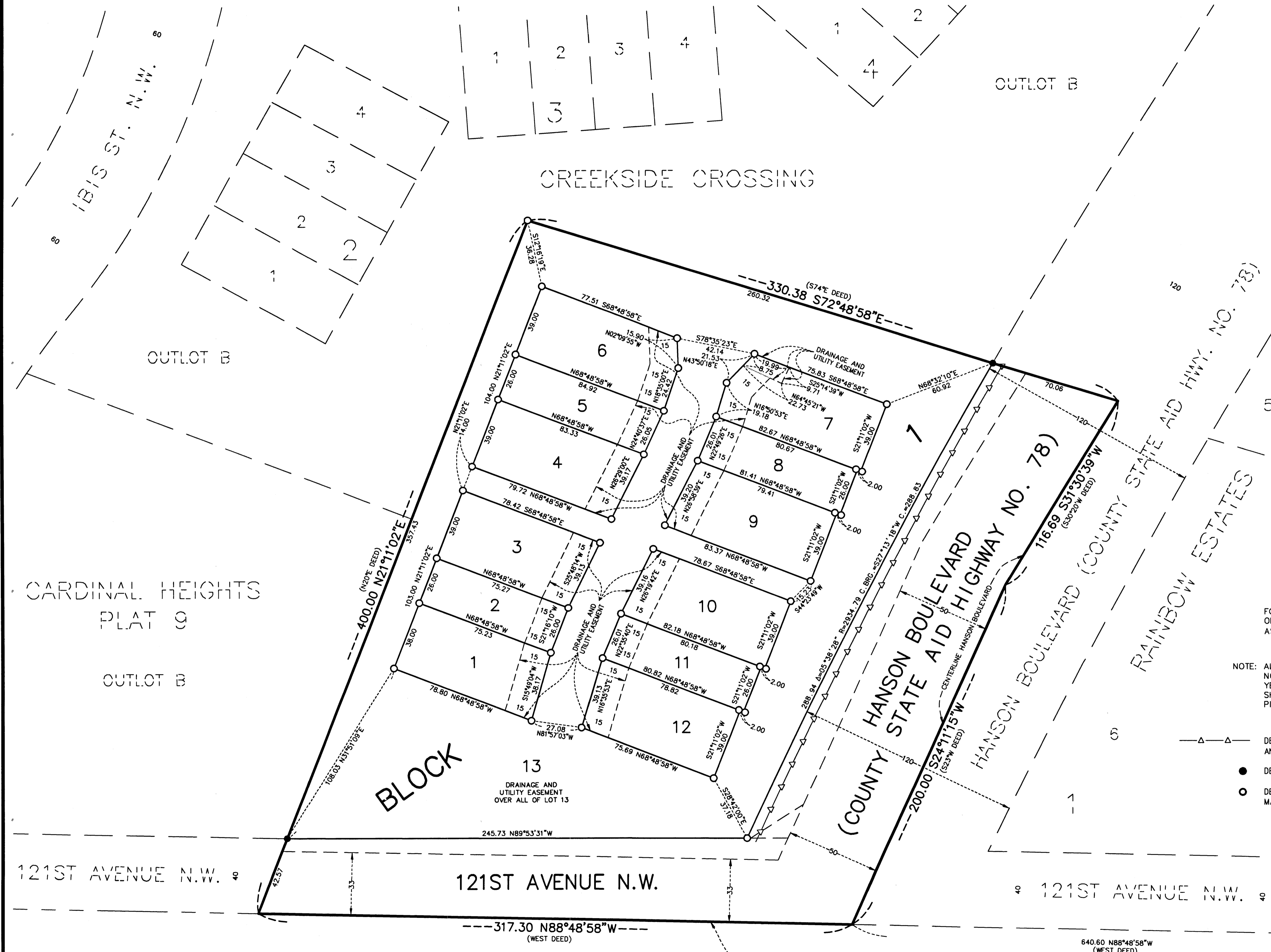
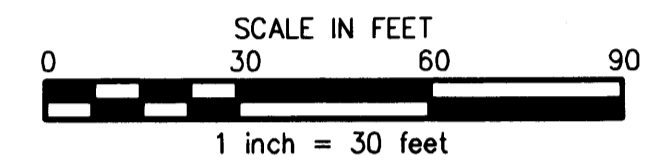


Receipt # 2002149696/#485.00

OFFICIAL PLAT

LORRAINE MANOR

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 10, T. 31, R. 24
Book 64 Page 9



FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 IS ASSUMED TO HAVE A BEARING OF N88°48'58\"W.

NOTE: ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT 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 R.L.S. NO. 12294.

- ▲—▲— DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA AS SHOWN ON THIS PLAT.
- DENOTES 1/2 INCH IRON MONUMENT FOUND
- DENOTES 1/2 INCH x 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 12294.

Receipt # 2002149696 / \$ 485.00

JAMES R. HILL, INC.
SHEET 2 OF 2 SHEETS