

OFFICIAL PLAT

# MICHAEL'S MEADOWS

BK 70 of Abst pg 27  
CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SECTION 12, TOWNSHIP 31, RANGE 24.

KNOW ALL MEN BY THESE PRESENTS: That Madsen Investments, 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:

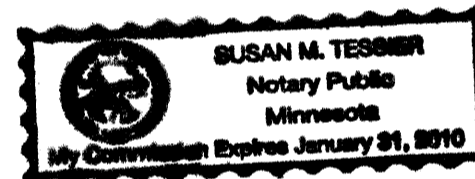
Outlot A, GRAY BEE 2ND ADDITION, according to the duly recorded plat thereof.

Has caused the same to be surveyed and platted as MICHAEL'S MEADOWS and does hereby donate and dedicate to the public for public use forever the avenue and easements for drainage and utility purposes as shown on the plat. In witness whereof said Madsen Investments, LLC., a Minnesota limited liability company, has caused these presents to be signed by its proper officer, this 17<sup>th</sup> day of September, 2005.

Signed: MADSEN INVESTMENTS, LLC.

Mitchell C. Madsen  
Mitchell C. Madsen as Chief Manager

State of Minnesota  
County of Anoka The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2005, by Mitchell C. Madsen as Chief Manager of Madsen Investments, LLC, a Minnesota limited liability company, on behalf of the company.

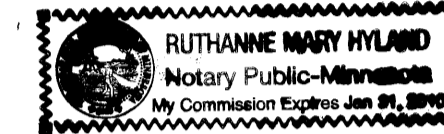


Susan M. Tesler  
Notary Public, Anoka County, Minnesota  
My commission expires 1-31-10

I hereby certify that I have surveyed and platted the property described on this plat as MICHAEL'S MEADOWS and 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 on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands as defined in MS505.02 Sub. 1 or public highways to be designated on said plat other than as shown thereon.

Milton E. Hyland  
Milton E. Hyland, Licensed Land Surveyor  
Minnesota License No. 20262

State of Minnesota  
County of Hennepin The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of September, 2005, by Milton E. Hyland, Licensed Land Surveyor.



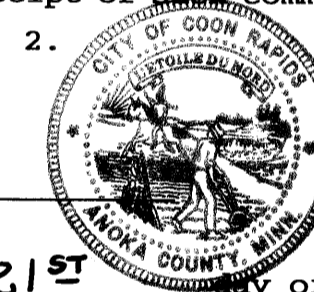
Ruthanne Mary Hyland  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2010

The plat of MICHAEL'S MEADOWS was approved by the Planning and Zoning Commission of Coon Rapids at a regular meeting thereof held this 14<sup>th</sup> day of June, 2005.

By: Doreen M. Heue  
Chairman

This plat of MICHAEL'S MEADOWS was approved and accepted by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof held this 5<sup>th</sup> day of July, 2005. 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.

L. Howe  
Mayor



Jon A. Anderson  
Clerk

Checked and approved this 21<sup>ST</sup> day of SEPTEMBER, 2005.

Larry D. Hoff  
Larry Hoff, Anoka County Surveyor

1978378.001 Abstract  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 21 Sept AD, 2005 at 1:08 o'clock P.M., and was duly recorded in book 70 Abst page 27  
Maureen J Devine  
County Recorder  
By ETC  
Deputy

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID, AND THE TRANSFER IS ENTERED  
9-21-05  
MAUREEN J. DEVINE  
COUNTY CLERK  
By ETC  
DEPUTY PROPERTY TAX ADMINISTRATOR

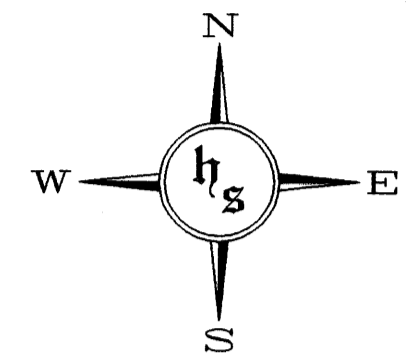
HY-LAND SURVEYING, P.A. ©  
LAND SURVEYORS

\$56.00

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# MICHAEL'S MEADOWS

Bk 70 of Abs + pg 27  
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COUNTY OF ANOKA  
SECTION 12, TOWNSHIP 31, RANGE 24.

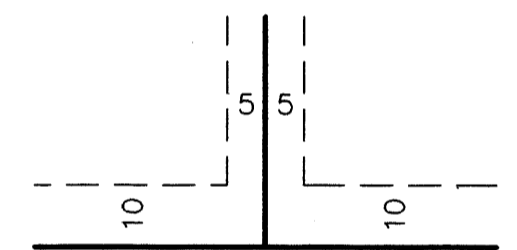


0      30      60      90

SCALE: 1 INCH = 30 FEET

○ - DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED WITH LICENSE NUMBER 20262.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS (NOT TO SCALE)



BEING 5 FEET IN WIDTH, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF OUTLOT A GRAY BEE 2ND ADDITION HAS AN ASSUMED BEARING OF NORTH 00°42'13" WEST.

HY-LAND SURVEYING, P.A. ©  
LAND SURVEYORS