

MINNESOTA PARK THIRD ADDITION

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 25, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Coon Rapids, a Minnesota Municipal Corporation under the laws of the State of Minnesota, owner of the following described property:

Lot 1, Block 2, MINNESOTA PARK, Anoka County, Minnesota, EXCEPT that part of the easterly 135.00 feet of said Lot 1, described as follows:

Commencing at the Southeast corner of said Lot 1; thence South 88 degrees 22 minutes 05 seconds West, assumed bearing along the South line of said Lot 1, a distance of 25.85 feet to the point of beginning; thence North 55 degrees 41 minutes 58 seconds West, a distance of 69.19 feet; thence Northwest a distance of 19.21 feet along a tangential curve concave to the Southwest, having a radius of 272.00 feet and a central angle of 04 degrees 02 minutes 44 seconds; thence South 34 degrees 18 minutes 02 seconds West, not tangent to the last described curve, a distance of 63.37 feet to the southwest corner of the easterly 135.00 feet of said Lot 1; thence North 88 degrees 22 minutes 05 seconds East, a distance of 109.15 feet along the South line of said Lot 1 to the point of beginning.

Has caused the same to be surveyed and platted as MINNESOTA PARK THIRD ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said City of Coon Rapids, a Minnesota Municipal Corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this 29th day of March, 2018.

CITY OF Coon Rapids

Jerry Koch
Jerry Koch, as Mayor

Joan Lenzmeyer
Joan Lenzmeyer, as City Clerk

STATE OF MN

COUNTY OF Anoka

This instrument was acknowledged before me this 29th day of March, 2018 by Jerry Koch, as Mayor, and Joan Lenzmeyer, as City Clerk, of the City of Coon Rapids, a Minnesota Municipal Corporation under the laws of the State of Minnesota, on behalf of the corporation.

Stephanie A. Lincoln

Stephanie A. Lincoln

Notary Public, Anoka County, MN

My commission expires Jan. 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 20th day of March, 2018.

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 20th day of March, 2018 by Charles R. Christopherson.

Seth M. Monroe
Seth M. Monroe

Notary Public, Minnesota.

My commission expires January 31, 2019

City Council, City of Coon Rapids, Minnesota

This plat of MINNESOTA PARK THIRD ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 3rd day of March, 2018, 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: *Jerry Koch*, Mayor

By: *Joan Lenzmeyer*, Clerk

Coon Rapids Planning Commission

Be it known that at a meeting held on this 2nd day of February, 2018, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of MINNESOTA PARK THIRD ADDITION.

Planning Commission, City of Coon Rapids, Minnesota

By: *Wayne Schwatz*, Chairperson

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 2nd day of April, 2018.

Charles F. Gitzen
Charles F. Gitzen
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2018 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 2nd day of April, 2018.

Jonell Sawyer
Jonell Sawyer
Property Tax Administrator

By: *ERC Emily Carr*, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

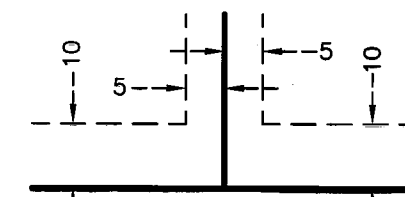
County of Anoka, State of Minnesota

I hereby certify that this plat of MINNESOTA PARK THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 20th day of April, 2018, at 9:27 o'clock A.M. and was duly recorded as Document Number 2196134.001.

Jonell Sawyer
Jonell Sawyer
County Recorder/Registrar of Titles

By: *ERC Emily Carr*, Deputy

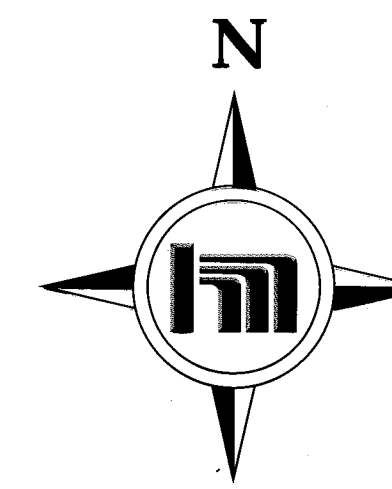
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

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.

For the purposes of this plat the South line of Lot 1, Block 2, MINNESOTA PARK is assumed to bear N89°06'20"E.



1 INCH = 20 FEET

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes found iron monument
- (100.00) Denotes record distance
- [115.00] Denotes distance per the plat of MINNESOTA PARK

