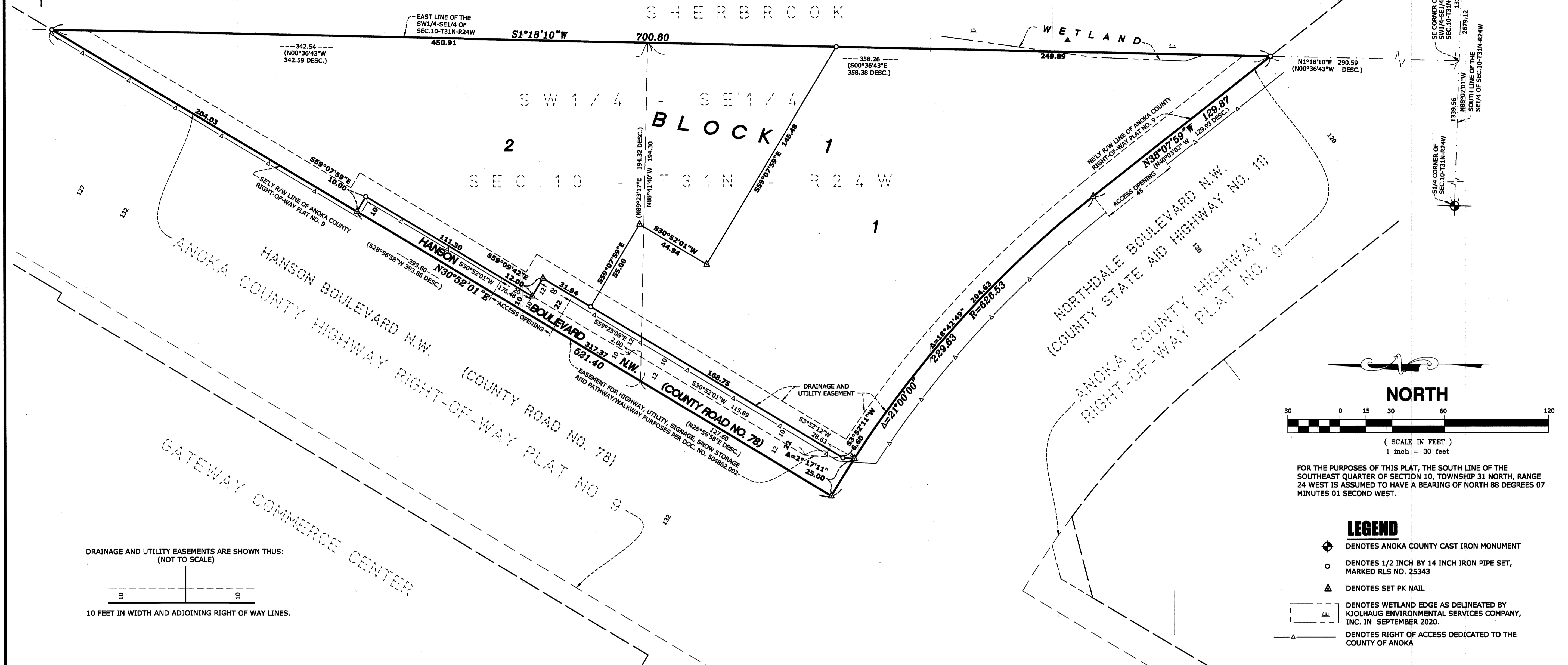


593460.004

# MK BUSINESS PARK

City of Coon Rapids  
County of Anoka  
Sec. 10, T.31, R.24



FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 24 WEST IS ASSUMED TO HAVE A BEARING OF NORTH 88 DEGREES 07 MINUTES 01 SECOND WEST.

- LEGEND**
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
  - DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 25343
  - △ DENOTES SET PK NAIL
  - ▭ DENOTES WETLAND EDGE AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY, INC. IN SEPTEMBER 2020.
  - △— DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That MK Property Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southwest Quarter of the Southeast Quarter of Section 10, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southwest Quarter of the Southeast Quarter, thence on an assumed bearing of North 0 degrees 36 minutes 43 seconds West, along the East line of said Southwest Quarter of the Southeast Quarter, a distance of 290.59 feet to the intersection with a Northeasterly right-of-way boundary line as shown on ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT No. 9, filed as Anoka County Recorder Doc. No. 488694, and the point of beginning of the land to be described, thence continue North 40 degrees 03 minutes 02 seconds West, along said boundary line, a distance of 129.93 feet to a monument as shown on said plat, thence Northwesterly a distance of 229.63 feet, along said boundary line, on a tangential curve concave to the Southwest, having a radius of 626.53 feet and a central angle of 21 degrees 00 minutes 00 seconds, to a monument as shown on said plat, thence North 28 degrees 56 minutes 58 seconds East, along a Southeasterly right-of-way boundary line as shown on said plat, a distance of 127.60 feet, thence North 89 degrees 23 minutes 17 seconds East a distance of 194.32 feet to the East line of said Southwest Quarter of the Southeast Quarter, thence South 0 degrees 36 minutes 43 seconds East, along said East line, a distance of 358.38 feet to the point of beginning.

AND  
That part of the Southwest Quarter of the Southeast Quarter of Section 10, Township 31, Range 24, Anoka County, Minnesota described as follows:

Commencing at the Southeast corner of said Southwest Quarter of the Southeast Quarter, thence on an assumed bearing of North 0 degrees 36 minutes, 43 seconds West, along the East line of said Southwest Quarter of the Southeast Quarter, a distance of 290.59 feet to the intersection with a Northeasterly right-of-way boundary line as shown on ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT No. 9, filed as Anoka County Recorder Doc. No. 488694; thence North 40 degrees 03 minutes 02 seconds West, along said boundary line, a distance of 129.93 feet to a monument as shown on said plat; thence Northwesterly a distance of 229.63 feet, along said boundary line, on a tangential curve concave to the Southwest, having a radius of 626.53 feet and a central angle of 21 degrees 00 minutes 00 seconds, to a monument as shown on said plat; thence North 28 degrees 56 minutes 58 seconds East, along a Southeasterly right-of-way boundary line as shown on said plat, a distance of 127.60 feet to the point of beginning of the land to be described; thence North 89 degrees 23 minutes 17 seconds East a distance of 194.32 feet to the East line of said Southwest Quarter of the Southeast Quarter; thence North 0 degrees 36 minutes 43 seconds West, along said East line, a distance of 342.59 feet to the intersection with a Southeasterly right-of-way boundary line as shown on said plat; thence South 28 degrees 56 minutes 58 seconds West, along said Southeasterly right-of-way boundary line, a distance of 393.86 feet to the point of beginning.

Has caused the same to be surveyed and platted as MK BUSINESS PARK and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County Road No. 78 and County State Aid Highway No. 11 as shown on this plat.

In witness whereof said MK Property Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21<sup>st</sup> day of SEPTEMBER, 2021.

MK PROPERTY HOLDINGS, LLC  
*Michael W. Ward*  
Michael W. Ward, Chief Manager

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me this 21<sup>st</sup> day of September, 2021 by Michael W. Ward, Chief Manager of MK Property Holdings, LLC, a Minnesota limited liability company.

*Lalae Mack* (Signature)  
*Lalae Mack* (Print Name)  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2022

I James E. Napier 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 21<sup>st</sup> day of September, 2021.  
*James E. Napier*  
James E. Napier, Licensed Land Surveyor  
Minnesota License No. 25343

STATE OF MINNESOTA  
COUNTY OF Anoka  
This instrument was acknowledged before me this 21<sup>st</sup> day of September, 2021 by James E. Napier.

*Lalae Mack* (Signature)  
*Lalae Mack* (Print Name)  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2022

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA  
This plat of MK BUSINESS PARK was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 2<sup>nd</sup> day of March, 2021, 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 *Jon Kar* Mayor  
By *Joan Ziegmeier* Clerk

COON RAPIDS PLANNING COMMISSION  
Be it known that at a meeting held this 18 day of February, 2021, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of MK BUSINESS PARK.

Planning Commission, City of Coon Rapids, Minnesota  
By *Wayne Schwartz* Chairperson

COUNTY SURVEYOR  
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 22<sup>nd</sup> day of September, 2021.

*David M. Ziegmeier*  
Charles F. Gitzem  
David M. Ziegmeier  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 28 day of Sept, 2021.

*Pamela S. LeBlanc*  
Property Tax Administrator  
By *Jeanne Walker* Deputy  
COUNTY RECORDER/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of MK BUSINESS PARK was filed in the office of the County Recorder/Registrar of Titles for public record on this 28 day of Sept, 2021 at 12:40 clock P.M. and was duly recorded as Document Number 593460.004.

*Pamela S. LeBlanc*  
County Recorder/Registrar of Titles  
By *Jeanne Walker* Deputy

\$50<sup>00</sup>