

NEDEGAARD'S 3RD ADDITION

CITY OF COON RAPIDS

ANOKA COUNTY

LOT SURVEYS COMPANY
LAND SURVEYORS

KNOW ALL MEN BY THESE PRESENTS: That Bruce A. Nedegaard and Claudia J. Nedegaard, his wife, owner and proprietors, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 31, Range 24, described as follows:

Commencing at the point of intersection of the Northeasterly line of Northdale Boulevard with the West line of said Southwest Quarter of the Northeast Quarter, said point of intersection being 481.85 feet North, as measured along said West line, from the center of said Section 13; thence Southeasterly along said Northeasterly line of Northdale Boulevard a distance of 312.57 feet to a point thereon hereinafter referred to as Point A; thence continuing Southeasterly along said Northeasterly line of Northdale Boulevard a distance of 156.51 feet; thence Northeasterly along a straight line, which if extended would intersect the Southwest corner of the North Half of the Southeast Quarter of the Northeast Quarter of said Section 13, a distance of 525 feet to the actual point of beginning of the tract of land to be hereby described; thence continuing Northeasterly along the extension of the last described course a distance of 325 feet;

thence Northwesterly in a straight line to its intersection with a point on a straight line drawn from the Northeast corner of said Southwest Quarter of the Northeast Quarter to Point A heretofore described, said point of intersection being 850.00 feet Northeasterly of Point A as measured along said straight line; thence Southwesterly along the last mentioned straight line a distance of 325 feet; thence Southeasterly in a straight line a distance of 299.62 feet, more or less, to the actual point of beginning.

Except the Northwesterly 120 feet of the Southwesterly 165.12 feet, as measured along the Northwesterly and Southwesterly lines thereof.

And that part of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 31, Range 24, described as follows:

Commencing at the point of intersection of the Northeasterly line of Northdale Boulevard with the West line of said Southwest 1/4 of the Northeast 1/4, said point of intersection being 481.85 feet North as measured along said West line from the center of said Section 13; thence Southeasterly along said Northeasterly line of Northdale Boulevard a distance of 312.57 feet to a point hereinafter referred to as Point A; thence continuing Southeasterly along said Northeasterly line of Northdale Boulevard a distance of 156.51 feet; thence Northeasterly along a straight line which if extended would intersect the Southwest corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 13 a distance of 850.00 feet to the actual point of beginning of the tract of land to be herein described; thence continue Northeasterly along the extension of the last described line a distance of 320.88 feet, more or less, to the Southwest corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 13; thence North along the East line of said Southwest 1/4 of the Northeast 1/4 a distance of 226.86 feet; thence West and parallel with the North line of said Southwest 1/4 of the Northeast 1/4 a distance of 452.56 feet, more or less, to its intersection with a straight line drawn from the Northeast corner of said Southwest 1/4 of the Northeast 1/4 to Point A, herebefore described; thence Southwesterly on last mentioned straight line a distance of 100 feet, more or less, to a point on said straight line being 850 feet Northeasterly of Point A, as measured along said straight line; thence Southeasterly in a straight line, said line hereinafter being referred to as Line B, a distance of 388.34 feet, more or less, to the actual point of beginning. Which lies Northwesterly of Line A hereinafter described and lies Southeasterly of a line drawn parallel with and distant 175 feet Northwesterly as measured at right angles from said Line A.

Line A: Beginning at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 13, Township 31, Range 24; thence on an assumed bearing of South 88 degrees 56 minutes 55 seconds West along the North line of said Southeast 1/4 of the Northeast 1/4 a distance of 1180.00 feet; thence South 22 degrees 00 minutes 33 seconds West 1259.40 feet and there terminating.

Also that part of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 31, Range 24, described as follows: Commencing at the intersection of Line B herebefore described and a line parallel with and 175 feet Northwesterly of Line A, herebefore described; thence Northeasterly along said parallel line 182.69 feet; thence Southwesterly to a point on said Line B distant 59.04 feet Northwesterly along said Line B from said point of intersection; thence Southeasterly along said Line B to said point of intersection.

That the City of Coon Rapids, Minnesota, a Municipal Corporation, owner and proprietor of the following described property situate in the County of Anoka, State of Minnesota to-wit:

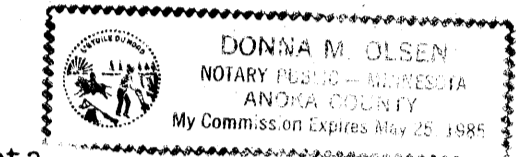
That part of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 31, Range 24, lying Northerly and Westerly of the following described line: Commencing at the point of intersection of the Northeasterly line of Northdale Boulevard with the West line of said Southwest 1/4 of the Northeast 1/4, said point of intersection being 481.85 feet North as measured along said West line, from the center of said Section 13; thence Southeasterly along said Northeasterly line of said Northdale Boulevard a distance of 312.57 feet to a point thereon hereinafter referred to as point "A"; thence continuing Southeasterly along said Northeasterly line of Northdale Boulevard a distance of 156.51 feet; thence Northeasterly along a straight line which if extended would intersect the Southwest corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 13, a distance of 525 feet to a point to be hereinafter referred to as point "B"; thence Northwesterly in a straight line to its intersection with a straight line drawn from the Northeast corner of said Southwest 1/4 of the Northeast 1/4 to point "A" heretofore described and distant 525.00 feet Northeasterly from said point "A" as measured along said last described line, to the actual point of beginning of the line to be herein described; thence Southeasterly along a straight line passing through the aforesaid point "B" for a distance of 305.91 feet; thence on a tangential curve to the left, the radius of which is 200.00 feet, the central angle of which is 28 degrees, 23 minutes 57 seconds, a distance of 99.13 feet; thence Southeasterly and tangent to said curve a distance of 205.45 feet to its intersection with a line bearing South 22 degrees 00 minutes 33 seconds West from a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 13 distant 1180.00 feet Westerly along said North line from the Northeast corner of said Southeast 1/4 of the Northeast 1/4; thence North 22 degrees 00 minutes 33 seconds East 1000 feet and there terminating. For the purpose of this description the North line of the Southeast 1/4 of the Northeast 1/4 of Section 13 is assumed to have a bearing of South 88 degrees 56 minutes 55 seconds West. And lying Southerly of the following describe line: Commencing at the point of intersection of the Northeasterly line of Northdale Boulevard with the West line of said Southwest 1/4 of the Northeast 1/4, said point of intersection being 481.85 feet North as measured along said West line, from the center of said Section 13; thence Southeasterly along said Northeasterly line of said Northdale Boulevard a distance of 469.08 feet to the point of beginning of the line to be herein described; thence Northeasterly along a straight line to the Southwest corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 13 and there terminating.

Have caused the same to be surveyed and platted as NEDEGAARD'S 3RD ADDITION and do hereby donate and dedicate to the public for public use forever the Avenue, Street and utility and drainage easements as shown on the plat. In witness whereof said Bruce A. Nedegaard and Claudia J. Nedegaard, his wife, have hereunto set their hands and seals this 9th day of JANUARY 1979. In witness whereof said City of Coon Rapids, Minnesota, a Municipal Corporation, has caused these presents to be signed by its proper officers this 9th day of JANUARY 1979.

Signed:
Bruce A. Nedegaard
Bruce A. Nedegaard
CITY OF COON RAPIDS, MINNESOTA
George J. White
Mayor

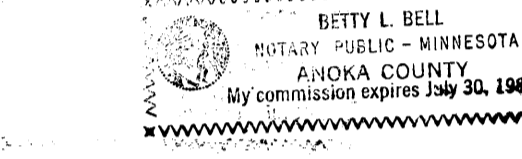
Claudia J. Nedegaard
Claudia J. Nedegaard
Leonard Kue
Manager, Acting City

State of Minnesota
County of HENNEPIN The foregoing instrument was acknowledged before me this 9th day of JANUARY 1979, by Bruce A. Nedegaard and Claudia J. Nedegaard, his wife.



Donna M. Olsen
Notary Public, Anoka County, Minnesota
My Commission Expires 5-22-82

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 9th day of January 1979, by George J. White, Mayor and Leonard Kue, Acting City Manager of the City of Coon Rapids, Minnesota, a Municipal Corporation, on behalf of the Corporation.



Betty L. Bell
Notary Public, Anoka County, Minnesota
My Commission Expires 7-30-80

I hereby certify that I have surveyed and platted the property described on this plat as NEDEGAARD'S 3RD ADDITION; that this plat is a correct representation of said survey; that the 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 wet lands or public highways to be designated other than shown thereon.

Raymond A. Prash
Raymond A. Prash, Registered Land Surveyor
Minnesota Registration Number 6743

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 10th day of October 1978, by Raymond A. Prash, Registered Land Surveyor.

Gerald T. Coyne
Gerald T. Coyne, Notary Public, Hennepin County, Minnesota
My Commission Expires September 14, 1983

The plat of NEDEGAARD'S 3RD ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 27th day of APRIL 1978.

CITY OF COON RAPIDS, MINNESOTA
By Donald J. Sloan Chairman By William J. McLean Jr Clerk

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of NEDEGAARD'S 3RD ADDITION, at a regular meeting thereof held this 27th day of OCTOBER 1978.

CITY OF COON RAPIDS, MINNESOTA
By George J. White Mayor By Betty Bell, com Clerk

Checked and approved this 11th day of January 1979.

Roland W. Anderson
Anoka County Surveyor

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
Jan 12 1979
Charles R. Dillme
Auditor, Anoka County
By J. M. Stenlund
Deputy

517325

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 JAN 12 1979 A.D., 1979 at 10:53 clock A.M., and was duly recorded in book 298 of Plat page 36
Fred J. Omdahl
County Recorder
By J. M. Stenlund
Deputy

