

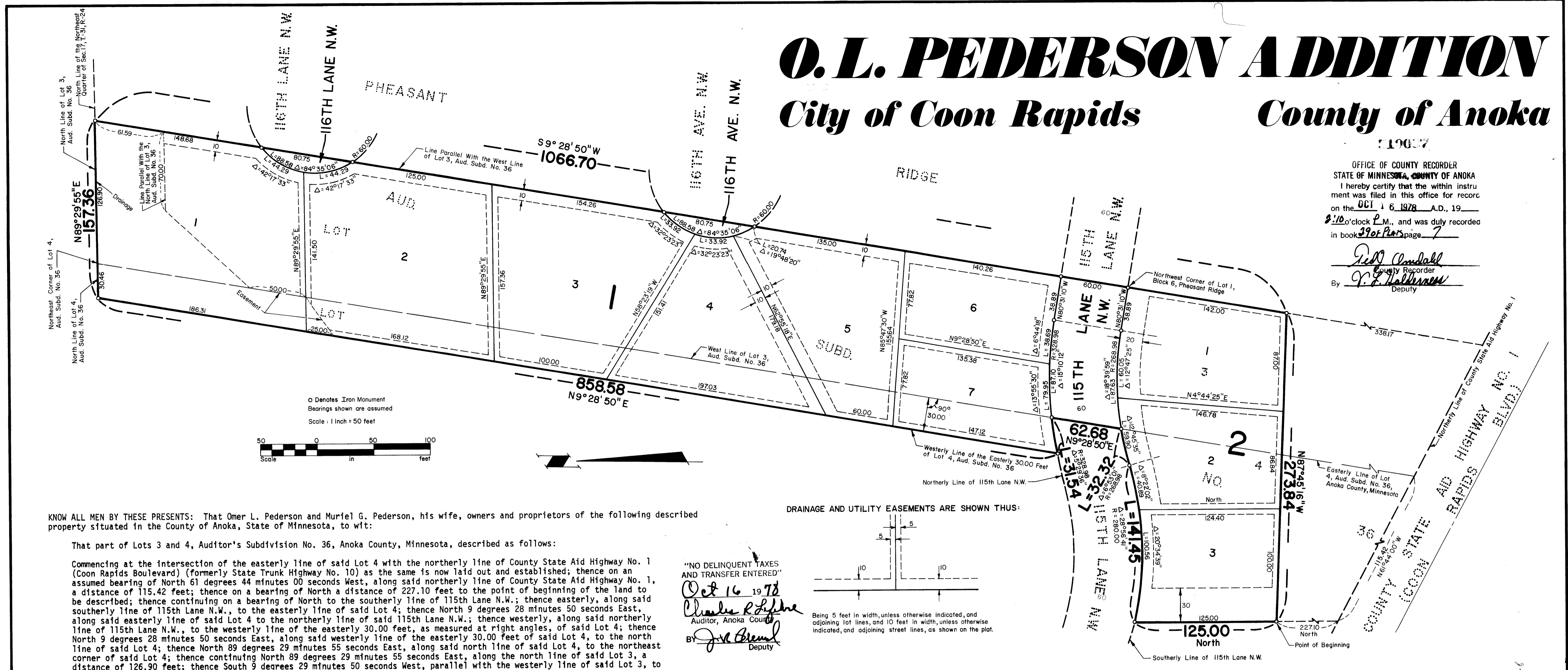
O. L. PEDERSON ADDITION

City of Coon Rapids

County of Anoka

1908
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 06 16 1978 A.D., 19 2:10 o'clock P.M., and was duly recorded in book 39 of Plat page 7

Edlund
By *P. E. Hallman*
Deputy



KNOW ALL MEN BY THESE PRESENTS: That Omer L. Pederson and Muriel G. Pederson, his wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of Lots 3 and 4, Auditor's Subdivision No. 36, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the easterly line of said Lot 4 with the northerly line of County State Aid Highway No. 1 (Coon Rapids Boulevard) (formerly State Trunk Highway No. 10) as the same is now laid out and established; thence on an assumed bearing of North 61 degrees 44 minutes 00 seconds West, along said northerly line of County State Aid Highway No. 1, a distance of 115.42 feet; thence on a bearing of North a distance of 227.10 feet to the point of beginning of the land to be described; thence continuing on a bearing of North to the southerly line of said Lot 4; thence easterly, along said southerly line of 115th Lane N.W., to the easterly line of said Lot 4; thence North 9 degrees 28 minutes 50 seconds East, along said easterly line of said Lot 4 to the northerly line of said 115th Lane N.W.; thence westerly, along said northerly line of 115th Lane N.W., to the westerly line of the easterly 30.00 feet, as measured at right angles, of said Lot 4; thence North 9 degrees 28 minutes 50 seconds East, along said westerly line of the easterly 30.00 feet of said Lot 4, to the north line of said Lot 4; thence North 89 degrees 29 minutes 55 seconds East, along said north line of said Lot 4, to the northeast corner of said Lot 4; thence continuing North 89 degrees 29 minutes 55 seconds East, along the north line of said Lot 3, a distance of 126.90 feet; thence South 9 degrees 29 minutes 50 seconds West, parallel with the westerly line of said Lot 3, to a point distant 338.17 feet northerly of said northerly line of County State Aid Highway No. 1 as measured parallel with said westerly line of said Lot 3; thence North 87 degrees 45 minutes 16 seconds West to the point of beginning.

115th Lane N.W. is described as follows:

A strip of land 60.00 feet in width, the centerline of which is described as follows: Commencing at Northwest corner of Lot 1, Block 6, Pheasant Ridge, according to the plat on file and of record in the office of the County Recorder, Anoka County, Minnesota; thence North 9 degrees, 04 minutes, 20 seconds East, along the West line of said Pheasant Ridge, a distance of 30.00 feet to the point of beginning of the centerline to be herein described; thence North 80 degrees, 55 minutes, 40 seconds West a distance of 38.89 feet; thence westerly along a tangential curve to the left, the central angle of which is 25 degrees, 33 minutes, 00 seconds, the radius of which is 298.98 feet, a distance of 133.33 feet; thence Northwesterly along a tangential reverse curve to the right, the central angle of which is 44 degrees, 20 minutes, 10 seconds, the radius of which is 250.00 feet, a distance of 193.45 feet; thence North 62 degrees, 08 minutes, 30 seconds West, tangent to the last described curve a distance of 100 feet and there terminating, said strip of land to extend by its full width along said center line.

Have caused the same to be surveyed and platted as O.L. PEDERSON ADDITION and do hereby donate and dedicate to the public for public use forever the Avenue, Lanes and Drainage and Utility Easements as shown on the plat.

In witness whereof, said Omer L. Pederson and Muriel G. Pederson, his wife, have hereunto set their hands this 19 day of June, 1978.

SIGNED *Omer L. Pederson* Muriel G. Pederson
Omer L. Pederson Muriel G. Pederson

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 19 day of June, 1978 by Omer L. Pederson and Muriel G. Pederson, his wife.

ROBERT L. SMITH
ANOKA COUNTY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES FEB. 4, 1984

HAKANSON ANDERSON ASSOCIATES
engineers and surveyors

I hereby certify that I have surveyed and platted the property described on this plat as O.L. PEDERSON ADDITION, that this plat is a correct representation of said survey; that all distances are correctly shown on the 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 on said plat, other than shown thereon.

James M. Winter
James M. Winter, Land Surveyor, Minnesota Registration No. 12263

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 15th day of JUNE, 1978 by James M. Winter, Land Surveyor

LARRY K. AFFIELD
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
MY COMMISSION EXPIRES NOV. 13, 1984

Larry K. Affield
Notary Public Hennepin County, Minnesota
My Commission Expires NOVEMBER 13, 1984

The plat of O.L. PEDERSON ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 16th day of FEBRUARY, 1978.

CITY OF COON RAPIDS, MINNESOTA
By *Ronald S. Sloan* Chairman By *William J. M. Olson* Secretary

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of O.L. PEDERSON ADDITION, at a regular meeting thereof held this 11th day of JULY, 1978.

CITY OF COON RAPIDS, MINNESOTA
By *George Hubbs* Mayor By *Betty Bellomo* Clerk

Checked and approved this 16th day of October, 1978

Edlund
Anoka County Surveyor

671455

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| Numerical | |
| Grantor | |
| Grantee | |
| Recorded | |
| Checked | |
| Margin | |
| Tr. Index | |

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 APR 18 1985 A.D., 19 11 o'clock A.M., and was duly recorded in book 39 of Plat page 7
By *Edlund* County Recorder
By *P. E. Hallman*

This Instrument Drafted by
Hakanson, Anderson Associates Inc
222 Monroe St
Anoka, MN 55303

LAND SURVEYORS CERTIFICATE OF CORRECTION TO PLAT
Name of plat: O.L. PEDERSON ADDITION
Pursuant to the provisions of M.S.A., Section 505.114, James M. Winter, the undersigned, a Registered Land Surveyor in and for the State of Minnesota, declares as follows:
1. That I prepared the plat of O.L. PEDERSON ADDITION dated June 15, 1978 and filed on October 16, 1978 in the office of County Recorder, Anoka County, Minnesota, as Document No. 510037.
2. That said plat contains errors, omissions, or defects in the following particulars, to-wit: Near the end of the legal description as contained in the dedication clause of the plat there appears a directional call which reads "thence South 9 degrees 29 minutes 50 seconds West..." This call is incorrect.
3. That said plat is hereby corrected in the following particulars to-wit: The correct call is "thence South 9 degrees 28 minutes 50 seconds West..."
The above Certificate of Correction to the plat of O.L. Pederson Addition has been approved by the City Council of Coon Rapids Minnesota, at a regular meeting thereof held this 16th day of April, 1985.
James M. Winter
Registered Land Surveyor
State of Minnesota
Betty Bellomo
City Clerk

Jensen
1301 3rd St SW, Suite 101