

PARKWOOD ADDITION

CITY OF COON RAPIDS
ANOKA COUNTY, MINNESOTA

KNOW ALL MEN BY THESE PRESENTS: that George R. Butler Construction Company, a Minnesota Corporation, fee owner, and Kings Wood Inc., a Minnesota Corporation, Mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Southwest Quarter described as commencing at the Northwest corner thereof; thence East along the North line thereof to the Northeast corner of the said Southwest Quarter; thence South along the East line of the said Southwest Quarter to a point 1215.12 feet North along the said East line from the Southeast corner of the said Southwest Quarter; thence deflecting to the right 90 degrees a distance of 330 feet; thence deflecting to the right 15 degrees a distance of 389.4 feet; thence deflecting to the left 84 degrees a distance of 200 feet; thence deflecting to the left 96 degrees a distance of 420.75 feet; thence deflecting to the right 75 degrees a distance of 216.85 feet; thence deflecting to the right 39 degrees and 6 minutes a distance of 235.33 feet; thence deflecting to the right 90 degrees a distance of 785 feet; thence deflecting to the left 90 degrees a distance of 75 feet; thence deflecting to the right 90 degrees a distance of 527.65 feet to the point of beginning; thence Northwesterly along the extension of the last described line a distance of 839.35 feet; thence deflecting to the right 90 degrees a distance of 25 feet; thence deflecting to the left 90 degrees a distance of 226.98 feet; thence deflecting to the right 115 degrees 29 minutes and 20 seconds a distance of 224.01 feet to a point in a curve, said curve being concave to the East and having a radius of 690.44^{feet} and the last described line being an extension of a radial line of said curve; thence Northwesterly and Northerly along the said curve to its intersection with the North line of the said Southwest Quarter; thence East along the said North line to a point on the said North line 308.68 feet West along the said North line from the Northeast corner of the said Southwest Quarter; thence deflecting to the right 154 degrees 54 minutes and 30 seconds a distance of 111 feet; thence on a tangential curve to the left having a radius of 893.40 feet and a central angle of 23 degrees 17 minutes and 40 seconds a distance of 363.22 feet; thence on a line tangent to the last mentioned curve a distance of 798.51 feet; thence on a tangential curve to the left having a radius of 8497.96 feet and a central angle of 3 degrees 44 minutes a distance of 553.71 feet to the point of beginning; in Section 23, Township 31, Range 24, according to the Government Survey thereof. The most Southwesterly boundary of that part of the said Southwest Quarter described above and the Northwest corner and the Northeast corner of the said Southwest Quarter are marked by JUDICIAL LANDMARKS set pursuant to District Court Case Number T-1039. and,

That part of the South Half of the Northwest Quarter and that part of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter described as commencing at the Southeast corner of the said Northwest Quarter; thence west along the south line of the said Northwest Quarter a distance of 308.68 feet to the point of beginning; thence deflecting to the right 154 degrees 54 minutes and 30 seconds a distance of 398 feet; thence deflecting to the left 90 degrees a distance of 215 feet; thence deflecting to the left 90 degrees a distance of 305 feet; thence deflecting to the right 62 degrees 19 minutes 40 seconds a distance of 31 feet; thence deflecting to the right 80 degrees 46 minutes and 50 seconds a distance of 120.16 feet; thence deflecting to the left 14 degrees 35 minutes a distance of 173.48 feet; thence deflecting to the right 11 degrees 33 minutes and 40 seconds a distance of 71 feet; thence deflecting to the right 13 degrees 12 minutes and 20 seconds a distance of 235.63 feet; thence deflecting to the left 90 degrees a distance of 200 feet; thence deflecting to the left 90 degrees a distance of 165 feet; thence on a tangential curve to the left having a radius of 622.09 feet and a central angle of 24 degrees 46 minutes a distance of 268.90 feet; thence tangent to the last mentioned curve a distance of 99.6 feet; thence on a tangential curve to the right having a radius of 168.62 feet and a central angle of 33 degrees 37 minutes a distance of 98.93 feet; thence tangent to the last mentioned curve a distance of 87.5 feet; thence deflecting to the right 89 degrees 3 minutes a distance of 498.5 feet; thence deflecting to the left 90 degrees a distance of 330 feet; thence deflecting to the right 90 degrees a distance of 58 feet; thence on a tangential curve to the left having a radius of 1052.94 feet and a central angle of 11 degrees 10 minutes a distance of 205.21 feet; thence tangent to the last mentioned curve a distance of 76 feet; thence deflecting to the left 90 degrees a distance of 74 feet; thence on a tangential curve to the right having a radius of 214.88 feet and a central angle of 50 degrees 41 minutes and 40 seconds a distance of 190.12 feet; thence along a reverse curve having a radius of 690.44 feet to its intersection with the South line of the said Northwest Quarter; thence East along the said South line to the point of beginning; in Section 23, Township 31, Range 24 according to the Government Survey thereof. The West, South and East boundaries of the said Northwest Quarter and the West and South boundaries of the said Southwest Quarter of the Southwest Quarter of the Northeast Quarter are marked by JUDICIAL LANDMARKS set pursuant to District Court Case Number T-1039. Have caused the same to be surveyed and platted as PARKWOOD ADDITION and do hereby donate and dedicate to the public for public use forever the streets, drives, curves, lane

and also the easements for utility and drainage purposes as shown on the annexed plat. In witness whereof George R. Butler Construction Co., and Kings Wood Inc., have caused these presents to be signed by their proper officers and the corporate seal to be hereunto affixed this 29th day of Dec., 1964 A.D.

In the presence of:

<u>Richard W. Kumpfer</u>	Signed	George R. Butler Construction Co.
<u>Marie M. Smith</u>	George R. Butler	<u>George R. Butler</u> its president
<u>Harold R. Olson</u>	Mildred B. Butler	<u>Mildred B. Butler</u> its secretary
<u>Harold R. Olson</u>	Kings Wood Inc.	<u>Harvey A. Cartwright</u> its president
<u>Joseph A. Stedell</u>	Myron R. Cartwright	<u>Myron R. Cartwright</u> its secretary

State of Minnesota
County of Hennepin On this 29th day of Dec. A.D. 1964, before me, a Notary Public, within and for said County and State, personally appeared George R. Butler and Mildred B. Butler, to me personally known, who being by me each duly sworn, did say that they are the President and Secretary, respectively, of George R. Butler Construction Co., the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said George R. Butler and Mildred B. Butler acknowledge said instrument to be the free act and deed of said corporation.

Marie M. Smith
Notary Public, Hennepin County, Minnesota
My Commission Expires Oct. 4, 1969

State of Minnesota
County of Hennepin On this 29th day of Dec. A.D. 1964, before me, a Notary Public, within and for said County and State, personally appeared Harvey A. Cartwright and Myron R. Cartwright, to me personally known, who being by me each duly sworn, did say that they are the President and Secretary, respectively, of Kings Wood Inc., the corporation named in the foregoing instrument;

that said instrument was signed in behalf of said corporation by authority of its board of directors and said Harvey A. Cartwright and Myron R. Cartwright, acknowledge said instrument to be the free act and deed of said corporation.

Clara Mae Tucker
Notary Public, Hennepin County, Minnesota
My commission Expires Oct. 11, 1968

I hereby certify that I have surveyed and platted the property described on this plat as PARKWOOD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and decimals of a foot; that the monuments for the guidance of future surveys 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 as shown thereon.

Calvin H. Hedlund
Calvin H. Hedlund, Surveyor, Minnesota Registration No. 5942

State of Minnesota
County of Hennepin The above certificate was subscribed and sworn to before me on this 29th day of Dec. A.D. 1964.

Marie M. Smith
Notary Public, Hennepin County, Minnesota
My commission Expires Oct. 11, 1969

We hereby certify that the City Council of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the annexed plat of PARKWOOD ADDITION at a regular meeting thereof held this 30 day of Dec. A.D. 1964.

Joseph A. Craig Mayor Norman J. Starnes Clerk

This plat was checked and approved this 31st day of Dec. A.D. 1964. Roland W. Anderson Anoka County Surveyor

I HEREBY CERTIFY THAT THE TAXES PAID BY THE YEAR 1964 ON THE LANDS DESCRIBED IN THIS PLAT ARE PAID.
Robert A. Peterson
Anoka County Treasurer

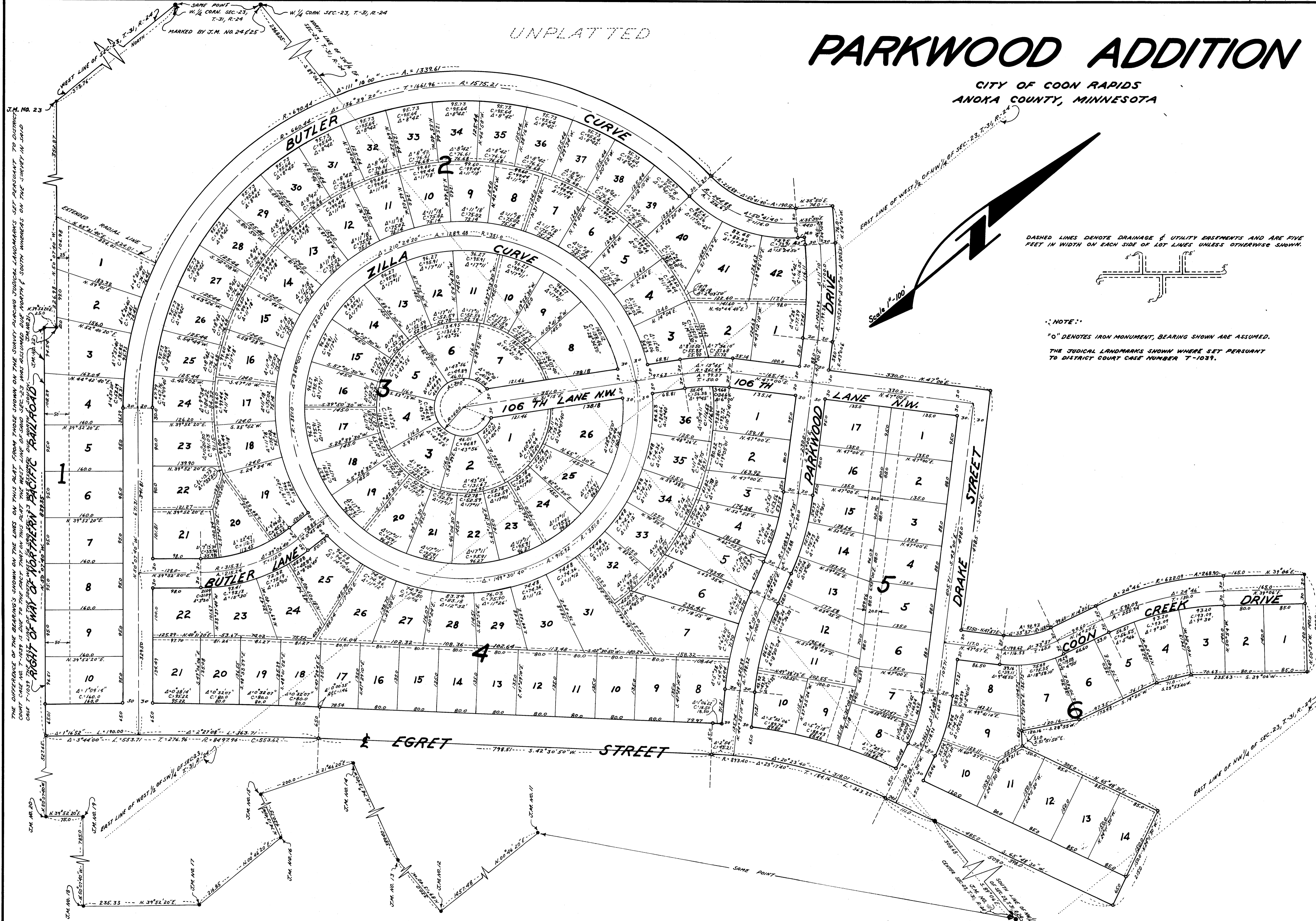
TAXES PAID
This 31st day of Dec. 1964
Bernett W. Campbell
Anoka County Auditor

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on this 31st day of Dec. A. D. 1964 at 5 o'clock P. M.
Katherine Skinner Registrar of Titles
Ellen Boettcher DEPUTY REGISTRAR OF TITLES

UNPLATTED

PARKWOOD ADDITION

CITY OF COON RAPIDS
ANOCA COUNTY, MINNESOTA



J.M. No. 23

THE DIFFERENCE OF THE BEARINGS SHOWN ON THIS PLAT FROM THOSE SHOWN ON THE SURVEY PLACING JUDICIAL LANDMARKS SET PURSUANT TO DISTRICT COURT CASE NO. T-1039 IS DUE TO THE FACT THAT ON THIS PLAT THE WEST LINE OF SAID SEC. 23 WAS ASSUMED DUE NORTH & SOUTH WHEREAS ON THE SURVEY IN SAID CASE T-1039 THE WEST LINE OF SAID SEC. 23 WAS ASSUMED TO BE NORTH 89° 52' 20" WEST.

RIGHT OF WAY OF NORTHERN PACIFIC RAILROAD

J.M. No. 20

J.M. No. 19

J.M. No. 17

J.M. No. 16

J.M. No. 15

J.M. No. 14

J.M. No. 13

J.M. No. 12

J.M. No. 11

J.M. No. 10

J.M. No. 9

J.M. No. 8

J.M. No. 7

J.M. No. 6

J.M. No. 5

J.M. No. 4

J.M. No. 3

J.M. No. 2

J.M. No. 1