

PARTRIDGE KNOLL 2ND ADDITION

CITY OF COON RAPIDS, COUNTY OF ANOKA

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

KNOW ALL MEN BY THESE PRESENTS: That North Suburban Development, Inc., a Minnesota corporation, owner and proprietor, and Norwest Bank Minnesota, National Association, mortgagee, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

The South One Half of the North One Half of Lot 5, Coon Creek Gardens
and
TRACT B, REGISTERED LAND SURVEY NO. 138, files of the Registrar of Titles of Anoka County, Minnesota

and Lida Construction, Inc., a Minnesota corporation, owner and proprietor, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

That part of Outlot A, PONDS OF SHENANDOAH 3RD ADDITION lying northwesterly of a line drawn from a point on the westerly line of said Outlot A distant 87.46 feet southerly along said westerly line from the northwest corner thereof to a point on the northerly line of said Outlot A distant 123.41 feet easterly along said northerly line from said northwest corner. According to the recorded plat thereof and situate in Anoka County, Minnesota
and
That part of Outlot A, PONDS OF SHENANDOAH 3RD ADDITION, described as follows: Commencing at the northwest corner of said Outlot A; thence North 89 degrees 03 minutes 48 seconds East, assumed bearing, along the north line of said Outlot A, 135.28 feet to the point of beginning of the tract of land to be herein described; thence southeasterly and northeasterly 100.93 feet along a nontangential curve concave to the north having a radius of 60.00 feet, a central angle of 96 degrees 22 minutes 46 seconds and a chord bearing of North 89 degrees 03 minutes 48 seconds East to said north line; thence South 89 degrees 03 minutes 48 seconds West 89.44 feet along said north line to the point of beginning. According to the recorded plat thereof and situate in Anoka County, Minnesota

and Kevin J. King and Kristine M. King, husband and wife, mortgagees, and Lida Construction, Inc., a Minnesota corporation, owner and proprietor, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

The North One Half of Lot 12, Coon Creek Gardens

Have caused the same to be surveyed and platted as PARTRIDGE KNOLL 2ND ADDITION and do hereby donate and dedicate to the public for public use forever the Boulevard, Lane, Avenue, Street and easements for utility and drainage purposes as shown on the plat. In witness whereof said North Suburban Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 17th day of March, 1994. In witness whereof said Norwest Bank Minnesota, National Association, has caused these presents to be signed by its proper officers this 17th day of MARCH, 1994. In witness whereof said Lida Construction, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 16th day of March, 1994. In witness whereof said Kevin J. King and Kristine M. King, husband and wife, have hereunto set their hands this 16th day of March, 1994.

Signed: NORTH SUBURBAN DEVELOPMENT, INC.

J.A. Menkveld
J.A. Menkveld, president

Douglas C. Lida
Douglas C. Lida, president

Kevin J. King
Kevin J. King

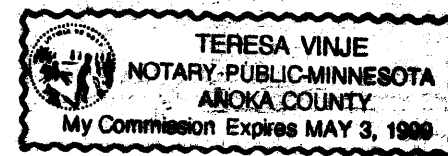
NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION

Edward J. Schoenecker its Vice President

Jon Spærri its COMMERCIAL REAL ESTATE OFFICER

Kristine M. King
Kristine M. King

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 17th day of March, 1994, by J.A. Menkveld, as president of North Suburban Development, Inc., a Minnesota corporation, on behalf of said corporation.



Teresa Vinje
Notary Public, Anoka County, Minnesota
My Commission Expires May 3, 1999

State of Minnesota
County of ISANTI The foregoing instrument was acknowledged before me this 17th day of MARCH, 1994, by EDWARD J. SCHOENECKER as VICE PRESIDENT and by JON SPÆRRI as COMMERCIAL REAL ESTATE OFFICER of Norwest Bank Minnesota, National Association, on behalf of said association.

Cristine M. Anderson
Notary Public, Isanti County, Minnesota
My Commission Expires September 24, 1997

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 16th day of March, 1994, by Douglas C. Lida, as president of Lida Construction, Inc., a Minnesota corporation, on behalf of said corporation.

Charles M. Sayler
Notary Public, Anoka County, Minnesota
My Commission Expires October 2, 1997

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 16th day of March, 1994, by Kevin J. King and Kristine M. King, husband and wife.

Charles M. Sayler
Notary Public, Anoka County, Minnesota
My Commission Expires October 2, 1997

I hereby certify that I have surveyed and platted the land described on this plat as PARTRIDGE KNOLL 2ND ADDITION; that this plat is a correct representation of said survey; that all 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 or will be placed as required by the local governmental unit as designated in M.S. 505.02, Subdivision 1.

Raymond A. Prasch
Raymond A. Prasch, Land Surveyor
Minnesota License No. 6743

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 24th day of JANUARY, 1994, by Raymond A. Prasch, Registered Land Surveyor.



Therese Prasch
Therese Prasch, Notary Public, Hennepin County, Minnesota
My Commission Expires November 19, 1996

The plat of PARTRIDGE KNOLL 2ND ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 17th day of June, 1993.

By Donna M. Naue Chairman

We hereby certify that the City Council of the City of Coon Rapids, Minnesota duly accepted and approved this plat of PARTRIDGE KNOLL 2ND ADDITION at a regular meeting thereof held this 11th day of JANUARY, 1994. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF COON RAPIDS, MINNESOTA

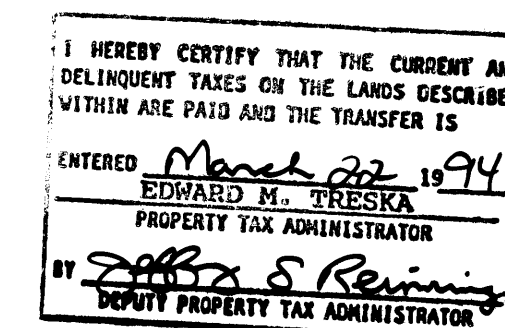
By William J. Thompson Mayor

By Betty Backer, CMC Clerk



Checked and approved this 18th day of March, 1994.

Walter D. Jelen
Anoka County Surveyor

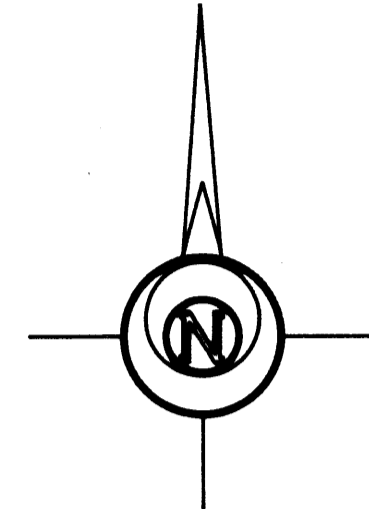


251709
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the instrument was filed for record on March 22, 1994 at 4:05 P.M.
By Katherine Beiss

PARTRIDGE KNOLL 2ND ADDITION

CITY OF COON RAPIDS, COUNTY OF ANOKA

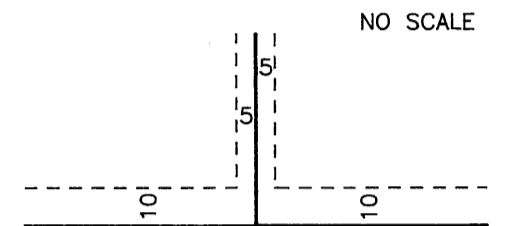
LOT SURVEYS COMPANY, INC.
LAND SURVEYORS



SCALE 1 INCH = 50 FEET
50 0 50 100

• DENOTES IRON MONUMENT

UTILITY AND DRAINAGE EASEMENTS
ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING
RIGHT OF WAY LINES AND 5 FEET IN WIDTH
AND ADJOINING SIDE AND REAR LOT LINES
UNLESS OTHERWISE SHOWN ON THE PLAT.

NOTE: FOR THE PURPOSES OF THIS PLAT, THE
WEST LINE OF LOT 12 COON CREEK GARDENS
IS ASSUMED TO BEAR N 01°01' 15" W

