

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

PINECONE ESTATES
CITY OF COON RAPIDS,
ANOKA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That A. Jerome Arneson and Maryjeanne Arneson, his wife, owners and proprietors and Northeast Bank of Minneapolis, a Minnesota corporation, mortgagee, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

PARCEL 1

That part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 31, Range 24, Anoka County, Minnesota described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section; thence North along the West line of said Northwest Quarter of the Northeast quarter a distance of 345.76 feet; thence East parallel with the South line of said Northwest Quarter of the Northeast Quarter a distance of 413.06 feet, more or less, to the centerline of Foley Boulevard as the same is now laid out and constructed; thence Southwesterly along the centerline of said Foley Boulevard a distance of 378.63 feet, more or less, to its intersection with the South line of said Northwest Quarter of the Northeast Quarter; thence West along the South line of said Northwest Quarter of the Northeast Quarter a distance of 268 feet to the point of beginning, said tract described above being a part of Lot 16, Auditor's Subdivision No. 105, Anoka County, Minnesota

PARCEL 2

That part of the Northeast Quarter of the Northwest Quarter of Section 25, Township 31, North of Range 24 West, of the Fourth Principal Meridian in Anoka County, Minnesota described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter of said Section; thence West along the North line of said Section a distance of 658.8 feet to a point; thence South parallel with the East line of said Northwest Quarter a distance of 1289 feet to a point, 33 feet North of the South line of the North Half of the Northwest Quarter of said Section; thence East and parallel to the South line of the North Half of the Northwest Quarter, a distance of 658.8 feet to a point on the East line of said Northwest Quarter, distant 33 feet North of the Southeast corner of the North Half of said Northwest Quarter; thence North along the East line of said Northwest Quarter a distance of 1289.35 feet to the point of beginning.

PARCEL 3

Lot 16, Auditor's Subdivision No. 105, excepting therefrom the following described tract: Beginning at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 31 North, Range 24 West; thence North along the West line of said Quarter Quarter 345.76 feet; thence proceeding Easterly parallel with the South line of said Quarter Quarter 413.06 feet, more or less, to the center line of Foley Boulevard as now laid out and traveled; thence proceeding Southwesterly along the center line of said Foley Boulevard a distance of 378.63 feet, more or less, to its intersection with the Southerly line of said Quarter Quarter; thence Westerly along said South line 268 feet, more or less, to the point of beginning; which lies Northwesterly of a line run parallel with and distant 50 feet Northwesterly of the first following described line and Southwesterly of the second following described line:

LINE 1: From a point on the North line of said Section 25, distant 269.9 feet East of the North Quarter corner thereof, run Southeasterly at an angle of 56 degrees 14 minutes with said North Section line for 599.05 feet to the point of beginning of the line to be described; thence deflect to the right at an angle of 57 degrees 33 minutes for 1000 feet and there terminating.

LINE 2: Beginning at a point on Line 1 described above, distant 460 feet Northeasterly of its intersection with the South line of the Northwest Quarter of the Northeast Quarter of said Section 25; thence run Northwesterly to a point on the West line of said Northwest Quarter of the Northeast Quarter, distant 610 feet North of the Southwest corner thereof and there terminating.

Except that part of the above 3 PARCELS taken for Right-of-Way per Minnesota Department of Transportation Right-of-Way Plat No. 02-10, Document No. 1010260.

Have caused the same to be surveyed and platted as PINECONE ESTATES and do hereby donate and dedicate to the public for public use forever the Drive, Avenues and easements for utility and drainage purposes as shown on the plat. In witness whereof said A. Jerome Arneson and Maryjeanne Arneson, his wife, have hereunto set their hands this 21 day of JAN 1997. In witness whereof said Northeast Bank of Minneapolis, a Minnesota corporation, has caused these presents to be signed by its proper officer this 21st day of JANUARY, 1997.

Signed:

A. Jerome Arneson
A. Jerome Arneson

Maryjeanne Arneson
Maryjeanne Arneson

NORTHEAST BANK OF MINNEAPOLIS
[Signature] its Senior Vice - President

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 21st day of JANUARY, 1997, by A. Jerome Arneson and Maryjeanne Arneson, his wife.

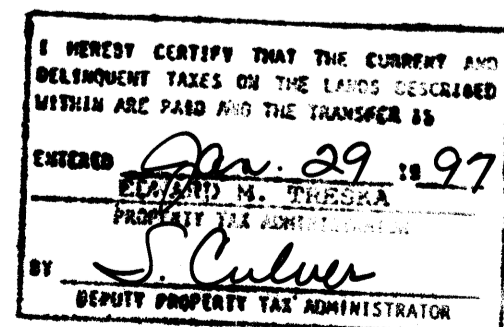


[Signature]
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2000

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 21st day of JANUARY, 1997, by LARRY G CRANE its Senior Vice-President of Northeast Bank of Minneapolis, a Minnesota corporation, on behalf of said corporation



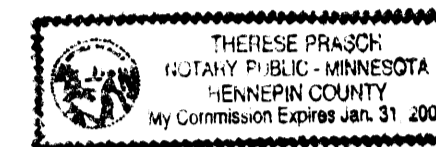
[Signature]
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2000



I hereby certify that I have surveyed and platted the land described on this plat as PINECONE ESTATES; 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 on said plat.

Charles F. Anderson
Charles F. Anderson, Registered Land Surveyor
Minnesota Registration No. 21753

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 21st day of January, 1997, by Charles F. Anderson, Registered Land Surveyor.



Therese Prasco
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2000

The plat of PINECONE ESTATES was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 21st day of NOVEMBER, 1996.

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 PINECONE ESTATES at a regular meeting thereof held this 17th day of DECEMBER, 1996. 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 *Lorraine Menege* Clerk

Checked and approved this 29th day of JANUARY, 1997.

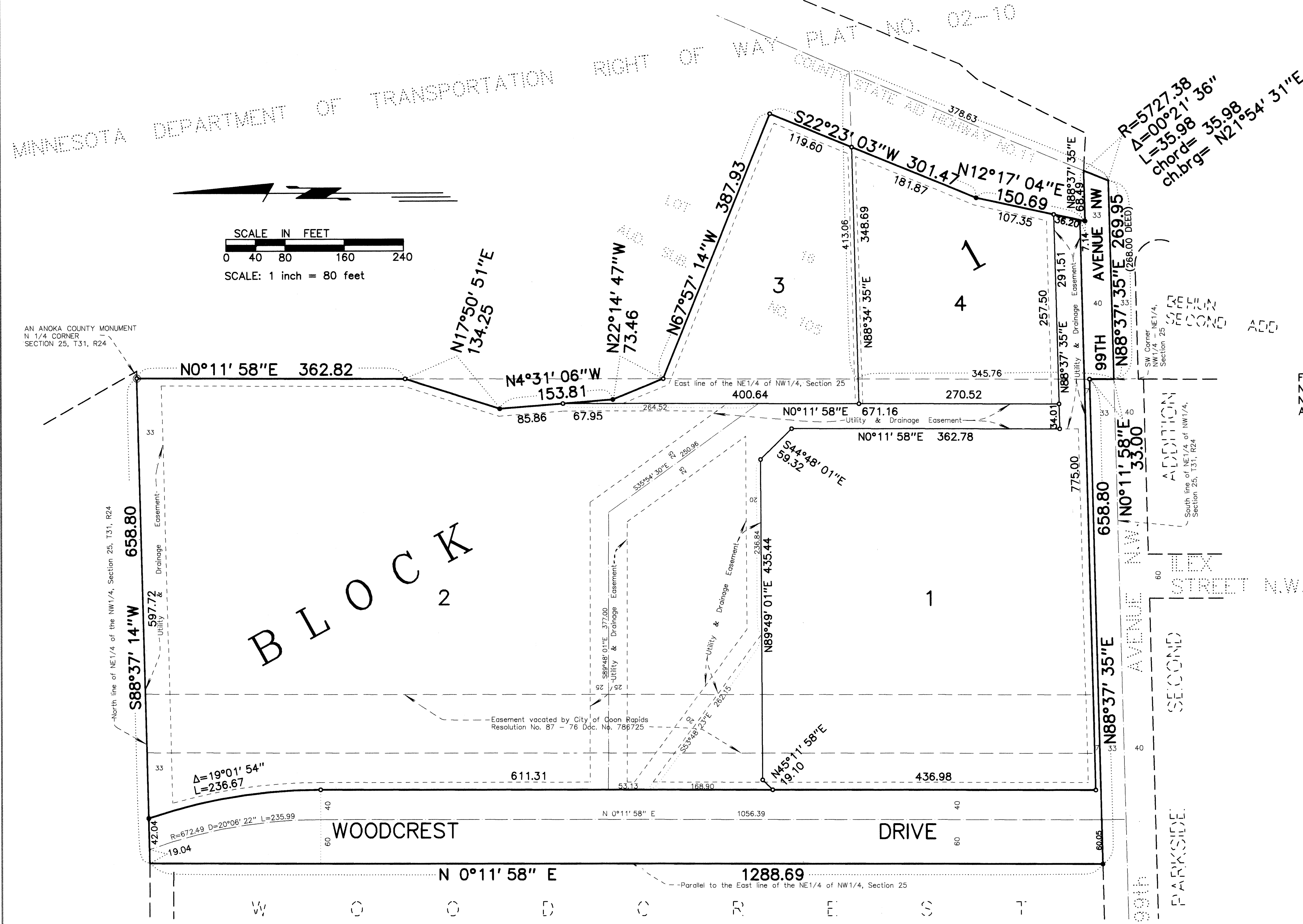


MERLYN D. ANDERSON
Anoka County Surveyor
by *Larry D. [Signature]* deputy

Doc # 1261962
COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 29th of Jan A.D., 1997 at 1:00 o'clock P. M. and was duly recorded in book 54 of page 8
By *Edward M. Treaska*
County Recorder
DKO
Deputy

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

PINECONE ESTATES
CITY OF COON RAPIDS, ANOKA COUNTY



- Denotes Iron Monument Set
- Denotes Iron Monument Found

FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF THE NE1/4 OF THE NW1/4, SECTION 25, T31, R24, IS ASSUMED TO BEAR S88°37' 14"W

