

PORT EVERGREEN

City of Coon Rapids
County of Anoka
Sec. 25, Twp. 31, Rge. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Coon Rapids AH I, LLLP, a Minnesota limited liability limited partnership, owner of the following described property:

That part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 31, Range 24, Anoka County, Minnesota, lying Westerly of the Westerly right-of-way line of U.S. Highway No. 10 and lying Northerly of the following described line:

Commencing at the Southwest corner of the North 1,155 feet of said described Quarter Quarter, thence North 1 degree 31 minutes 58 seconds East, assumed bearing, along the West line thereof 208.16 feet to the point of beginning of said described line; thence North 58 degrees 04 minutes 50 seconds East 370.34 feet to said described Westerly right-of-way line and there terminating.

EXCEPT that part embraced within Parcel 37 on Minnesota Department of Transportation Right of Way Plat No. 02-3 filed February 20, 1985, as Document No. 665921, which was taken by the State of Minnesota, as evidenced by Final Certificate dated May 19, 1989, filed June 12, 1989, as Document No. 853120.

Has caused the same to be surveyed and platted as PORT EVERGREEN and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Coon Rapids AH I, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its proper officer this 15th day of October, 2019.

COON RAPIDS AH I, LLLP
By: Coon Rapids SPE AH I, LLC, a Delaware limited liability company, its general partner
By: Coon Rapids AH I, LLC, a Minnesota limited liability company, its sole member
By: REE Coon Rapids AH I, LLC, a Minnesota limited liability company, its manager

SIGNED: Patrick R. Ostrom
By: Patrick R. Ostrom, as Vice President

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 15th day of October, 2019 by Patrick R. Ostrom, Vice President of REE Coon Rapids AH I, LLC, a Minnesota limited liability limited company, the manager of Coon Rapids AH I, LLC, a Minnesota limited liability company, the sole member of Coon Rapids SPE AH I, LLC, a Delaware limited liability company, the general partner of Coon Rapids AH I, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

Shawn M. Hennepin
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2022

Sue A. Courteau
Notary Printed Name

SURVEYORS CERTIFICATION

I Henry D. Nelson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 15th day of OCTOBER, 2019.

Henry D. Nelson
Henry D. Nelson, Licensed Land Surveyor
Minnesota License No. 17255

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 15th day of OCTOBER, 2019 by Henry D. Nelson.

Shawn M. Hennepin Shaaron F. Moran
Notary Public, HENNEPIN County, Minnesota Notary Printed Name
My Commission Expires January 31, 2025

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of PORT EVERGREEN was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 18th day of JUNE, 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By Jonas Koch, Mayor By Joan Lemymier, Clerk

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA

Be it known that at a meeting held on this 16 day of May, 2019, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of PORT EVERGREEN.

Planning Commission, City of Coon Rapids, Minnesota
By Wayne Schwartz, Chairperson

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 12th day of November, 2019.

Charles F. Gitzen
Charles F. Gitzen, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

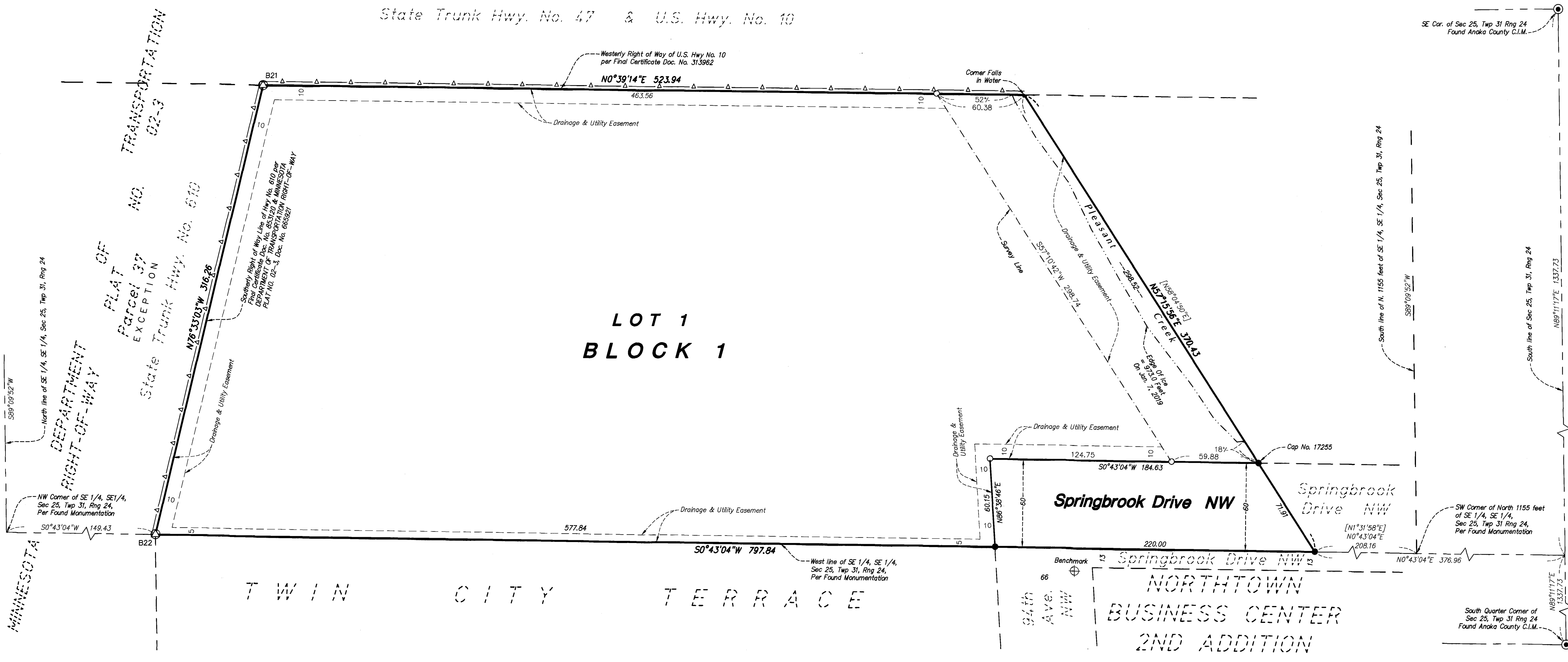
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2019 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 12th day of November, 2019.

Jonell M. Sawyer By Wally, Deputy
Property Tax Administrator

COUNTY RECORDER/REGISTRAR OF TITLES

I hereby certify that this plat of PORT EVERGREEN was filed in the office of the County Recorder/Registrar of Titles for public record on this 12th day of November, 2019, at 2:47 o'clock P.M. and was duly recorded as Document Number 2243905.001.

Jonell M. Sawyer By Wally, Deputy
County Recorder/Registrar of Titles



SE Cor. of Sec 25, Twp 31, Rng 24
Found Anoka County C.L.M.

0 40 80
SCALE IN FEET
1 INCH = 40 FEET

THE SOUTH LINE OF SECTION 25, TOWNSHIP 31, RANGE 24 IS ASSUMED TO HAVE A BEARING OF NORTH 89°11'17\"

[N0°43'04\"

BENCHMARK:
TOP NUT OF HYDRANT LOCATED AT SW COR. OF SPRINGBROOK DR. NW AND 94TH AVE. NW, AS SHOWN HEREON
ELEVATION = 892.71 FEET (NGVD 29)

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 17255"
- DENOTES 1/2 INCH OPEN IRON MONUMENT FOUND, UNLESS OTHERWISE SHOWN
- ⊙ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- ⊕ DENOTES FOUND ALUMINUM DISK
- ▲ DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA PER DOC. NO. 853120 AND DOC NO. 313962
- B21 MINDOT R/W BOUNDARY CORNER POINT NUMBER AS SHOWN ON MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-3

South Quarter Corner of Sec 25, Twp 31, Rng 24
Found Anoka County C.L.M.

LOUCKS