

REGISTERED LAND SURVEY NO. 282

567230.001

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 26, T. 31, R. 24

I, Charles R. Christopherson, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situated in the County of Anoka, State of Minnesota:

That part of the Northeast Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter, and the Northwest Quarter of the Northeast Quarter, all being in Section 26, Township 31, Range 24, Anoka County, Minnesota, and that part of Lot 11, Block 2, COON CREEK PARK, said Anoka County, and that part of Tract A, REGISTERED LAND SURVEY NO. 80, said Anoka County, and that part of the former Minneapolis, Anoka, and Cuyuna Range Railway Company right of way, described as follows:

Commencing at the Southwest corner of said Lot 11, said Southwest corner of Lot 11 being a point on the South line of said Northeast Quarter of the Northwest Quarter distant 619.11 feet Easterly of the Southwest corner of said Northeast Quarter of the Northwest Quarter, as measured along the South line of said Northeast Quarter of the Northwest Quarter; thence South 89 degrees 31 minutes 54 seconds East, assumed bearing along the South line of said Lot 11, said South line of Lot 11 also being the South line of said Northeast Quarter of the Northwest Quarter, a distance of 378.20 feet to a judicial landmark and the point of beginning of the land to be described; thence South 26 degrees 08 minutes 54 seconds East, a distance of 140.00 feet to a judicial landmark, thence continue South 26 degrees 08 minutes 54 seconds East, a distance of 34 feet, more or less, to the intersection with the thread of Coon Creek; thence Westerly, Southerly, Easterly, and Northeasterly, along said thread of Coon Creek, to the intersection with the Southeasterly line of said REGISTERED LAND SURVEY NO. 80; thence North 54 degrees 20 minutes 17 seconds East, along said Southeasterly line of REGISTERED LAND SURVEY NO. 80, a distance of 204 feet, more or less, to a judicial landmark at the most Easterly corner of said REGISTERED LAND SURVEY NO. 80; thence Northwesterly a distance of 103.53 feet along the Northeasterly line of said REGISTERED LAND SURVEY NO. 80 and its Northwesterly extension, being a non-tangential curve concave to the Southwest, having a radius of 971.12 feet, a central angle of 06 degrees 06 minutes 29 seconds, and a chord which bears North 58 degrees 44 minutes 25 seconds West to the intersection with the North line of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 31 minutes 38 seconds West, along said North line of the Southwest Quarter of the Northeast Quarter, a distance of 104.92 feet to the intersection with the Easterly line of said former Minneapolis, Anoka, and Cuyuna Range Railway Company right of way; thence Northwesterly a distance of 177.57 feet along said Easterly line of the former Minneapolis, Anoka, and Cuyuna Range Railway Company right of way, being a non-tangential curve concave to the Southwest, having a radius of 724.69 feet, a central angle of 14 degrees 02 minutes 20 seconds, and a chord which bears North 67 degrees 30 minutes 19 seconds West; thence North 74 degrees 31 minutes 29 seconds West, along said Easterly line of the former Minneapolis, Anoka, and Cuyuna Range Railway Company right of way and tangent to the last described curve, a distance of 276.80 feet; thence South 15 degrees 28 minutes 31 seconds West, along said Easterly line of the former Minneapolis, Anoka, and Cuyuna Range Railway Company right of way, a distance of 17.51 feet to the intersection with the Southwesterly right of way line of East River Road; thence Northwesterly, along said Southwesterly right of way line of East River Road, being a non-tangential curve concave to the Northeast, having a radius of 987.93 feet, a central angle of 14 degrees 22 minutes 29 seconds, and a chord which bears North 63 degrees 45 minutes 24 seconds West, along said last described parallel line a distance of 82.23 feet to the intersection with a line which bears North 36 degrees 13 minutes 01 seconds West from the point of beginning; thence South 36 degrees 13 minutes 01 seconds East, a distance of 210.88 feet to the point of beginning.

(Torrens Certificate No. 140125)

AND

That part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 26, Township 31, Range 24 lying North and East of the Northeasterly line of the Minneapolis, Anoka, and Cuyuna Range Railway Right of Way as the same is laid out on the plat of Coon Creek Park and South and West of the Southwesterly line of East River Road as shown on said plat and Northerly and Westerly of that part of the Northerly line of Tract A, Registered Land Survey No. 80 which runs along the South line of the Northwest Quarter of the Northeast Quarter of said Section 26 and East of the following described line:

Beginning at a point in the south line of said Lot 11 distant 565.6 feet East from the most Westerly corner of said Lot 11 and proceeding thence North 3 degrees 55 minutes East considering the South line of said Lot 11 to be due East and West a distance of 107.8 feet, more or less, to the Southwest corner of the Northeast Quarter, a distance of 104.92 feet to the intersection with the Easterly line of said former Minneapolis, Anoka, and Cuyuna Range Railway Company a distance of 150 feet to the point of beginning of the line to be described; thence South 3 degrees 10 minutes West a distance of 75.3 feet, more or less, to a point on the South line of said Lot 11, Block 2, extended East, said point being 715.3 feet East from the Southwest or most Westerly corner of said Lot 11 and the end of the line to be described.

(Certificate of Possessory Title No. 140786)

I hereby certify that this Registered Land Survey was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that this Registered Land Survey is a correct representation of said parcel of land.

Dated this 15th day of August, 2019.

Charles R. Christopherson
Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA
We do hereby certify that on this 16th day of March, 2019, the City Council of the City of Coon Rapids, Minnesota, has approved this REGISTERED LAND SURVEY.
(L=100.57)
(Δ=05°56'00")
L=103.53
R=971.12
Δ=06°06'29"
CHD=103.48
C.BRG=N58°44'25"W

By: *Jonny Ksch*, Mayor
By: *Joan Dymmiel*, Clerk
COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, this Registered Land Survey has been reviewed and approved this 17th day of August, 2019.

Charles F. Glitzen
Charles F. Glitzen, Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 508.47, Subd. 4, 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 day of August 19, 2019.

Donald M. Sawyer
Property Tax Administrator

By: *Schultz*, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

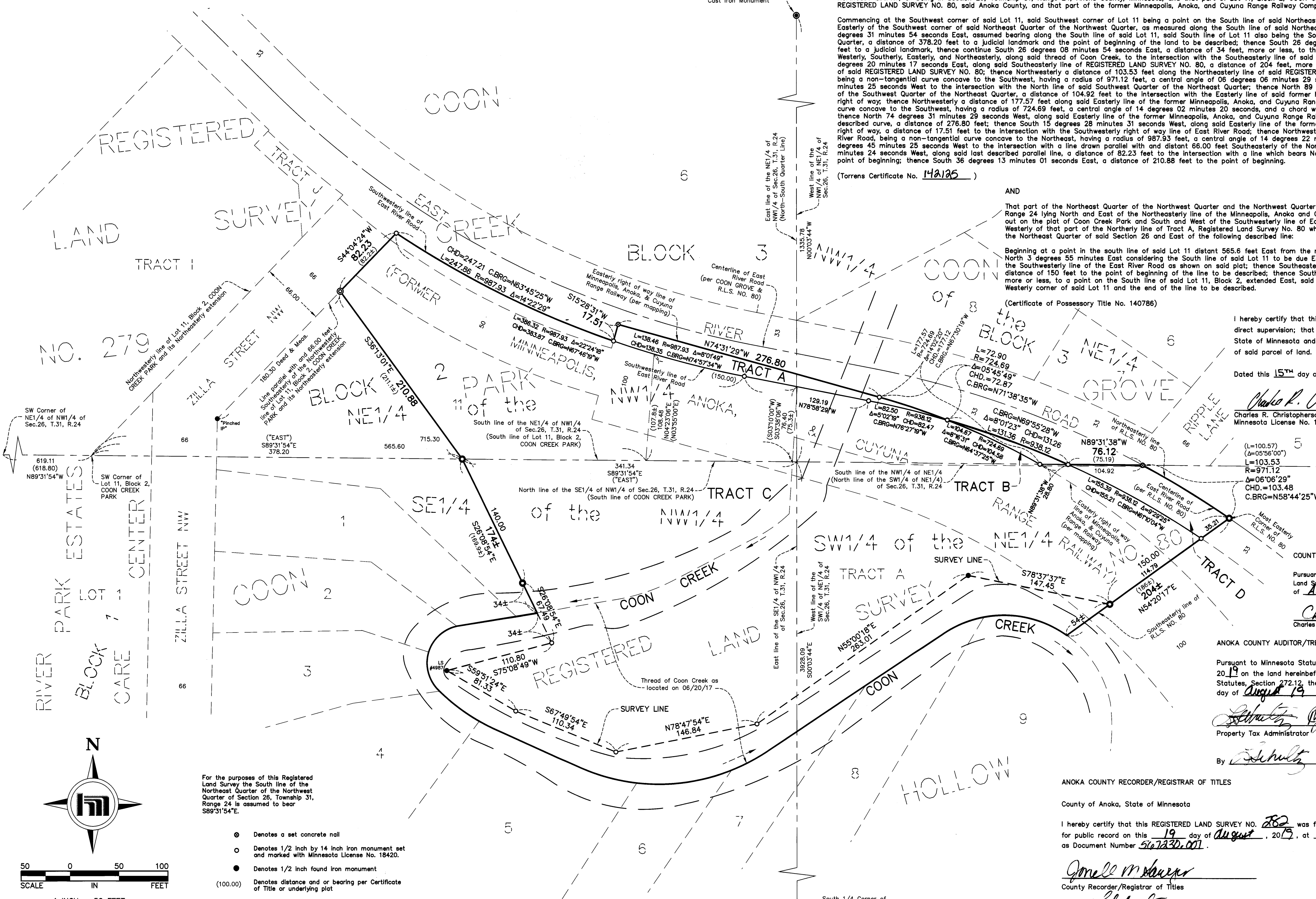
County of Anoka, State of Minnesota

I hereby certify that this REGISTERED LAND SURVEY NO. 282 was filed in the office of the County Recorder/Registrar of Titles for public record on this 19 day of August, 2019, at 11:45 o'clock A.M. and was duly recorded as Document Number 567230.001.

Jonell M. Sawyer
County Recorder/Registrar of Titles

By: *Schultz*, Deputy

\$56.00



- For the purposes of this Registered Land Survey the South line of the Northeast Quarter of the Northwest Quarter of Section 26, Township 31, Range 24 is assumed to bear S89°31'54"E.
- ⊙ Denotes a set concrete nail
 - Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
 - Denotes 1/2 inch found iron monument
 - (100.00) Denotes distance and or bearing per Certificate of Title or underlying plat
 - ⊙ Denotes Judicial Landmark set pursuant to Tenth Judicial District Court, State of Minnesota, Case No. 02-CV-18-976

