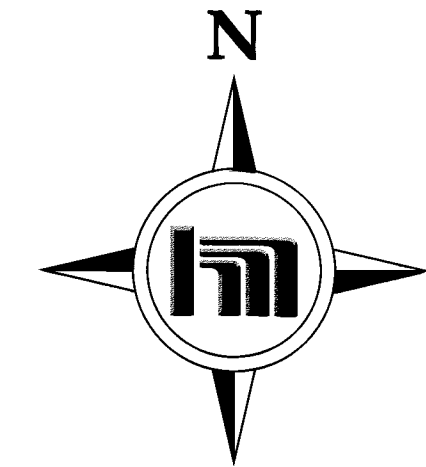


REGISTERED LAND SURVEY NO. 283

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

MATCH LINE
(SEE RIGHT)

MATCH LINE
(SEE LEFT)



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

For the purposes of this Registered Land Survey the West line of the Northeast Quarter of the Northeast Quarter of Section 26, Township 31, Range 24 is assumed to bear S00°34'44"E.

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA
We do hereby certify that on this 1st day of May, 2018, the City Council of the City of Coon Rapids, Minnesota, has approved this REGISTERED LAND SURVEY.

By: *Conny Leah*, Mayor
By: *Joan Symmear*, Clerk

COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, this Registered Land Survey has been reviewed and approved this 19th 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 19 day of August, 2019.

Jonel M. Stuyves
Jonel M. Stuyves, Property Tax Administrator

By: *Debra*, Deputy
ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota
I hereby certify that this REGISTERED LAND SURVEY NO. 283 was filed in the office of the County Recorder/Registrar of Titles for public record on this 19th day of August, 2019, at 11:45 o'clock A.M. and was duly recorded as Document Number 567230.02.

Omell M. Louder
Omell M. Louder, County Recorder/Registrar of Titles
By: *Debra*, Deputy

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 Lot 6, Block 3, COON CREEK PARK, Anoka County, Minnesota, and that part of Lots 7 and 8, Block 3, COON GROVE, said Anoka County, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 26, Township 31, Range 24, said Anoka County, thence South 00 degrees 03 minutes 44 seconds East, assumed bearing along the West line of said Northwest Quarter of the Northeast Quarter, a distance of 886.13 feet to the intersection with the North line of said Lot 6 and the point of beginning of the land to be described; thence Westery and Northwesterly a distance of 591.82 feet along said North line of Lot 6, being a non-tangential curve concave to the North, having a radius of 201.08 feet, a central angle of 16 degrees 52 minutes 10 seconds, and a chord which bears North 79 degrees 53 minutes 08 seconds West, to the most Northerly corner of said Lot 6; thence South 32 degrees 36 minutes 32 seconds West, along the Northwesterly line of said Lot 6, a distance of 61.97 feet to the most Westerly corner of said Lot 6; thence South 45 degrees 28 minutes 10 seconds East, along the Southerly line of said Lot 6, a distance of 145.08 feet; thence Southeastery a distance of 539.12 feet along said Southerly line of said Lot 6, being a tangential curve concave to the North, having a radius of 921.93 feet and a central angle of 33 degrees 30 minutes 18 seconds; thence South 78 degrees 58 minutes 29 seconds East, along said Southerly line of Lot 6 and the Southerly line of Lot 8, Block 3, COON GROVE, said Anoka County and tangent to the last described curve, a distance of 129.19 feet; thence Easterly a distance of 294.32 feet along said Southerly line of Lot 8 and the Southerly line of said Lot 7, being a tangential curve concave to the Southwest, having a radius of 1004.12 feet, a central angle of 16 degrees 47 minutes 40 seconds, and a chord which bears South 70 degrees 34 minutes 40 seconds East, to a judicial landmark at the most Southerly corner of said Lot 7; thence North 40 degrees 28 minutes 39 seconds East, along the Southerly line of said Lot 7, a distance of 61.20 feet to a judicial landmark at the most Easterly corner of said Lot 7; thence North 55 degrees 48 minutes 50 seconds West, along the Northwesterly line of said Lots 7 and 8, a distance of 270.86 feet to a judicial landmark at the most Northerly corner of said Lot 8, said most Northerly corner of Lot 8 being on the Easterly line of said Lot 6; thence North 49 degrees 47 minutes 50 seconds East, along said Easterly line of Lot 6, a distance of 50.00 feet to a judicial landmark; thence North 26 degrees 06 minutes 53 seconds East, along said Easterly line of Lot 6, a distance of 35.00 feet; thence North 67 degrees 54 minutes 10 seconds West, along said Southerly line of Lot 6, a distance of 40.00 feet; thence North 04 degrees 21 minutes 07 seconds West, along said Easterly line of Lot 6, a distance of 110.20 feet to the Northeast corner of said Lot 6; thence Westery a distance of 150.48 feet along said North line of Lot 6, being a non-tangential curve concave to the North, having a radius of 2010.08 feet, a central angle of 04 degrees 17 minutes 21 seconds, and a chord which bears South 89 degrees 32 minutes 06 seconds West, to the point of beginning.

(Torrens Certificate No. _____)
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, Anoka County, Minnesota, and that part of Lot 10, Block 3, COON CREEK PARK, said Anoka County, and that part of East River Road, as dedicated in said plat of COON CREEK PARK, described as follows:

Commencing at the Southwest corner 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 Northeast Quarter of the Northwest Quarter, a distance of 1338.65 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence South 89 degrees 31 minutes 38 seconds East, along the South line of said Northeast Quarter of the Northwest Quarter, a distance of 276.80 feet to the intersection with the Southwesterly right of way line of said East River Road and the point of beginning of the land to be described; thence Northwesterly a distance of 131.36 feet along said Southwesterly right of way line of East River Road, being a non-tangential curve concave to the Southwest, having a radius of 938.12 feet, a central angle of 08 degrees 01 minutes 23 seconds, and a chord which bears North 69 degrees 55 minutes 28 seconds West, to the intersection with the Easterly line of the former Minneapolis, Anoka, and Cuyuna Range Railway Company right of way, thence Northwesterly a distance of 72.90 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 724.89 feet, a central angle of 05 degrees 45 minutes 49 seconds, and a chord which bears North 71 degrees 38 minutes 35 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 said 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 North, having a radius of 150.03 feet, a central angle of 24 degrees 03 minutes 47 seconds, and a chord which bears North 58 degrees 54 minutes 48 seconds West to the intersection with the Northwesterly extension of the Northwesterly line of Lot 10, Block 2, said COON CREEK PARK; thence North 44 degrees 04 minutes 24 seconds East, along said Northwesterly extension of the Northwesterly line of Lot 10 and not radial to the last described curve, a distance of 1.56 feet to the intersection with the Northwesterly line of said former Minneapolis, Anoka, & Cuyuna Range Railway Company right of way, thence North 45 degrees 56 minutes 29 seconds West, along said Northwesterly line of the former Minneapolis, Anoka, & Cuyuna Range Railway Company right of way, a distance of 769.74 feet to the intersection with the Southerly right of way line of State Highway No. 10, as dedicated in said plat of COON CREEK PARK, thence Southeastery a distance of 310.43 feet along said Southerly right of way line of State Highway No. 10, being a non-tangential curve concave to the North, having a radius of 1960.08 feet, a central angle of 09 degrees 04 minutes 27 seconds, and a chord which bears South 58 degrees 20 seconds East, to the most Westerly corner of said Lot 10, Block 3; thence South 45 degrees 28 minutes 10 seconds East, along the Southwesterly line of said Lot 10, a distance of 148.31 feet to the intersection with the Southerly line of Lot 6, Block 3, said COON CREEK PARK; thence Southeastery a distance of 150.03 feet along said Southerly line of Lot 6, being a non-tangential curve concave to the North, having a radius of 2010.08 feet, a central angle of 04 degrees 16 minutes 36 seconds, and a chord which bears South 69 degrees 18 minutes 45 seconds East, to the most Northerly corner of said Lot 6; thence South 32 degrees 36 minutes 32 seconds West, along the Northwesterly line of said Lot 6, a distance of 61.97 feet to the most Westerly corner of said Lot 6; thence South 45 degrees 28 minutes 10 seconds East, along the Southerly line of said Lot 6, a distance of 145.08 feet; thence Southeastery a distance of 539.12 feet along said Southerly line of Lot 6, being a tangential curve concave to the North, having a radius of 921.93 feet, a central angle of 33 degrees 30 minutes 18 seconds; thence South 78 degrees 58 minutes 29 seconds East, along said Southerly line of Lot 6 and the Southerly line of Lot 8, Block 3, COON GROVE, said Anoka County and tangent to the last described curve, a distance of 129.19 feet; thence Easterly a distance of 294.32 feet along said Southerly line of Lot 8 and the Southerly line of Lot 7, said Block 3, COON GROVE and its Easterly extension, being a tangential curve concave to the Southwest, having a radius of 1004.12 feet, a central angle of 20 degrees 34 minutes 23 seconds, and a chord which bears South 89 degrees 32 minutes 06 seconds West, to the intersection with said South line of the Northwest Quarter of the Northeast Quarter; thence North 89 degrees 31 minutes 38 seconds West, along said South line of the Northwest Quarter of the Northeast Quarter and not tangent to the last described curve, a distance of 143.25 feet to the point of beginning.

AND

That part of the 66.00 foot wide unnamed roadway dedicated in the plat of COON CREEK PARK, Anoka County, Minnesota, lying Northerly of and adjacent to Lot 1, Block 2, said COON CREEK PARK, which lies Easterly of the West line of said COON CREEK PARK, and which lies Northwesterly of the Northwesterly line of Lot 2, said Block 2.

(Certificate of Possessory Title No. 141961)

SW Corner of NE1/4 of NW1/4 of Sec. 26, T. 31, R. 24

South line of the NE1/4 of NW1/4 of Sec. 26, T. 31, R. 24 (South line of Block 2, COON CREEK PARK)

SE Corner of NE1/4 of NW1/4 of Sec. 26, T. 31, R. 24

Most Northerly corner of Lot 6, Block 3, COON CREEK PARK

South line of the NE1/4 of NW1/4 of Sec. 26, T. 31, R. 24



Hakanson Anderson