

# ROBINSON TOWNHOMES

City of Coon Rapids  
County of Anoka  
Sec. 15, T. 31, R. 24

**KNOW ALL PERSONS BY THESE PRESENTS:** That Londyn Land, LLC, a Minnesota limited liability company, owner of the following described property:

All that part of the following three tracts: (1) Part of vacated 115th Avenue N.W., being part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 31, Range 24, Anoka County, Minnesota, (2) Part of Outlot E of the duly recorded plat of FOREST OAKS ADDITION, said Anoka County, and (3) Part of vacated Robinson Drive as laid out in said FOREST OAKS ADDITION, described as follows:

Commencing at the Northwest corner of said Outlot E, Thence South 0° 40' 15" East along the West line of said Outlot E for 10.50 feet to the actual point of beginning of the tract to be hereby described; Thence North 89° 42' 51" East and parallel with the North line of said Southwest Quarter of the Northeast Quarter for 262.00 feet; Thence North 0° 40' 15" West for 43.50 feet to intersect said North line of the Southwest Quarter of the Northeast Quarter; Thence North 89° 42' 51" East along said North line of the Southwest Quarter of the Northeast Quarter for 172.19 feet, more or less, to intersect the east line of said vacated Robinson Drive, also being the East line of said FOREST OAKS ADDITION; Thence South 0° 48' 03" East along said East line for 264.00 feet, more or less, to the Northwest corner of Outlot F of said FOREST OAKS ADDITION; Thence South 89° 42' 51" West for 434.64 feet, more or less, to the Southwest corner of said Outlot E; Thence North 0° 40' 15" West along said West line of Outlot E for 220.50 feet, more or less, to the Point of Beginning.

For the purposes of this description, the East line of said Southwest Quarter of the Northeast Quarter is assumed to bear North 0° 46' 03" West.

And

That part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 31, Range 24, Anoka County, Minnesota, and vacated 115th Avenue lying Easterly of the PHILLIPS FIRST ADDITION and Southerly of Robinson Drive, and also lying Easterly of the following described line:

Commencing at the Northwest corner of Outlot E of the duly recorded plat of FOREST OAKS ADDITION, said Anoka County; Thence South 0° 40' 15" East along the West line of said Outlot E for 10.50 feet;

Thence North 89° 42' 51" East and parallel with the South line of said Northwest Quarter of the Northeast Quarter for 262.00 feet; Thence North 0° 40' 15" West for 43.50 feet to intersect said South line of the Northwest Quarter of the Northeast Quarter, said point of intersection being the actual point of beginning of the line to be hereby described; Thence continue North 0° 40' 15" West for 33.00 feet; thence North 19° 27' 46" East for 54.09 feet, more or less, to the Southerly right-of-way line of Robinson Drive, as now laid out and constructed.

Except the property described as being Easterly of the following described line, which is described in Warranty Deed dated July 25, 1997, recorded September 17, 1997, as Document No. 1297329:

Commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 15, Township 31, Range 24, Anoka County, Minnesota; Thence South 89° 42' 51" West along the South line of said Northwest Quarter of the Northeast Quarter a distance of 247.48 feet to the Point of Beginning; Thence North 12° 08' 13" West, 48.79 feet to the southerly right-of-way line of Robinson Drive, and there terminating.

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

In witness whereof said Londyn Land, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 23<sup>rd</sup> day of September, 2021.

Londyn Land, LLC  
 Ben Thone, Chief Manager  
 STATE OF MINNESOTA  
 COUNTY OF Shelburne  
 This instrument was acknowledged before me this 23<sup>rd</sup> day of September, 2021 by Ben Thone, Chief Manager of Londyn Land, LLC, a Minnesota limited liability company, on behalf of the company.

Elizabeth J. Haglund Elizabeth J. HAGLUND  
 (Signature) (Print notary's name)

Notary Public, Shelburne County, Minnesota  
 My Commission Expires January 31, 2025

I, Larry J. Huhn 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 23<sup>rd</sup> day of September, 2021.

Larry J. Huhn  
 Larry J. Huhn, Licensed Land Surveyor  
 Minnesota License No. 24332

STATE OF MINNESOTA  
 COUNTY OF Shelburne  
 This instrument was acknowledged before me this 23<sup>rd</sup> day of September, 2021 by Larry J. Huhn.

Elizabeth J. Haglund Elizabeth J. HAGLUND  
 (Signature) (Print notary's name)

Notary Public, Shelburne County, Minnesota  
 My Commission Expires January 31, 2025

**COON RAPIDS PLANNING COMMISSION**

Be it known that at a meeting held on this 15 day of July, 2021, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of ROBINSON TOWNHOMES.

Planning Commission: City of Coon Rapids, Minnesota  
 By: Wayne Schwartz, Chairperson  
 CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA  
 This plat of ROBINSON TOWNHOMES was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 4 day of August, 2021 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: Jens Koch, Mayor  
 By: Joan Ziegemeier, Clerk

**COUNTY SURVEYOR**  
 I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 7<sup>th</sup> day of October, 2021.

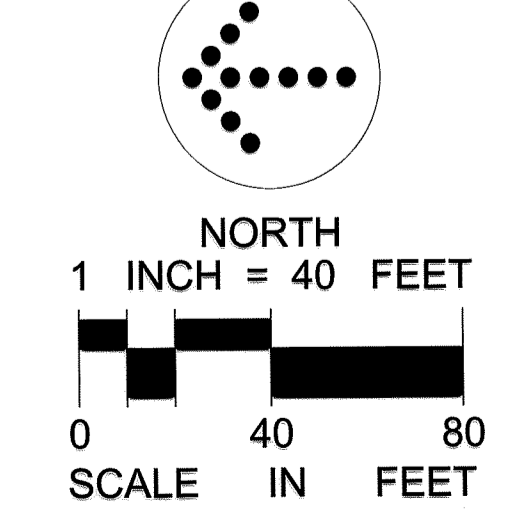
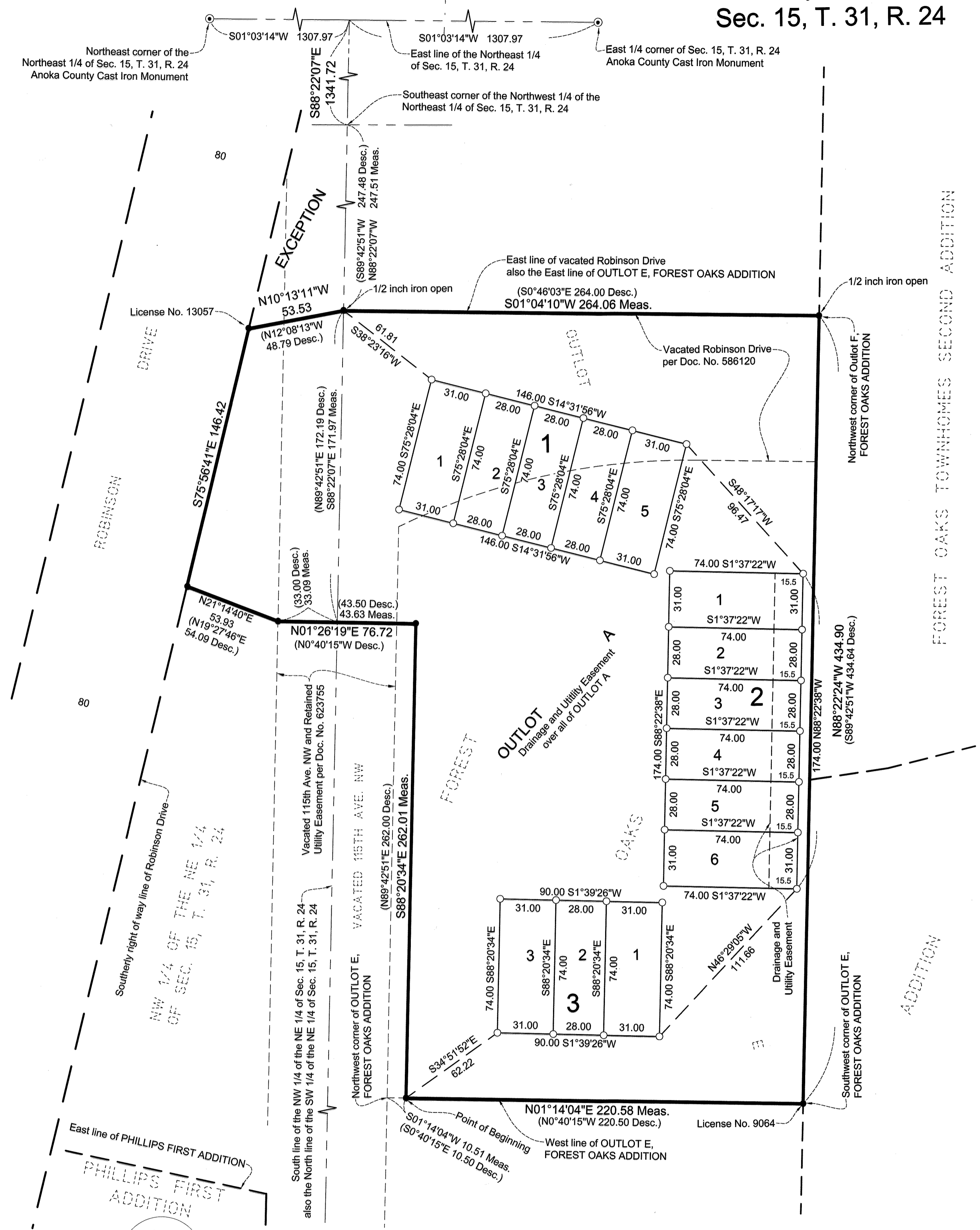
By: David M. Ziegemeier  
 David M. Ziegemeier  
 Anoka County Surveyor

**COUNTY AUDITOR/TREASURER**  
 Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 7<sup>th</sup> day of October, 2021.

By: Pamela J. LeBlanc Rose A. Tendoh  
 Pamela J. LeBlanc, Deputy  
 Property Tax Administrator

**COUNTY RECORDER/REGISTRAR OF TITLES**  
 COUNTY OF ANOKA, STATE OF MINNESOTA  
 I hereby certify that this plat of ROBINSON TOWNHOMES was filed in the office of the County Recorder/Registrar of Titles for public record on this 7<sup>th</sup> day of October, 2021, at 10:30 o'clock A.M. and was duly recorded as Document Number 2339764.001.

Pamela J. LeBlanc  
 County Recorder/Registrar of Titles  
 By: Rose A. Tendoh, Deputy



● Denotes 1/2 inch iron pipe monument found and marked by License No. 8194 unless otherwise shown.  
 ○ Denotes 1/2 inch by 1/4 inch iron pipe monument set and marked by License No. 24332.  
 Bearings shown are based upon the north line of the southwest 1/4 of the northeast 1/4 of Sec. 15, T. 31, R. 24 which has an assumed bearing of N88°22'07\"

**LANDFORM**  
 From Site to Finish

\$56.00