

SAND CREEK ESTATES SECOND ADDITION

City of Coon Rapids County of Anoka

KNOW ALL PERSONS BY THESE PRESENTS: That Meritor Development Corporation, a Pennsylvania Corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The Southeast Quarter of the Southeast Quarter of Section 11, Township 31, Range 24, Anoka County, Minnesota. Except that part of said Southeast Quarter of the Southeast Quarter now platted as Northdale Third Addition, and except that part of said Southeast Quarter of the Southeast Quarter described as follows: Beginning at the southwest corner of said Southeast Quarter of the Southeast Quarter; thence northerly on an assumed bearing of North 0 degrees 29 minutes 11 seconds East, along the west line of said Southeast Quarter of the Southeast Quarter a distance of 617.66 feet; thence South 26 degrees 10 minutes 31 seconds East a distance of 465.27 feet; thence South 2 degrees 12 minutes 09 seconds West a distance of 130.10 feet; thence South 71 degrees 09 minutes 57 seconds West a distance of 217.11 feet to the point of beginning.

AND

That part of the Northeast Quarter of the Southeast Quarter of Section 11, Township 31, Range 24, Anoka County, Minnesota, described as follows: Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence westerly on an assumed bearing of North 89 degrees 16 minutes 26 seconds West, along the south line of said Northeast Quarter of the Southeast Quarter, a distance of 283.98 feet to the intersection with the westerly line of NORTHDALE THIRD ADDITION, according to the record plat thereof, and the point of beginning of the land to be described; thence continue North 89 degrees 16 minutes 26 seconds West, along said south line of the Northeast Quarter of the Southeast Quarter, a distance of 330.00 feet; thence northerly a distance of 128.00 feet along a nontangential curve concave to the east, having a radius of 3089.93 feet, a central angle of 2 degrees 22 minutes 24 seconds and the chord of said curve bears North 2 degrees 00 minutes 56 seconds East and is 127.99 feet in length; thence North 76 degrees 27 minutes 18 seconds East not tangent to said curve, a distance of 141.27 feet; thence northerly a distance of 47.12 feet along a nontangential curve concave to the east, having a radius of 2954.93 feet, a central angle of 0 degrees 54 minutes 49 seconds and the chord of said curve bears North 4 degrees 26 minutes 54 seconds East and is 47.12 feet in length; thence northeasterly a distance of 178.39 feet along a tangential curve concave to the southeast, having a radius of 206.91 feet and a central angle of 49 degrees 23 minutes 53 seconds; thence North 54 degrees 18 minutes 12 seconds East, tangent to said curve, a distance of 171.79 feet to the intersection with the most westerly line of SAND CREEK TERRACE, according to the record plat thereof; thence South 35 degrees 41 minutes 48 seconds East, along said most westerly line of said plat, a distance of 5.00 feet to the common corner on the westerly lines of said plats of SAND CREEK TERRACE and NORTHDALE THIRD ADDITION; thence South 8 degrees 20 minutes 19 seconds West, along said westerly line of NORTHDALE THIRD ADDITION, a distance of 100.00 feet; thence southerly a distance of 361.15 feet, along said westerly line of NORTHDALE THIRD ADDITION, on a tangential curve concave to the east, having a radius of 2759.93 feet and a central angle of 7 degrees 29 minutes 51 seconds, to the point of beginning.

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 11, Township 31, Range 24, Anoka County, Minnesota, described as follows: Commencing at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence northerly on an assumed bearing of North 0 degrees 29 minutes 11 seconds East, along the east line of said Southwest Quarter of the Southeast Quarter a distance of 669.76 feet to the point of beginning of the land to be described; thence continuing North 0 degrees 29 minutes 11 seconds East along said east line a distance of 450.24 feet; thence South 57 degrees 46 minutes 14 seconds West a distance of 261.48 feet along a line whose southwesterly extension would intersect the easterly right-of-way line of the Burlington Northern Railroad at a point 740.00 feet north, as measured along said easterly right-of-way line, of the south line of said Southwest Quarter of the Southeast Quarter; thence South 0 degrees 29 minutes 11 seconds West a distance of 218.91 feet; thence South 54 degrees 49 minutes 06 seconds East a distance of 158.11 feet; thence South 89 degrees 30 minutes 49 seconds East a distance of 90.00 feet to the point of beginning.

AND

That part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 24, Anoka County, Minnesota, described as follows: Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence westerly on an assumed bearing of South 89 degrees 57 minutes 35 seconds West, along the north line of said Northeast Quarter of the Northeast Quarter, a distance of 262.85 feet to the point of beginning of the land to be described; thence continue South 89 degrees 57 minutes 35 seconds West, along said north line, a distance of 188.24 feet; thence South 18 degrees 45 minutes 51 seconds East a distance of 60.43 feet; thence North 71 degrees 14 minutes 09 seconds East a distance of 178.28 feet to the point of beginning.

AND

That part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 24, Anoka County, Minnesota, described as follows: Beginning at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence southerly on an assumed bearing of South 0 degrees 05 minutes 55 seconds West, along the west line of said Northeast Quarter of the Northeast Quarter, a distance of 249.12 feet; thence South 73 degrees 15 minutes 55 seconds East a distance of 450.00 feet; thence South 17 degrees 04 minutes 24 seconds East a distance of 46.10 feet; thence North 85 degrees 47 minutes 44 seconds East a distance of 144.29 feet; thence South 3 degrees 16 minutes 16 seconds East a distance of 158.87 feet; thence southerly a distance of 64.85 feet along a tangential curve concave to the west having a radius of 141.51 feet and a central angle of 26 degrees 15 minutes 21 seconds; thence South 22 degrees 58 minutes 40 seconds West a distance of 44.55 feet to the centerline of Northdale Blvd. N.W.; thence South 67 degrees 01 minutes 20 seconds East, along said centerline, a distance of 256.76 feet to the west line of the east 10 acres of that part of the said Northeast Quarter of the Northeast Quarter lying northerly of said centerline; thence North 0 degrees 10 minutes 19 seconds East, along said west line of the east 10 acres, a distance of 775.94 feet to the north line of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 57 minutes 35 seconds West, along said north line, a distance of 807.36 feet to the point of beginning.

Has caused the same to be surveyed and platted as SAND CREEK ESTATES SECOND ADDITION and does hereby donate and dedicate to the public use forever the Avenue, Boulevard, Lane, Street, and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access to C.S.A.H. No. 11 (Northdale Boulevard) from Lot 1, Block 7.

In witness whereof said Meritor Development Corporation, a Pennsylvania Corporation, has caused these presents to be signed by its proper officer this 30th day of JUNE, 1986.

MERITOR DEVELOPMENT CORPORATION

By Kenneth E. Carlson, Vice President

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this 30th day of JUNE, 1986 by Kenneth E. Carlson, Vice President of said Meritor Development Corporation, a Pennsylvania Corporation, on behalf of the corporation.

Leslie Q. Dawson
Notary Public HENNEPIN County, Minnesota
My Commission Expires OCT 1, 1990

I hereby certify that I have surveyed and platted the property described on this plat as SAND CREEK ESTATES SECOND ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated; and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

James M. Winter
James M. Winter
Land Surveyor, Minnesota Reg. No. 12263

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this 25th day of JUNE, 1986 by James M. Winter, Land Surveyor.

LARRY K. AFFIELD
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My commission expires Nov. 13, 1990

Larry K. Affield
Notary Public HENNEPIN County, Minnesota
My Commission Expires NOVEMBER 13, 1990

CITY OF COON RAPIDS, MINNESOTA
This plat of SAND CREEK ESTATES SECOND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 17th day of MAY, 1986.

By Dorcas M. Naeve, Chairman

This plat of SAND CREEK ESTATES SECOND ADDITION was approved and accepted by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof held this 10th day of JUNE, 1986. 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.

By Robert B. Lewis, Mayor By Lorraine M. Menzies, Clerk, Deputy

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 7th day of JULY, 1986.

Roland W. Anderson
Roland W. Anderson, Anoka County Surveyor

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

July 7 1986

Charles P. Lafont
Auditor, Anoka County

By Opell M. Sawyer
Deputy

NOTARILY CERTIFY THAT THE TAXES PAID IN THE YEAR 1986 ON THE LAND DESCRIBED WITHIN ARE PAID
Donald C. Binkley, M. Dayton
Anoka County Treasurer

716133

OFFICE OF COUNTY RECORDER

STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office for record on the JUL 7 1986 A.D., 1986

at 1:45 o'clock P.M., and was duly recorded in Book 36 of Plats page 27

Ted J. Omdahl
County Recorder

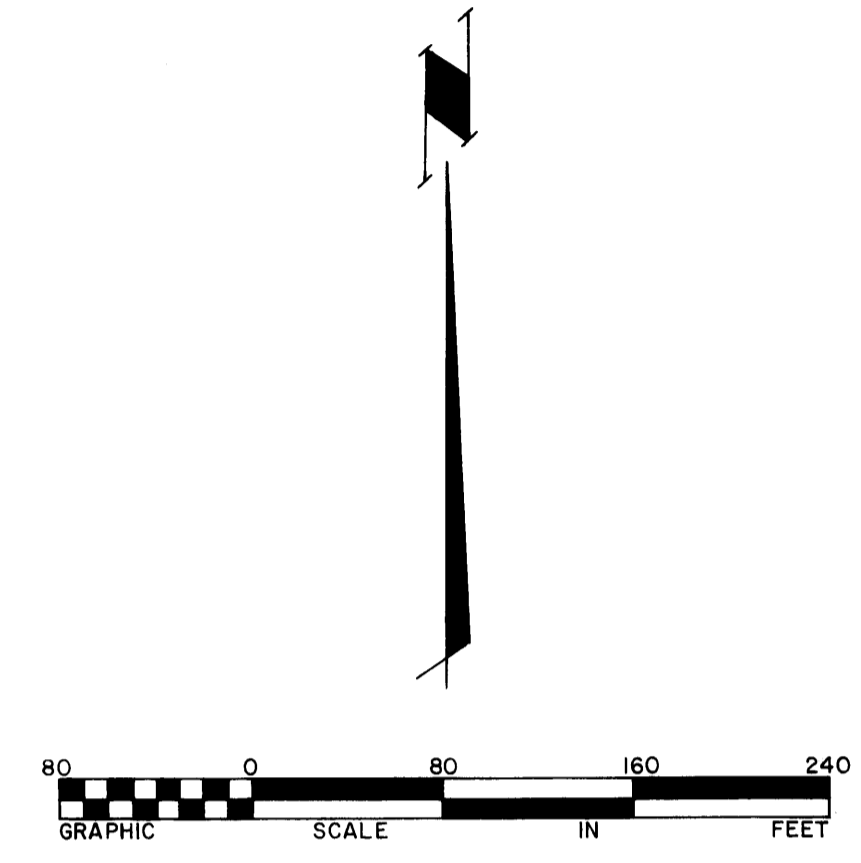
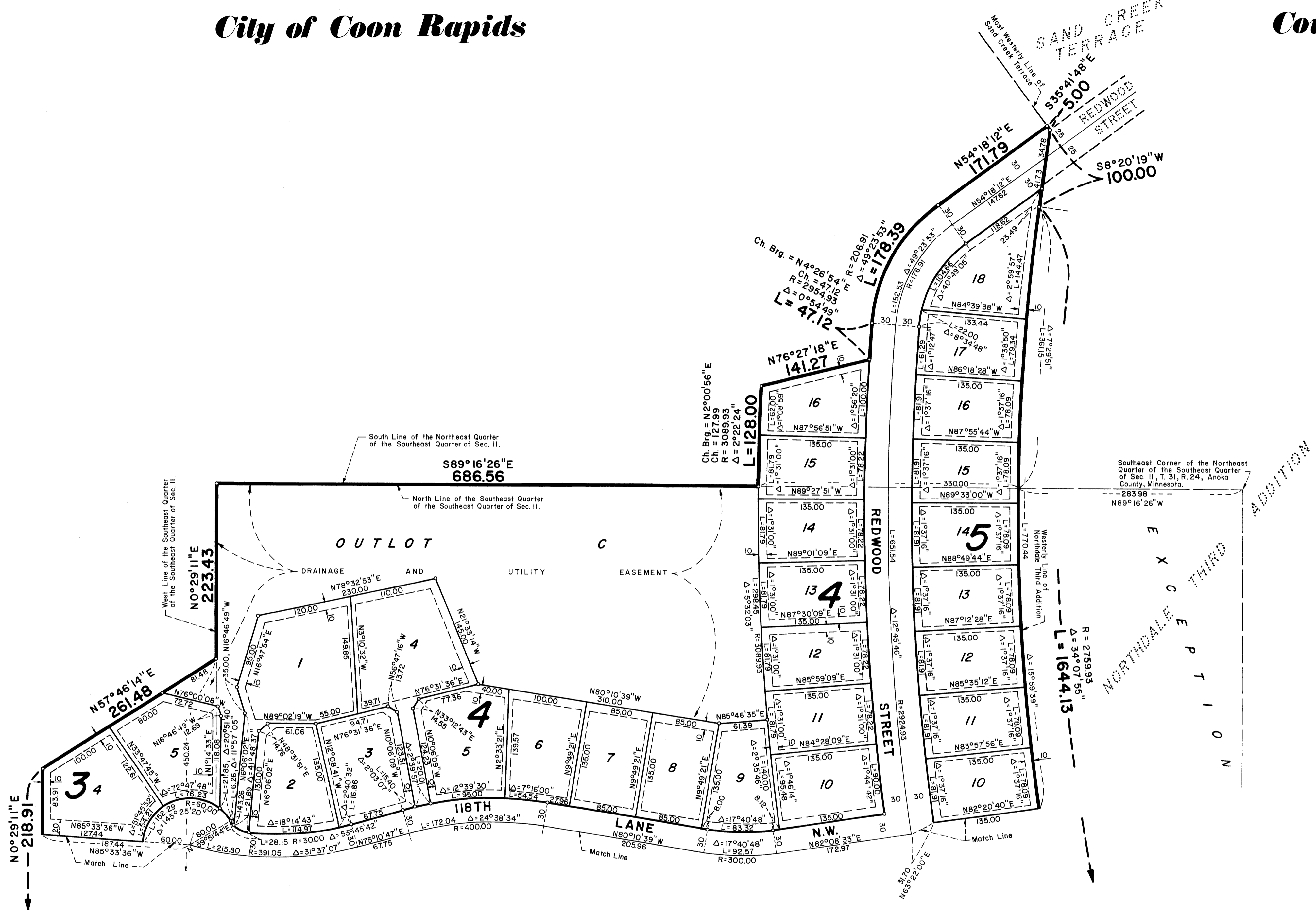
By Dorcas Kay Ege

Hakanson Anderson Associates, Inc.
engineers and surveyors

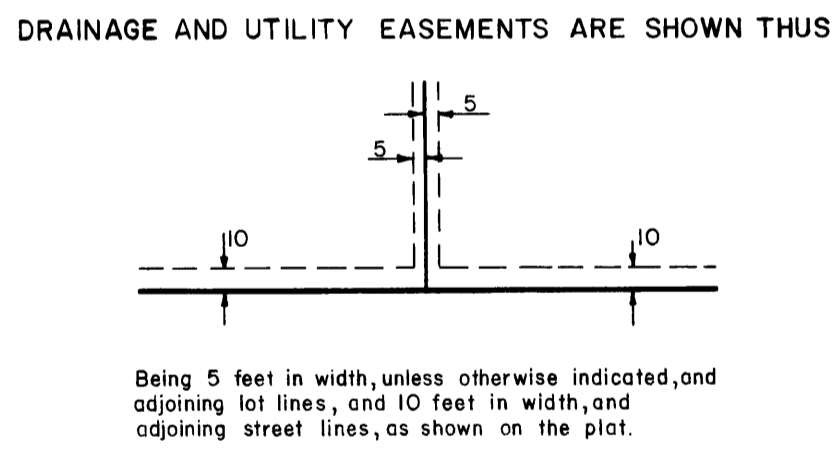
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

SAND CREEK ESTATES SECOND ADDITION

City of Coon Rapids *County of Anoka*

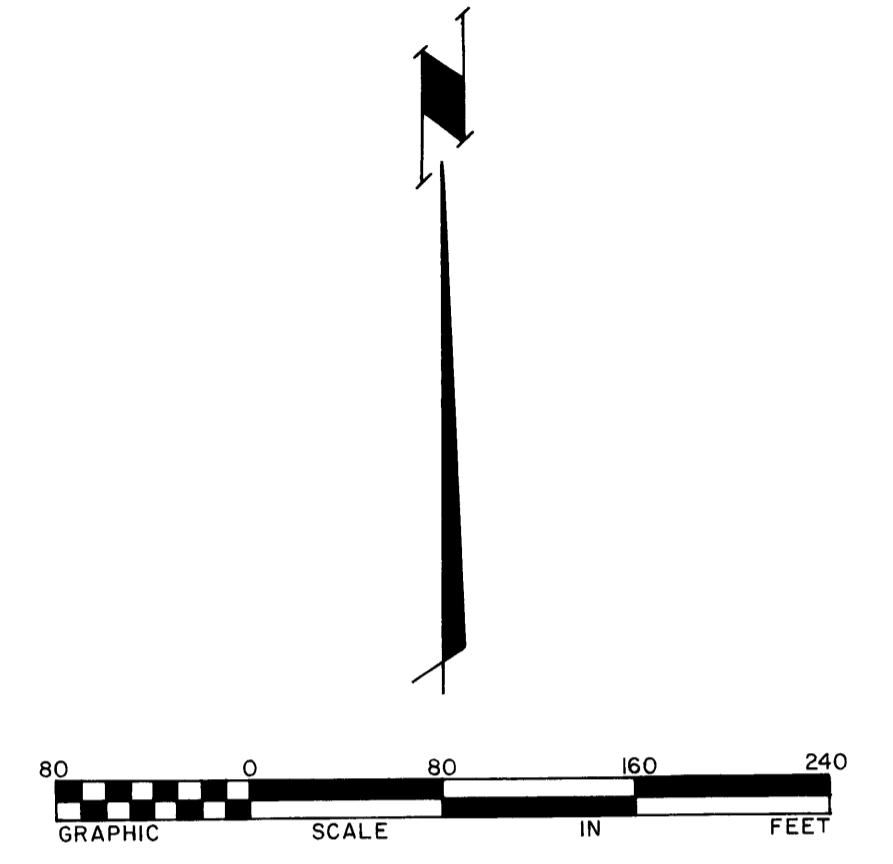
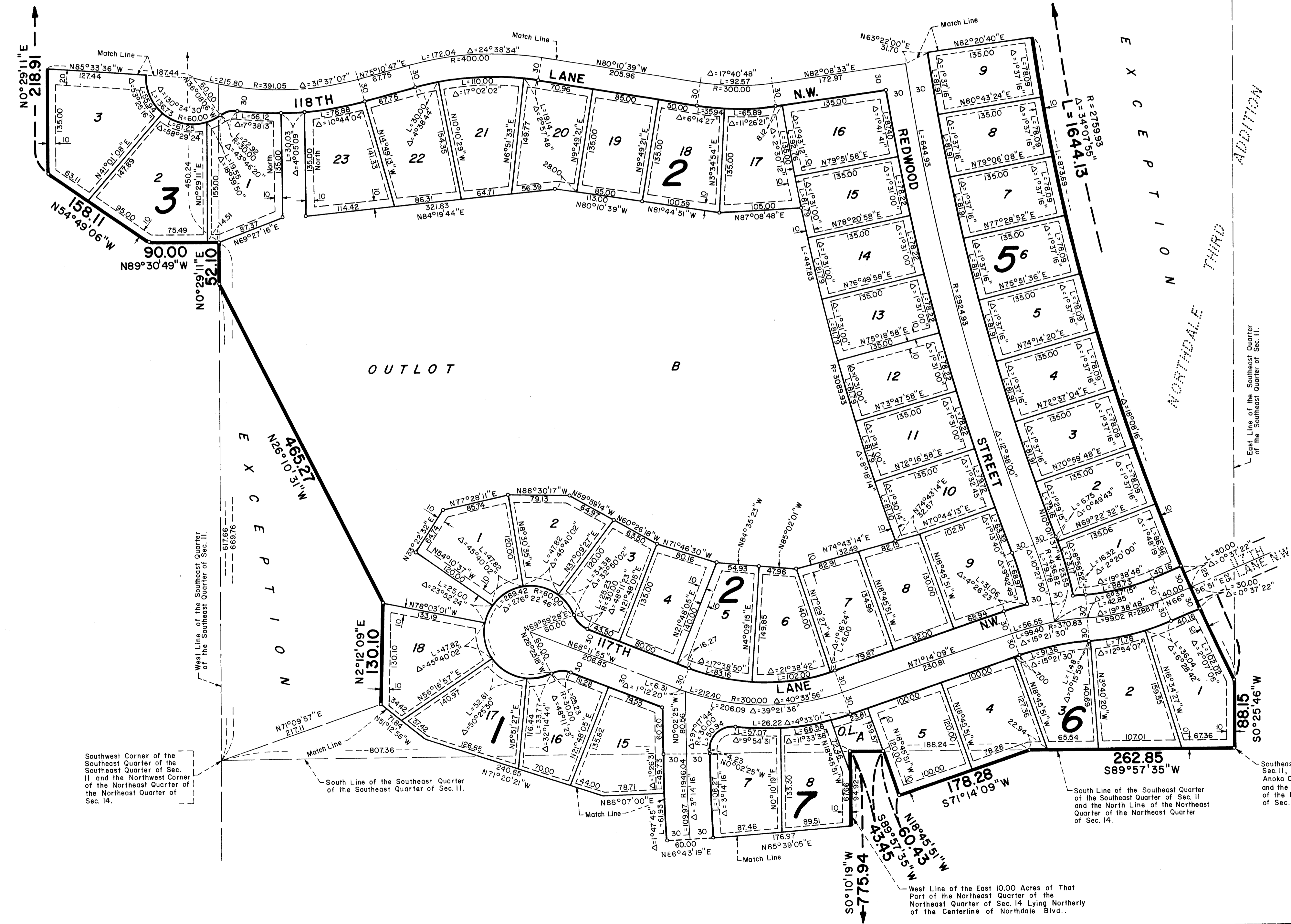


SCALE: 1 INCH = 80 FEET
 O DENOTES IRON MONUMENT
 THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 11, T.31, R.24 IS ASSUMED TO BEAR N0°29'11"E.

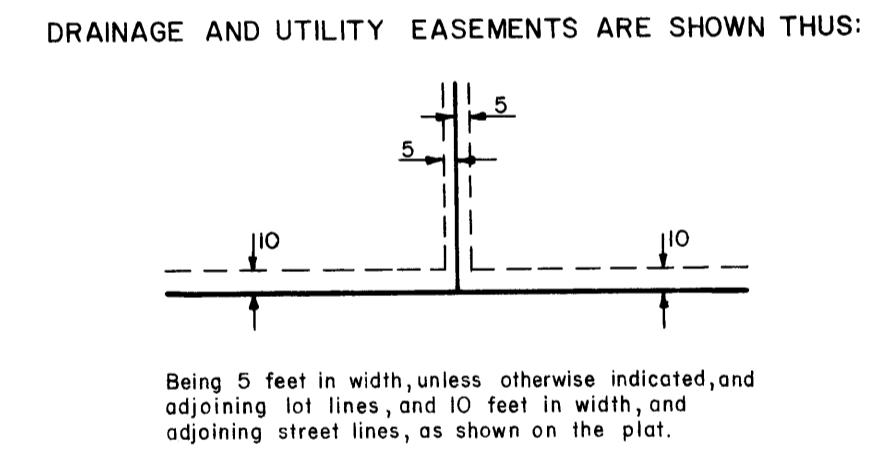


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City of Coon Rapids County of Anoka



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Southwest Corner of the Southeast Quarter of Sec. 11 and the Northwest Corner of the Northeast Quarter of Sec. 14.

South Line of the Southeast Quarter of Sec. 11.

South Line of the Southeast Quarter of Sec. 11 and the North Line of the Northeast Quarter of Sec. 14.

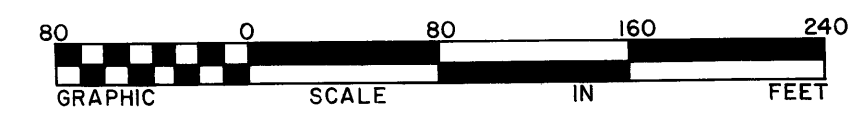
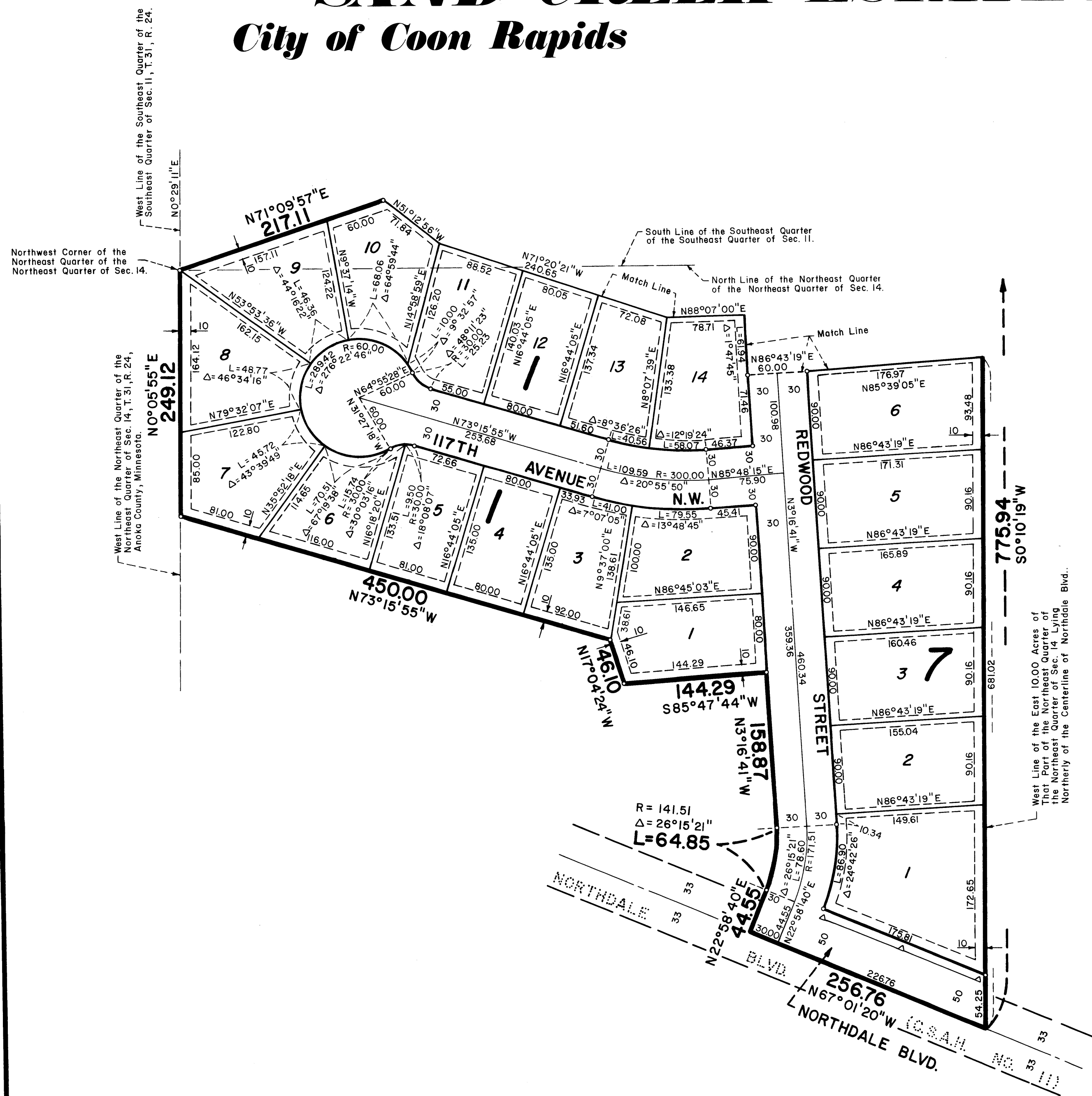
Southeast Corner of Sec. 11, T. 31, R. 24, Anoka County, Minnesota and the Northeast Corner of the Northeast Quarter of Sec. 14.

West Line of the East 10.00 Acres of that Part of the Northeast Quarter of the Northeast Quarter of Sec. 14 Lying Northerly of the Centerline of Northdale Blvd.

Hakanson Anderson Associates, Inc.
engineers and surveyors

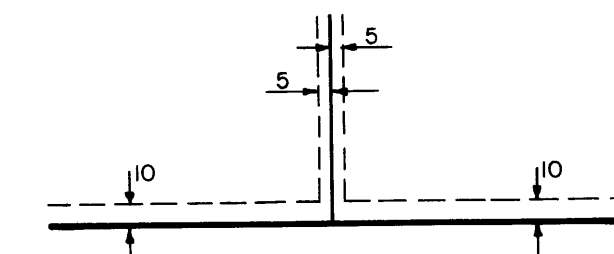
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City of Coon Rapids **County of Anoka**



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 △ DENOTES LIMITED ACCESS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width, and adjoining street lines, as shown on the plat.