

SAND CREEK HEIGHTS

CITY OF COON RAPIDS

COUNTY OF ANOKA

AUGUST, 1976

KNOW ALL MEN BY THESE PRESENTS: That Universal Enterprises, Inc., a Minnesota Corporation, Owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

All that part of the South one-half of the Southeast Quarter of Section 12, Township 31, Range 24, Anoka County, Minnesota described as follows: Commencing at the Southwest corner of the South one-half of the Southeast Quarter of said Section 12; thence East (assumed bearing) along the South line of said South one-half of the Southeast Quarter a distance of 249.57 feet to its intersection with the centerline of Foley Boulevard as described in Book 902, Page 196, Document No. 345913, said point being the actual point of beginning of lands to be described; thence Northerly along said centerline of Foley Boulevard, said centerline being a non-tangential circular curve concave to the West and having a radius of 11459.16 feet, for a distance of 649.81 feet (central angle 3° 14' 57", chord length 649.71, chord bearing N. 1° 06' 18" W.); thence S. 83° 05' 48" E. for a distance of 60.00 feet; thence S. 65° 00' 00" E. for a distance of 140.00 feet; thence S. 34° 21' 18" E. for a distance of 121.67 feet; thence S. 7° 06' 49" E. for a distance of 58.00 feet; thence S. 45° 45' 00" E. for a distance of 57.00 feet; thence S. 26° 08' 08" E. for a distance of 90.00 feet; thence S. 77° 26' 16" E. for a distance of 126.74 feet; thence N. 70° 42' 38" E. for a distance of 155.00 feet; thence S. 87° 10' 00" E. for a distance of 155.00 feet; thence S. 67° 10' 00" E. for a distance of 25.00 feet; thence N. 60° 55' 28" E. for a distance of 71.38 feet; thence S. 66° 15' 00" E. for a distance of 87.00 feet; thence S. 31° 05' 00" E. for a distance of 62.40 feet; thence S. 46° 45' 00" E. for a distance of 195.92 feet; thence S. 1° 06' 09" W. for a distance of 122.90 feet to the South line of said South one-half of the Southeast Quarter; thence West along said South line a distance of 1092.65 feet to the point of beginning; has caused the same to be surveyed and platted as SAND CREEK HEIGHTS and do hereby donate and dedicate to the public for public use forever the Boulevard, Avenue, Circle, and utility and drainage easements as shown on this plat. In witness whereof said Universal Enterprises, Inc. has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 22nd day of SEPTEMBER, 1976.

UNIVERSAL ENTERPRISES, INC.
W.F. Stake
W. F. Stake, President

Leonard C. Beckman
Leonard C. Beckman, Vice President

STATE OF South Dakota The foregoing instrument was acknowledged before me this 15th day of September, 1976, by W. F. Stake, President of Universal Enterprises, Inc., a Minnesota corporation, on behalf of the corporation.
COUNTY OF Lincoln

R. E. Olmstead
Notary Public, Lincoln County, South Dakota

My Commission Expires 5-22-83

STATE OF MINNESOTA The foregoing instrument was acknowledged before me this 22nd day of September, 1976, by Leonard C. Beckman, Vice President of Universal Enterprises, Inc., a Minnesota corporation, on behalf of the corporation.
COUNTY OF ANOKA

Patricia G. Phillips
Notary Public, Anoka County, Minnesota

My Commission Expires 6-26-80

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

Keith M. Graham
Keith M. Graham, Land Surveyor, Minn. Reg. No. 11703

STATE OF MINNESOTA The foregoing instrument was acknowledged before me this 17 day of September, 1976, by Keith M. Graham, Land Surveyor.
COUNTY OF ANOKA

Patricia Hierlinger
Notary Public, Anoka County, Minnesota

My Commission Expires 2-27-79

The plat of SAND CREEK HEIGHTS was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 8th day of July, 1976.

CITY OF COON RAPIDS, MINNESOTA
By Donald J. Olson Chairman

By William J. McLean Jr. Clerk

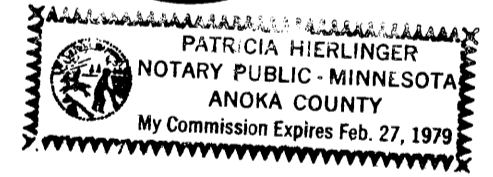
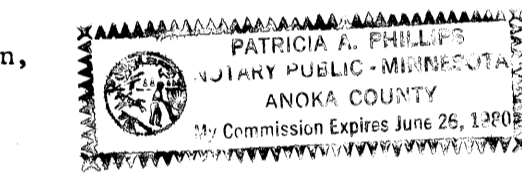
We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of SAND CREEK HEIGHTS at a regular meeting thereof held this 26th day of October, 1976.

CITY COUNCIL OF COON RAPIDS, MINNESOTA
By George J. White Mayor

By Betty Bell Clerk

Checked and approved this 12th day of November, 1976.

Roland W. Anderson
Anoka County Surveyor



456491
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 NOV 12 1976 A.D., 1976 at 10:32 o'clock A.M., and was duly recorded in book 21 of plate 16.
Red J. Amick
County Recorder
By V. L. Hallenmaier
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
November 19 1976
Charles R. Lippman
Auditor, Anoka County
BY J. L. ...
Deputy



SAND CREEK HEIGHTS

CITY OF COON RAPIDS

COUNTY OF ANOKA

BEARINGS SHOWN ARE ASSUMED
◦ DENOTES IRON MONUMENT

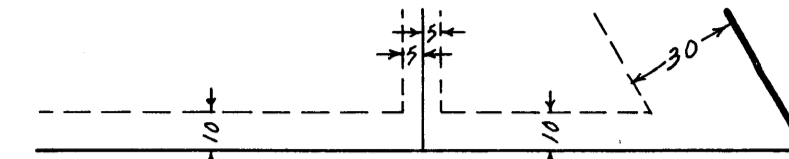
AUGUST, 1976

SCALE: 1" = 50'

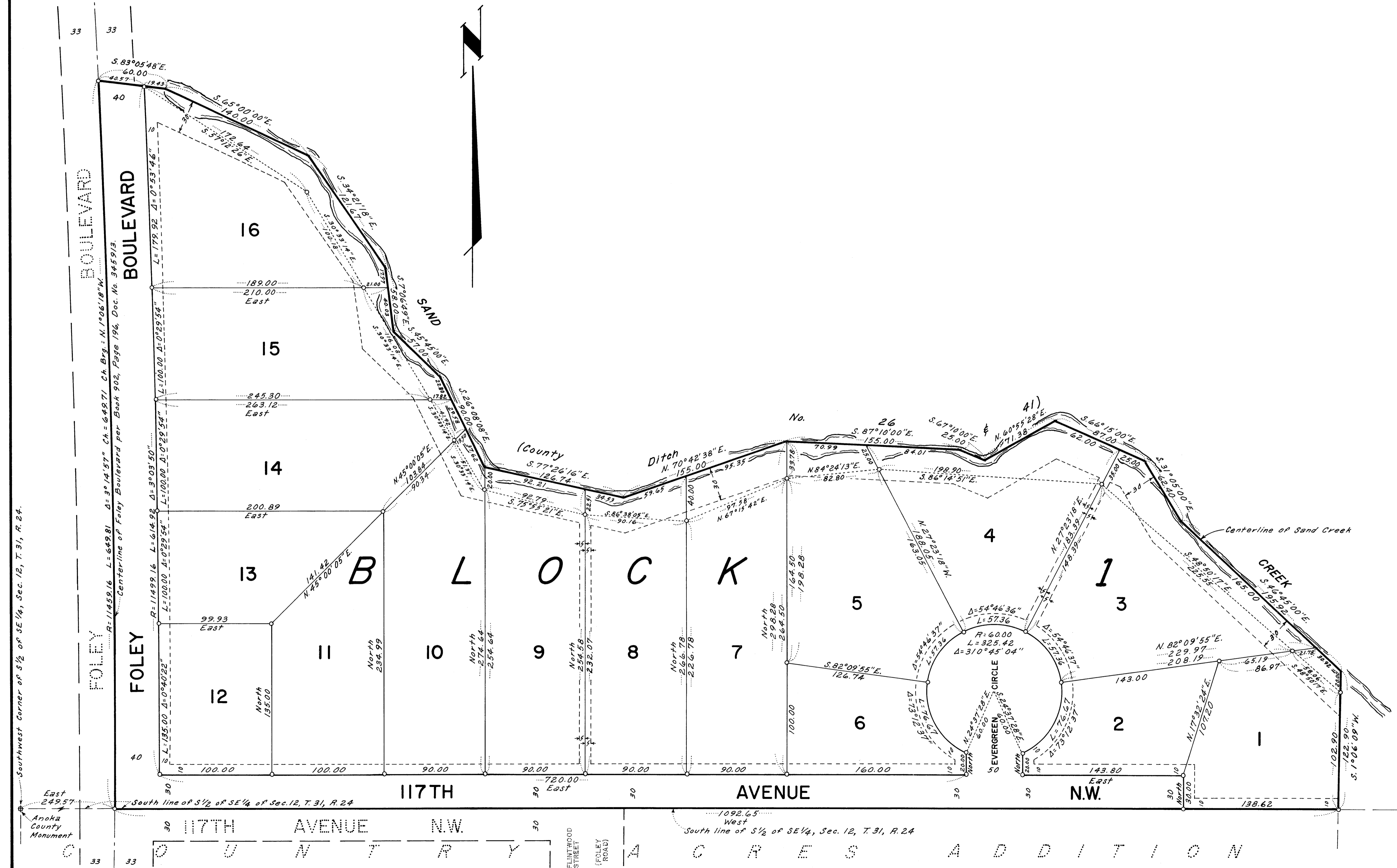
FEET

ANDERSON ASSOCIATES
engineering and surveying

Utility and Drainage Easements shown thus:



being 10 feet in width and adjoining street lines, and 5 feet in width and adjoining side lot lines as shown, and 30 feet in width and adjoining the centerline of Sand Creek as shown on the plat.



Southwest corner of S 1/2 of SE 1/4, Sec. 12, T. 31, R. 24.

East 249.57' Anoka County Monument

South line of S 1/2 of SE 1/4 of Sec. 12, T. 31, R. 24

West 1092.65' South line of S 1/2 of SE 1/4, Sec. 12, T. 31, R. 24