

# SAND CREEK WOODS 2ND ADDITION

## CITY OF COON RAPIDS, COUNTY OF ANOKA

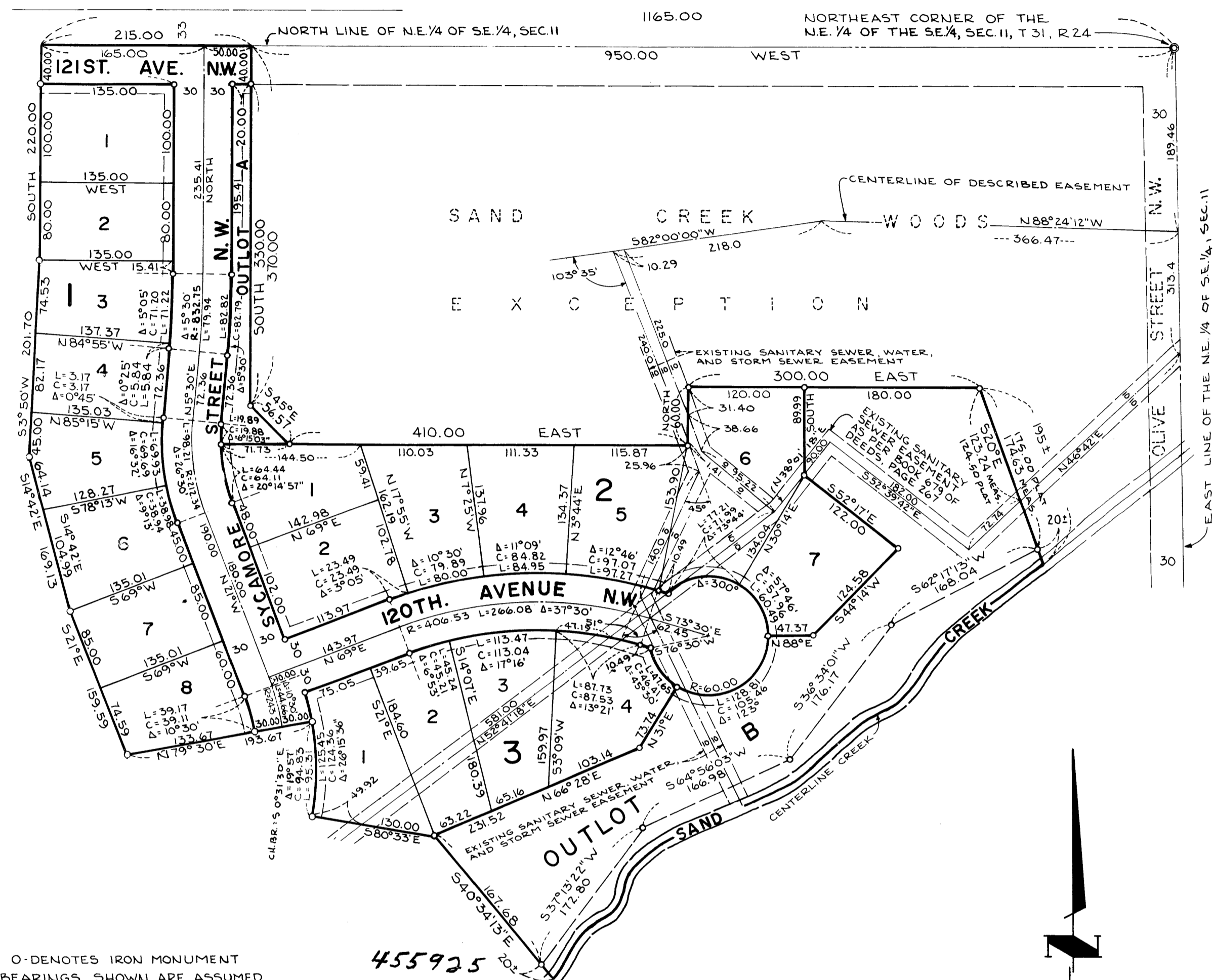
BINDING

FOR

RESERVED

SPACE

THIS



O-DENOTES IRON MONUMENT  
BEARINGS SHOWN ARE ASSUMED

455925  
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 3 1976 A.D., 1976 at 4:20 o'clock P.M., and was duly recorded in book 214 page 14

Red J. Amundson  
County Recorder  
By V.L. Hollenback  
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTITLED"  
7th 3 1976  
Charles J. Allen  
Recorder, Anoka County  
William Johnson  
1980

Annexed plat of SAND CREEK WOODS 2ND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 16 day of May, 1974.

By: Wanda K. Olson Chairman

Annexed plat of SAND CREEK WOODS 2ND ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 13 day of July, 1976.

By: George J. White Mayor  
By: Betty Bell Clerk

This plat has been checked and approved this 3rd day of November, 1976.

By: Richard W. Anderson  
Anoka County Surveyor

McCOMBS — KNUTSON ENGINEERS AND ASSOCIATES, INC. SURVEYORS

KNOW ALL MEN BY THESE PRESENTS: That Alberta M. Minder, widow, and Northwestern National Bank of Minneapolis, a national banking association, co-trustees of the E.G. Minder, Jr. Trust under will, fee owner, and First Guaranty Corporation, a Minnesota corporation, contract purchaser of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Northeast Quarter of the Southeast Quarter of Section 11, Township 31, Range 24 described as follows:

Beginning at the northeast corner of said Northeast Quarter of Southeast Quarter; thence on an assumed bearing of West along the north line of said Northeast Quarter of Southeast Quarter 1165.00 feet; thence South 220.00 feet; thence South 3 degrees 50 minutes West 201.70 feet; thence South 14 degrees 42 minutes East 169.13 feet; thence South 21 degrees East 159.59 feet; thence North 79 degrees 30 minutes East 193.67 feet; thence southerly 95.31 feet along a non-tangential curve concave to the west, having a radius of 273.72 feet and a central angle of 19 degrees 57 minutes, chord of said curve bears South 0 degrees 31 minutes 30 seconds East a distance of 94.83 feet; thence South 80 degrees 33 minutes East, not tangent to last described curve, 130.00 feet; thence South 40 degrees 34 minutes 13 seconds East 190.00 feet more or less, to the center line of Sand Creek; thence northeasterly along the center line of Sand Creek to the east line of said Northeast Quarter of Southeast Quarter; thence northerly along the east line of said Northeast Quarter of Southeast Quarter to the point of beginning.

Except that part of said Northeast Quarter of the Southeast Quarter described as follows:

Beginning at the northeast corner of said Northeast Quarter of Southeast Quarter; thence on an assumed bearing of West along the north line of said Northeast Quarter of Southeast Quarter 950.00 feet; thence South 370.00 feet; thence South 45 degrees East 56.57 feet; thence East 410.00 feet; thence North 60.00 feet; thence East 300.00 feet; thence South 20 degrees East 195 feet more or less, to the center line of Sand Creek; thence northeasterly along the center line of Sand Creek to the east line of said Northeast Quarter of Southeast Quarter; thence northerly along the east line of said Northeast Quarter of Southeast Quarter to the point of beginning.

Have caused the same to be surveyed and platted as SAND CREEK WOODS 2ND ADDITION and do hereby donate and dedicate to the public for public use forever the Avenues and Street as shown on the plat and also dedicate to the public the easements for utility and drainage purposes as shown on the plat.

In witness whereof said Alberta M. Minder has hereunto set her hand this 10 day of September, 1976, and said Northwestern National Bank of Minneapolis has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 10 day of September, 1976 and said First Guaranty Corporation has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 2 day of November, 1976.

SIGNED:  
By: Alberta M. Minder  
Alberta M. Minder  
By: Arthur K. Raudio  
Arthur K. Raudio, President  
By: Joseph E. Campion  
Joseph E. Campion, Secretary

SIGNED:  
NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS  
By: Weston M. Sailer  
Vice Pres.  
By: Arnold N. Endresen  
Real Estate Officer

STATE OF Minnesota  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 10 day of September, 1976, by Alberta M. Minder, widow, AS CO-TRUSTEE OF THE E. G. MINDER, JR. TRUST UNDER WILL.

Richard F. Navratil  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My Commission Expires June 26, 1981

Richard F. Navratil  
Notary Public, Hennepin County, Minnesota  
My Commission Expires June 26, 1981

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 10 day of September, 1976, by Weston M. Sailer, its Vice Pres. and Arnold N. Endresen, its Real Estate Officer of Northwestern National Bank of Minneapolis, a national banking association, on behalf of the corporation, AS CO-TRUSTEE OF THE E. G. MINDER, JR. TRUST UNDER WILL.

Richard F. Navratil  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My Commission Expires June 26, 1981

Richard F. Navratil  
Notary Public, Hennepin County, Minnesota  
My Commission Expires June 26, 1981

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 2nd day of November, 1976, by Arthur K. Raudio, President and Joseph E. Campion, Secretary of First Guaranty Corporation, a Minnesota corporation, on behalf of the corporation.

R. S. Epperly  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My Commission Expires Dec. 12, 1980

R. S. Epperly  
Notary Public, Hennepin County, Minnesota  
My Commission Expires Dec. 12, 1980

I hereby certify that I have surveyed and platted the property described on this plat as SAND CREEK WOODS 2ND ADDITION; 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 the plat; that the outside boundary lines are correctly designated on the plat and that there are no wet lands to be designated on said plat.

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 13th day of July, 1976, by Thomas S. Bergquist, Land Surveyor.

Gregory J. Frank  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My Commission Expires Aug. 21, 1982

Thomas S. Bergquist  
Thomas S. Bergquist  
Land Surveyor, Minnesota Reg. No. 7725

Gregory J. Frank  
Notary Public, Hennepin County, Minnesota  
My Commission Expires August 21, 1982