LINDA RENE ERDMAN NOTARY PUBLIC-MINNESOTA

ANOKA COUNTY

My Commission Expires Jan. 31, 2000

SAND RIDGE

City of Coon Rapids, County of Anoka

STATE OF MANUFACTURE, COUNTY OF MICHAI

KNOWN ALL PERSONS BY THESE PRESENTS: That Richard D. Long and Brenda L. Long, husband and wife, as joint tenants, vendors, and Sharp Holding Company, Inc., a Minnesota Corporation, vendee, of the following described property situated in the County of Anoka, State of Minnesota, to wit: That part of Outlot 1, PARK RIVER ESTATES, a plat of record, Anoka County, Minnesota situated in the Northeast Quarter of Section 27, Township 31, Range 24, Anoka

County, Minnesota, described as follows; Beginning at the Northeast corner of said Section 27; Thence North 88 degrees 16 minutes 23 seconds West, an assumed bearing basis, along the North line of said Northeast Quarter a distance of 125.92 feet to a non-tangent point on curve of a curve concave to the Southeast; Thence along said curve being the East Right of Way line of Egret Boulevard as described in Document No. 436666, Anoka County records, having a radius of 374.26 feet, a central angle of 20 degrees 52 minutes 12 seconds, a short chord length of 135.57 feet, (short chord bears South 12 degrees 14 minutes 52 seconds West) for an arc length of 136.32 feet to a point of tangency; Thence South 01 degrees 48 minutes 46 seconds West a distance of 120.00 feet, to a point of curvature of a curve concave to the Southeast; Thence along said curve having a radius of 537.96 feet, a central angle of 16 degrees 30 minutes 22 seconds, a short chord length of 154.44 feet, (short chords bears South 06 degrees 26 minutes 25 seconds East) for an arc length of 154.98 feet; Thence North 72 degrees 56 minutes 09 seconds East, a distance of 135.60 feet to the East line of the Northeast Quarter of said Section 27; Thence along said East line, North 01 degrees 48 minutes 46 seconds East, a distance of 362.49 feet, to the Point of Beginning.

Have caused the same to be surveyed, platted and known as SAND RIDGE and does hereby donate and dedicate to the public, for public use forever the Boulevard, and dedicate the drainage and utility easements as shown on the plat.

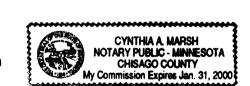
In witness whereof said Richard D. Long and Brenda L. Long, husband and wife, as joint tenants, and vendors, have hereunto set their hands this 4

Richard D. Long

STATE OF MINNESOTA COUNTY OF MINNESOTA

The foregoing instrument was acknowledged before me this_____ 19 47___, by Richard D. Long and Brenda L. Long, husband and wife, as joint tenants, and vendors.

Mhea A Marsh County, Minnesota My commission expires 41, 31, 2000



In witness whereof said Sharp Holding Company, Inc., a Minnesota Corporation has caused these presents to be signed by its proper officer this 5th ____ day of September , 19 97

SHARP HOLDING COMPANY, INC.

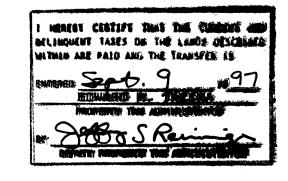
Thie Sharp, President

STATE OF MINNESOTA COUNTY OF Anke

The foregoing instrument was acknowledged before me this 5th day of September, 19 47 , by Jamie Sharp, as President of Sharp Holding Company, Inc., a Minnesota Corporation, on behalf of the corporation.

Sanda / hichel Anoka ___ County, Minnesota My commission expires 3 com sex 3 1, 2000





I, Donald E. Sigety, hereby certify that I have surveyed and platted the property described on this plat as SAND RIDGE, that this is a correct representation of the 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 or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than shown.

Donald E. Sigety, Licensed Land Surveyor Minnesota License Number 23945

COUNTY OF _____ The foregoing instrument was acknowledged before me this

__, by Donald E. Siget<u>y.</u> Minnesota License No. 23945.

COON RAPIDS, MINNESOTA

STATE OF MINNESQTA

This plat of SAND RIDGE was approved and accepted by the City Council of the City of Coon Rapids, Anoka County, Minnesota, at a regular meeting thereof County, Minnesota, described as follows; Beginning at a Anoka County Monument found held this______l8m____ day of___Fabruary_____ 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.

CITY COUNCIL OF THE CITY OF COON RAPIDS, MINNESOTA

Dorraine Meneger

PLANNING COMMISSION OF THE CITY OF COON RAPIDS, MINNESOTA

The plat of SAND RIDGE was approved by the Planning Commission of the City of Coon Rayids at regular meeting thereof held this 20m

Vice

ANOKA COUNTY SURVEYOR this day of 5.00 the day of 1.00 the day of 1.

Merlyn D. Anderson, Anoka County Surveyor

BEARING NOTE:

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 31, RANGE 24, ANOKA COUNTY, MINNESOTA, IS ASSUMED TO BEAR N 88°16'23" W.

- Denotes Anoka County Monument
- O Denotes Set Capped 1/2 inch Iron Pipe R.L.S. No. 23945

AS REQUIRED BY STATUTE A PERMANENT MONUMENT WILL BE SET ON EACH LOT AND BLOCK CORNER AND SHALL BE IN PLACE ON OR BEFORE THE 1ST, DAY OF JUNE, 1998.

1296014 OFFICE OF COUNTY RECORDER r - - - North 1/4 corner Northeast corner of North line of the NE 1/4 of Sec. 27, Twp. 31, Rng. 24 ---, Sec. 27, Twp. 31, Rng. 24

2689.45

(2)

an Anoka Co. Monument -

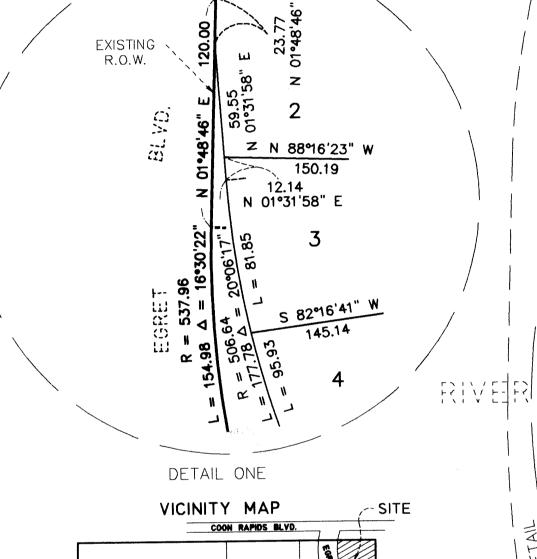
N 88°16'23" W

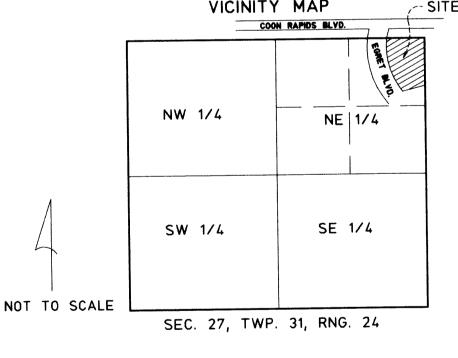
125.92

N 88°16'23" W

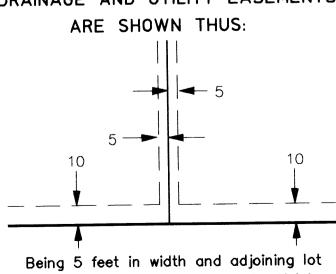
149.85

2 64.00 N 88°16'23" W ₽





DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



lines, and 10 feet in width and adjoining street lines and plat boundary lines unless otherwise shown hereon.

East 1/4 corner Sec. 27, Twp. 31, Rng. 24 GRAPHIC SCALE An Anoka Co. Monument (IN FEET)

1 inch = 50 ft.

PASSE ENGINEERING, INC. REGISTERED PROFESSIONAL ENGINEERS LICENSED LAND SURVEYORS