

# SHANNON PARK

City of Coon Rapids  
Anoka County, Minn.

KNOW ALL MEN BY THESE PRESENTS: That Shamrock Builders, Inc., a Minnesota Corporation, fee owner; and Northwestern State Bank Northwest, a Minnesota Corporation, mortgagee; and Marcus A. Freundschuh and Ann Freundschuh, husband and wife, mortgagees, of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

Torrens: All that part of the Northeast Quarter of the Southeast Quarter, Section 23, Township 31, Range 24 lying Northerly of a line described as commencing at the Northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 0°22'48" West, assumed bearing, along the West line thereof for a distance of 671.59 feet to the actual point of beginning of the line to be hereby described; thence North 88°22'00" East a distance of 111.20 feet; thence South 79°08'00" East a distance of 252.00 feet; thence South 76°02'00" East a distance of 238.00 feet; thence South 79°47'00" East a distance of 289.00 feet; thence South 73°57'00" East a distance of 112.00 feet; thence South 75°27'00" East a distance of 89.00 feet; thence South 76°28'00" East a distance of 256.70 feet, more or less, to intersect with and terminate said line at a point on the East line of said Northeast Quarter of the Southeast Quarter a distance of 925.28 feet South of the Northeast corner thereof. Subject to easements of record.

And that Shamrock Builders, Inc., a Minnesota Corporation, fee owner; and Northwestern State Bank Northwest, a Minnesota Corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

Torrens: Tract "B" of Registered Land Survey No. 22. Subject to easements of record.

Abstract: The part of the Northwest Quarter of the Southeast Quarter, Section 23, Township 31, Range 24, lying Easterly of the Easterly line of the right-of-way of the Burlington Northern, Inc. (formerly Great Northern) railway; and lying Northerly of a line described as commencing at the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 0°22'48" West, assumed bearing, along the East line thereof a distance of 671.59 feet to the actual point of beginning of the line to be hereby described; thence South 88°22'00" West a distance of 126.80 feet; thence North 82°09'00" West a distance of 83.00 feet; thence North 72°34'00" West a distance of 125.00 feet; thence North 62°24'00" West a distance of 71.00 feet; thence South 17°16'00" West a distance of 17.54 feet, more or less, to intersect with and terminate said line at a point on said Easterly line of the railroad right-of-way a distance of 603.44 feet South of the point of intersection of said Easterly line of the railroad right-of-way with the North line of said Northwest Quarter of the Southeast Quarter as measured along said railroad right-of-way. Subject to easements of record.

Have caused the same to be surveyed and platted as SHANNON PARK, and do hereby donate and dedicate to the public for the public use forever the Avenues, Lane, Streets, and the Parks as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Marcus A. Freundschuh and Ann Freundschuh have hereunto set their hands and seals this 23 day of March, 1982.

Marcus A. Freundschuh  
Marcus A. Freundschuh  
Ann Freundschuh  
Ann Freundschuh

Also in witness whereof, said Shamrock Builders, Inc., has caused these presents to be signed by its proper officer this 22 day of MARCH, 1982.

By: James M. Stanton, President  
SHAMROCK BUILDERS, INC.  
James M. Stanton, President

Also in witness whereof, said Northwestern State Bank Northwest, has caused these presents to be signed by its proper officers this 18 day of MARCH, 1982.

By: Roger L. Helm, its Vice President  
By: Charles R. Zilber, its President  
NORTHWESTERN STATE BANK NORTHWEST  
Charles R. Zilber, President  
Roger L. Helm, Vice President

"NO DELINQUENT TAXES  
AND TRANSFER ENTERED"

March 24, 1982  
Charles R. Zilber  
Auditor, Anoka County  
BY: R. L. Anderson  
Deputy

State of Minnesota  
County of ANOKA

Mina J. Fritsch  
NOTARY PUBLIC - MINNESOTA  
ISANTI COUNTY  
My commission expires Oct. 14, 1987

The foregoing instrument was acknowledged before me this 23rd day of MARCH, 1982, by Marcus A. Freundschuh, and Ann Freundschuh, husband and wife.

Mina J. Fritsch Notary Public, Isanti County, Minnesota  
My commission expires: 10-14-87

State of Minnesota  
County of ANOKA

Mina J. Fritsch  
NOTARY PUBLIC - MINNESOTA  
ISANTI COUNTY  
My commission expires Oct. 14, 1987

The foregoing instrument was acknowledged before me this 22nd day of MARCH, 1982, by James M. Stanton, President, of Shamrock Builders, Inc., a Minnesota Corporation, on behalf of the corporation.

Mina J. Fritsch Notary Public, Isanti County, Minnesota  
My commission expires: 10-14-87

State of Minnesota  
County of HENNEPIN

Jean D. Larson  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My commission expires Oct. 14, 1987

The foregoing instrument was acknowledged before me this 18th day of MARCH, 1982, by JAMES HEIG, its PRES, and by ROGER L. HELM, its VICE PRES, of Northwestern State Bank Northwest, a Minnesota Corporation, on behalf of the corporation.

Jean D. Larson Notary Public, Hennepin County, Minnesota  
My commission expires: 2-26-85

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

John O. Oliver  
John O. Oliver, Land Surveyor  
Minnesota Registration No. 8194

State of Minnesota  
County of Milly Lou

The foregoing instrument was acknowledged before me this 15th day of MARCH, 1982, by John O. Oliver, Land Surveyor.

Roland C. Felt Notary Public, Milly Lou County, Minnesota  
My commission expires: June 28, 1982

Annexed plat of SHANNON PARK was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 19th day of JUNE, 1981.

By: Donna M. Nacore, Chairman

Annexed plat of SHANNON PARK was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof this 13th day of OCTOBER, 1981.

By: Robert B. Lewis, Mayor Attest: Betty Bell, CMC, Clerk

This plat has been checked and approved this 23rd day of MARCH, 1982.

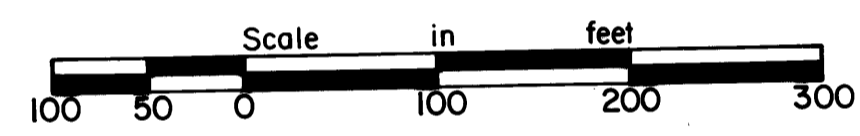
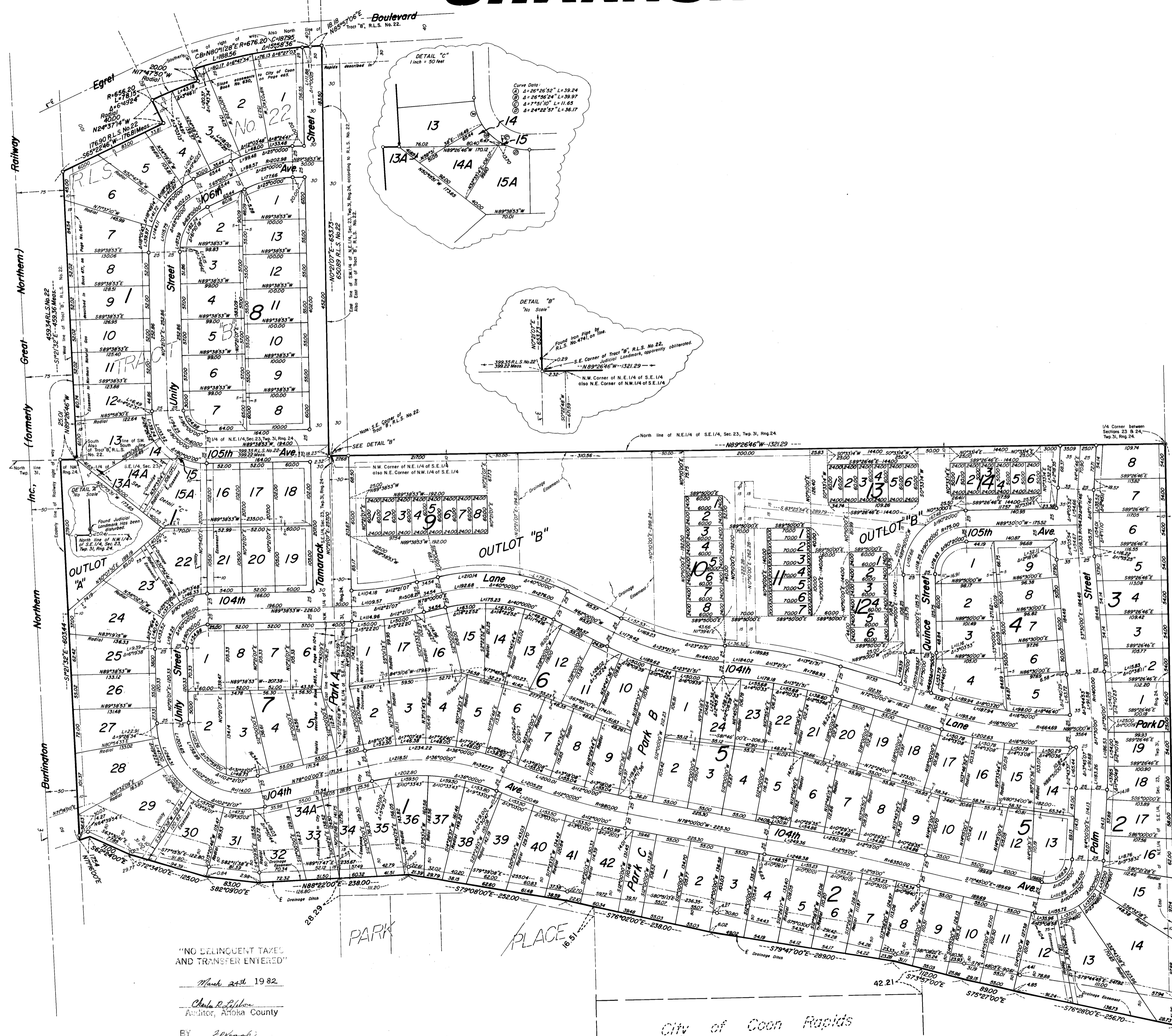
Roland W. Anderson, Anoka County Surveyor  
by deputy M. J. D. Anderson

120433  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on the 29 day of MAR 1982 at 5 o'clock P.M.  
Neil J. Omsick, Registrar of Titles  
By: Alan R. Bottcher, Deputy Registrar of Titles

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 MAR 29 1982 A.D., 1982 at 5 o'clock P.M., and was duly recorded in book 32 of RMS page 37  
Neil J. Omsick  
County Recorder  
By: P. L. Hollerman  
Deputy

JOHN OLIVER & ASSOC. INC.  
LAND SURVEYORS  
Elk River, Minn.

# SHANNON PARK

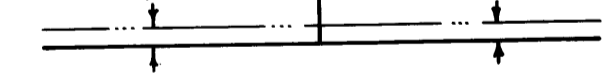


Scale: 1 inch = 100 feet

For the purposes of this plat the East line of the S.W. 1/4 of the N.E. 1/4 of Sec. 23 is assumed to bear North 0°21'07" East.

• Denotes iron pipe set with a plastic plug stamped R.L.S. 8194.

Drainage and Utility easements shown thus:



Being 10 feet in width and adjoining front lot lines. Other Drainage and/or Utility easements and dimensions thereof as shown on plat.

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Made this 19th day of March, 1982.

Charles R. Oliver  
Auditor, Anoka County

By: [Signature]  
Deputy

City of Coon Rapids

**LAND SURVEYORS**

JOHN OLIVER & ASSOC. INC.

Elk River, Minn.