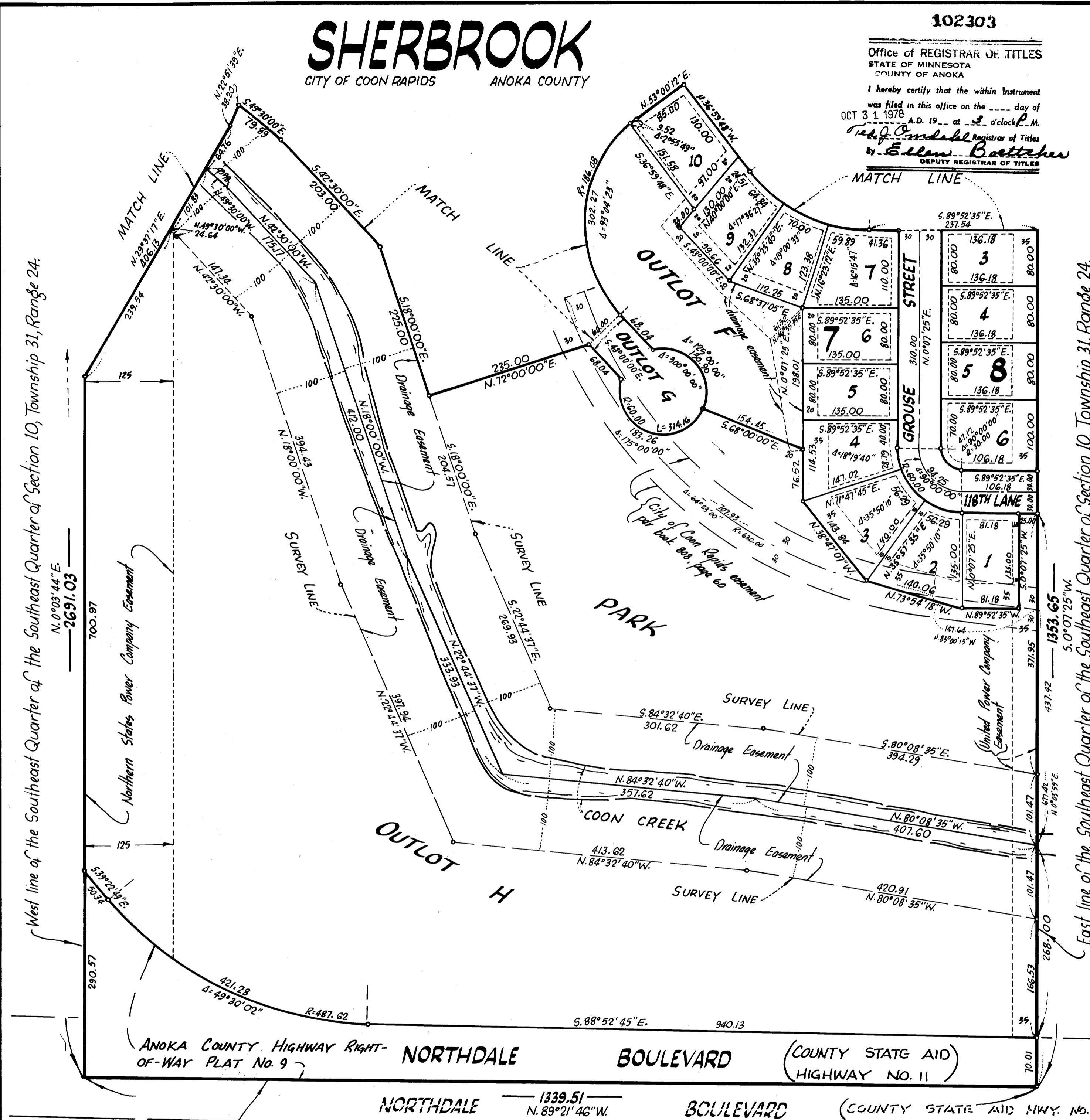


# SHERBROOK

CITY OF COON RAPIDS ANOKA COUNTY

102303

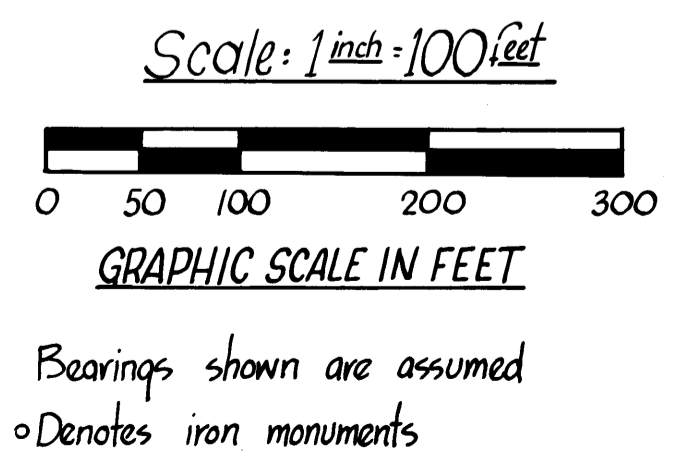
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within Instrument was filed in this office on the \_\_\_\_\_ day of OCT 31 1978 A.D. 19\_\_ at \_\_\_\_\_ o'clock P.M. by Edlen Battcher Registrar of Titles  
Edlen Battcher  
DEPUTY REGISTRAR OF TITLES



West line of the Southeast Quarter of Section 10, Township 31, Range 24.  
N. 0°03'44\"E  
2691.03  
700.97

East line of the Southeast Quarter of Section 10, Township 31, Range 24.  
1953.65  
S. 0°07'25\"W  
497.42

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT No. 9  
NORTHDALE BOULEVARD (COUNTY STATE AID) HIGHWAY NO. 11  
NORTHDALE BOULEVARD (COUNTY STATE AID HWY. NO. 11)  
South line of the Southeast Quarter of the Southeast Quarter of Section 10, Township 31, Range 24.  
N. 89°21'46\"W



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

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

URBAN ENGINEERING, INC.  
—Engineers—  
—Surveyors—  
APRIL, 1978

Oct 30 1978  
Charles C. Johnson  
Auditor, Anoka County  
Edlen Battcher  
Deputy

KNOW ALL MEN BY THESE PRESENTS: That Sherbrook Company, a partnership under the laws of the State of Minnesota consisting of David O. Harris, Virgil C. Herrick and Robert Minder, owner and proprietor and The Central Northwestern National Bank of Minneapolis, a United States corporation, mortgagee and the Third Northwestern National Bank of Minneapolis, a United States corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota to wit:  
The Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter, Section 10, Township 31, Range 24 and the Northwest Quarter of the Southwest Quarter of Section 11, Township 31, Range 24, subject to a United Power Company easement, Northern States Power Company easement and a City of Coon Rapids easement;  
have caused the same to be surveyed and platted as SHERBROOK and do hereby donate and dedicate to the public for public use forever the Avenues, Boulevards, Circle, Lanes, Streets, and drainage and utility easements as shown on this plat. In witness whereof said Sherbrook Company has caused these presents to be signed by David O. Harris, Virgil C. Herrick and Robert Minder, partners, this 30th day of October, 1978 and in witness whereof said The Central 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 30th day of October, 1978 and in witness whereof said The Third 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 30th day of October, 1978.

SHERBROOK COMPANY, partnership  
David O. Harris, partner  
Virgil C. Herrick, partner  
Robert Minder, partner

THE CENTRAL NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS  
D. H. Hochstad, its Sec. Vice Pres and A. Bjork, its Comm. & Cash Officer

THE THIRD NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS  
Donald P. Johnson, its Pres and J. E. Bunnett, its Vice President

STATE OF MINNESOTA COUNTY OF ANOKA The foregoing instrument was acknowledged before me this 30th day of October, 1978 by David O. Harris, partner, Virgil C. Herrick, partner and Robert Minder, partner of Sherbrook Company, partnership under the laws of the State of Minnesota, on behalf of said partnership.

Edward S. Siffin  
Notary Public, Anoka County, Minnesota  
My Commission Expires \_\_\_\_\_

STATE OF MINNESOTA COUNTY OF RAMSEY The foregoing instrument was acknowledged before me this 30th day of October, 1978 by D. A. Hochstad, its Sec. Vice Pres and David A. Bjorkness, its Comm. Officer of The Central Northwestern National Bank of Minneapolis, a United States corporation, on behalf of the corporation.

Edward S. Siffin  
Notary Public, Ramsey County, Minnesota  
My Commission Expires \_\_\_\_\_

STATE OF MINNESOTA COUNTY OF RAMSEY The foregoing instrument was acknowledged before me this 30th day of October, 1978 by Donald P. Johnson, its Pres and J. E. Bunnett, its Vice President of The Third Northwestern National Bank of Minneapolis, a United States corporation, on behalf of the corporation.

Edward S. Siffin  
Notary Public, Ramsey County, Minnesota  
My Commission Expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the property described on this plat as SHERBROOK, 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.

Howard W. Rogers  
Howard W. Rogers, Land Surveyor  
Minnesota Registration No. 10945  
Glenn D. Hamilton  
Notary Public, Hennepin County, Minnesota  
My Commission Expires \_\_\_\_\_

STATE OF MINNESOTA COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 28th day of September, 1978 by Howard W. Rogers, Land Surveyor.

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of SHERBROOK at a regular meeting thereof held this 3rd day of October, 1978.

CITY COUNCIL OF COON RAPIDS, MINNESOTA  
By George J. Webb, Mayor  
By Betty Bell, Clerk

The plat of SHERBROOK was approved by the planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 17th day of November, 1977.

CITY OF COON RAPIDS, MINNESOTA  
By Donald D. Shaw, Chairman  
By William J. O'Leary, Clerk

Checked and approved this 30th day of October, 1978.  
Glenn W. Anderson  
Anoka County Surveyor

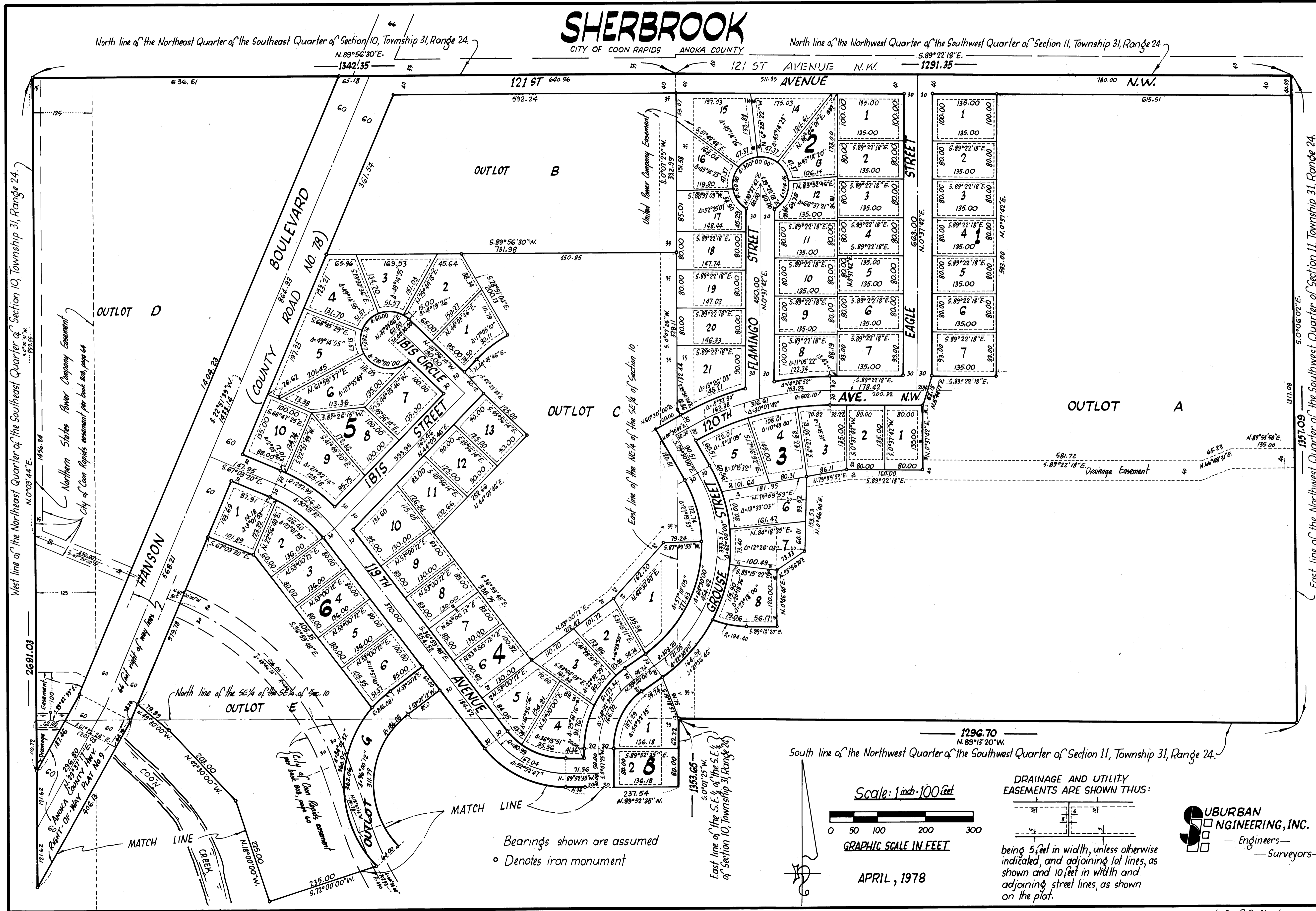
OFFICIAL PLAT

# SHERBROOK

CITY OF COON RAPIDS ANOKA COUNTY

North line of the Northeast Quarter of the Southeast Quarter of Section 10, Township 31, Range 24.

North line of the Northwest Quarter of the Southwest Quarter of Section 11, Township 31, Range 24.



West line of the Northeast Quarter of the Southeast Quarter of Section 10, Township 31, Range 24.

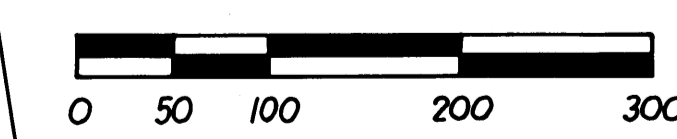
Northern States Power Company Easement  
City of Coon Rapids easement per book 800, page 64

East line of the NE 1/4 of the SE 1/4 of Section 10

East line of the Northwest Quarter of the Southwest Quarter of Section 11, Township 31, Range 24.

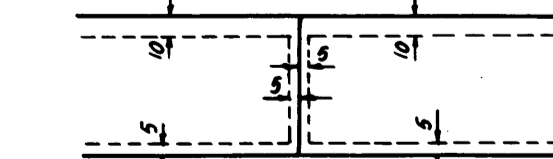
Bearings shown are assumed  
• Denotes iron monument

Scale: 1 inch = 100 feet



APRIL, 1978

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

**SUBURBAN ENGINEERING, INC.**  
— Engineers —  
— Surveyors —