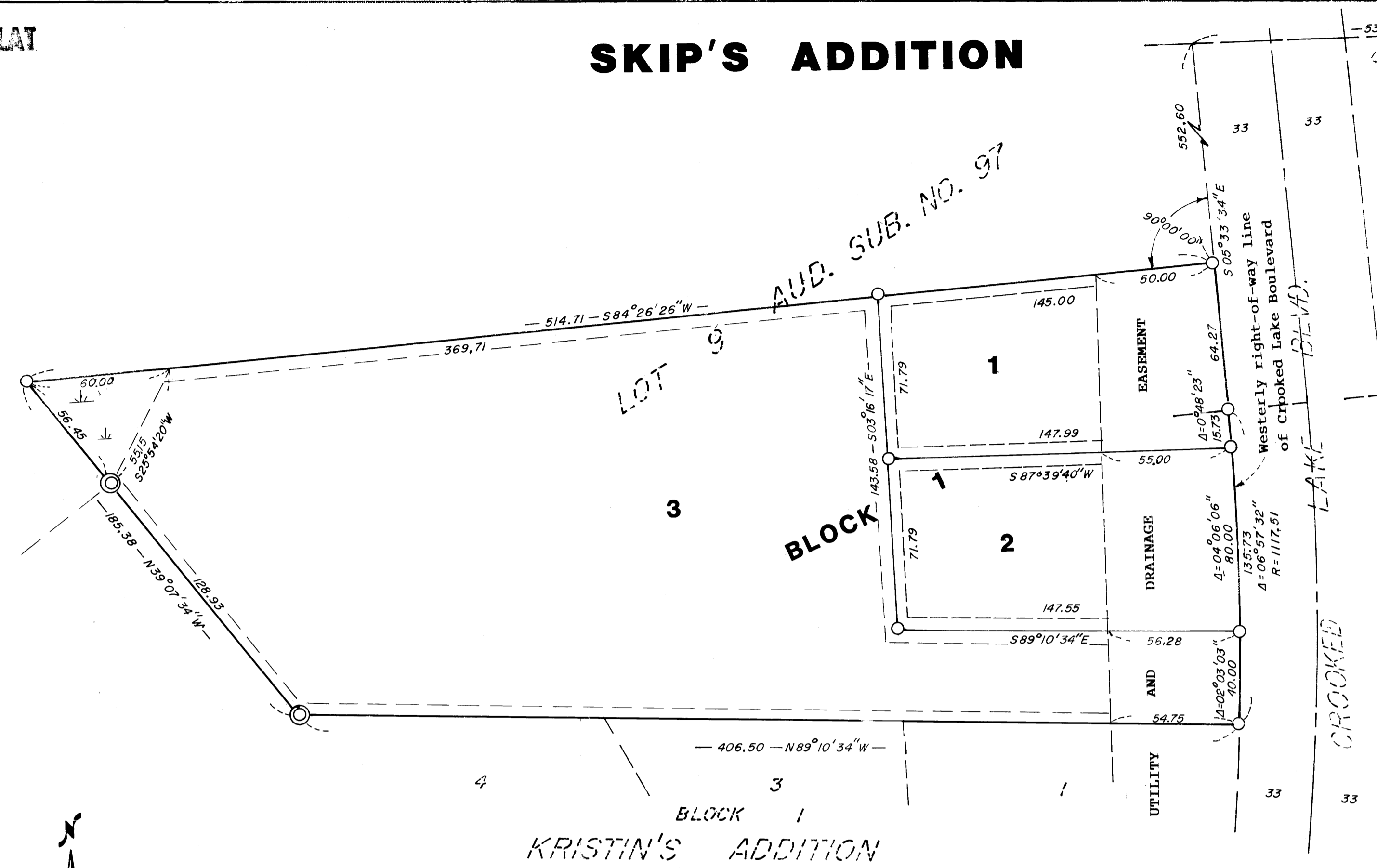


OFFICIAL PLAT

# SKIP'S ADDITION

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 4, T. 31, R. 24

BK 62  
Abst pg 6



KNOW ALL MEN BY THESE PRESENTS:

That Laverne L. Riebe and Kathleen A. Riebe, husband and wife, owners and proprietors of the following described property situated in the County of Anoka and State of Minnesota to-wit:

That part of Government Lot 3, Section 4, Township 31, Range 24, Anoka County, Minnesota described as follows: Commencing at the Northeast corner of said Government Lot 3; thence on an assumed bearing of South 88 degrees 03 minutes 35 seconds West, along the North line of said Government Lot 3, a distance of 536.15 feet to the intersection with the Westerly right-of-way of Crooked Lake Boulevard, said point being marked by a Judicial Landmark set pursuant to Torrens Case No. T-1733; thence South 05 degrees 33 minutes 34 seconds East, along said Westerly right-of-way line a distance of 552.60 feet to the actual point of beginning of the land to be described; thence continuing South 05 degrees 33 minutes 34 seconds East, along said Westerly right-of-way line a distance of 64.27 feet; thence Southerly along said Westerly right-of-way line on a tangential curve, concave to the West, radius of 1117.51 feet, central angle 06 degrees 57 minutes 32 seconds, a distance of 135.73 feet; thence North 89 degrees 10 minutes 34 seconds West a distance of 406.50 feet; thence North 39 degrees 07 minutes 34 seconds West a distance of 185.38 feet to its intersection with a line drawn at right angles to the Westerly line of said right-of-way from the actual point of beginning; thence North 84 degrees 26 minutes 26 seconds East a distance of 514.71 feet to the actual point of beginning.

Have caused the same to be surveyed and platted at SKIP'S ADDITION and do hereby donate and dedicate to the public use forever the easements for utility and drainage purposes as shown on the plat.

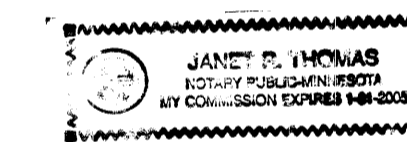
In witness whereof said Laverne L. Riebe and Kathleen A. Riebe, husband and wife, have hereunto set their hands this 8<sup>th</sup> day of January, 2001.

SIGNED:

*Laverne L. Riebe*  
Laverne L. Riebe  
*Kathleen A. Riebe*  
Kathleen A. Riebe

STATE OF MINNESOTA )  
COUNTY OF ANOKA ) ss

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of January, 2001 by Laverne L. Riebe and Kathleen A. Riebe, husband and wife.



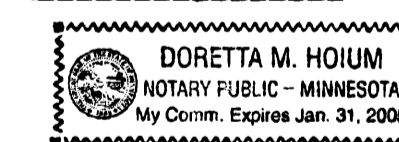
*Janet P. Thomas*  
Notary Public, Anoka County, Minnesota  
My commission expires 01-31-05

I, N. C. Hoium, hereby certify that I have surveyed and platted the land described in the dedication on the plat as SKIP'S ADDITION: that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wet land or public highways to be designated on said plat other than shown thereon.

*N. C. Hoium*  
N. C. Hoium, Land Surveyor  
Minnesota License No. 4427

STATE OF MINNESOTA )  
COUNTY OF ANOKA ) ss

Above surveyor's certificate was acknowledged before me this 7<sup>th</sup> day of JANUARY, 2002, by N. C. Hoium, Land Surveyor.

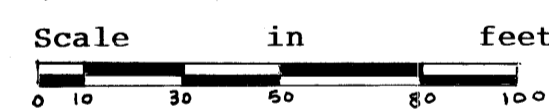


*Doretta M. Hoium*  
Notary Public, Anoka County, Minnesota  
My Commission expires JAN. 31, 2006

The foregoing plat of SKIP'S ADDITION was approved and accepted by the planning and zoning commission of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 18<sup>th</sup> day of October, 2001.

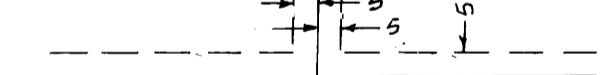
CITY PLANNING COMMISSION OF COON RAPIDS, MN  
by *Dorin M. Macue* Chairperson

SCALE: ONE INCH 40 FEET



○ Denotes 1/2 inch pipe set and marked RLS 4427

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (Not to scale)



Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, as shown on the plat

⊙ Denotes JUDICIAL LANDMARK

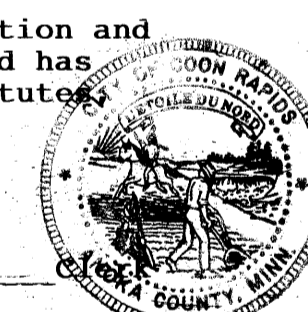
For the purposes of this plat the North line of Government Lot 3 is assumed to bear South 88 degrees 03 minutes 35 seconds West.

The foregoing plat of SKIP'S ADDITION was approved and accepted by the CITY COUNCIL of Coon Rapids, Minnesota at a regular meeting thereof held this 7<sup>th</sup> day of November, 2001. 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 Minnesota Statutes, Section 505.03, Subd. 2.

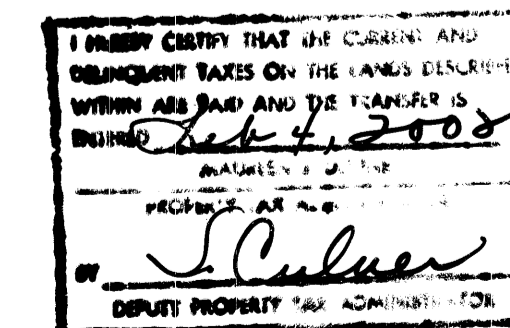
CITY COUNCIL OF COON RAPIDS, MINNESOTA  
By *Steve M. Cauley* Mayor by *Joan R. Anderson*

Checked and approved this 4<sup>th</sup> day of February, 2002.

*Larry D. Hoium*  
County Surveyor, Anoka County, Minnesota



Receipt # 2002013920 / \$ 185.00



1644337.0  
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 4<sup>th</sup> day of Feb, 2002  
at 2:25 o'clock P.M., and was duly recorded in book 62, page 6  
*Maureen J. Devine*  
County Recorder  
by BMT