

SPRINGBROOK COVE

City of Coon Rapids, Anoka County, Mn.

KNOW ALL MEN BY THESE PRESENTS: That Shamrock Development, Inc. a Minnesota corporation, fee owner of the following described properties situated in the State of Minnesota, County of Anoka, to-wit:

Lots 1, 2 and 3, Block 2; Outlot B; Burlington Northern Industrial Park Number One Plat A, according to the plat on file in the Office of the Registrar of Titles, Anoka County, Minnesota.

And, that part of the fractional Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Three (3), Township Thirty (30), Range Twenty-four (24) lying Southwesterly of a line parallel with and distant 50 feet Southwesterly, measured at right angles, from the center line of main track of the Railway of the St. Paul, Minneapolis & Manitoba Railway Company (changed to Great Northern Railway Company, and further changed to Burlington Northern Railroad Company) as originally located and constructed; also

That part of the fractional Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of said Section Three (3), Township Thirty (30), Range Twenty-four (24) lying Southwesterly of a line parallel with and distant 50 feet Southwesterly, measured at right angles, from said center line of main tract as originally located and constructed;

Said center line of main track of the Railway of the St. Paul, Minneapolis & Manitoba Railway Company (changed to Great Northern Railway Company, and further changed to Burlington Northern Railroad Company) as originally located and constructed is described as follows:

Beginning at a point in the South line of said Section 3, distant 1010 feet West, measured along said South line, from the Southeast corner of said Section 3; thence Northwesterly in a straight line through a point in the North line of said Section 3, distant 780 feet West, measured along said North line, from the South Quarter corner of Section 36, Township 31 North, Range 24 West, Fourth Principal Meridian for 6800 feet to the end of this description.

EXCEPTING THEREFROM that part now platted as Lots 1, 2, and 3, Block 2, and Outlot B, Burlington Northern Industrial Park Number One Plat A, according to the plat on file in the Office of the Registrar of Titles, Anoka County, Minnesota.

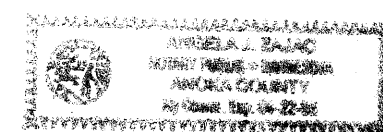
Have caused the same to be surveyed and platted as SPRINGBROOK COVE, and do hereby donate and dedicate to the public for the public use forever the Thoroughfares and cul-de-sacs as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 27th day of March, 1992.

SHAMROCK DEVELOPMENT, INC.

By: James M. Stanton, James M. Stanton, as President

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 27th day of March, 1992 by James M. Stanton, President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.



Angela Boyce, Notary Public Anoka County, Minnesota
My commission expires: 4-22-93

I hereby certify that I have surveyed and platted the property described in this plat as SPRINGBROOK COVE 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.

Lynn P. Caswell
Lynn P. Caswell, Land Surveyor
Minnesota Registration No. 13057

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 24th day of March, 1992 by Lynn P. Caswell, Land Surveyor.



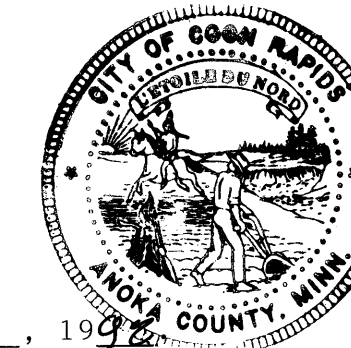
Angela Boyce, Notary Public Anoka County, Minnesota
My commission expires: April 22, 1993

Annexed plat of SPRINGBROOK COVE was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 20th day of February, 1992.

By: Debra M. Nause, Chairman

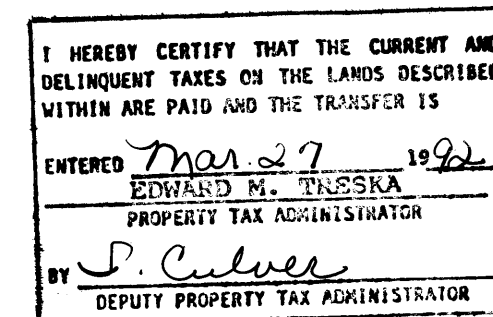
Annexed plat of SPRINGBROOK COVE was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 4th day of March, 1992. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by 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, Subdivision 2.

By: W. Murray & Thompson, Mayor
Attest: Betty Bracker, CRP, Clerk



This plat has been checked and approved this 27th day of March, 1992.

Wolfgang D. Anselm, Anoka County Surveyor



217407

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 27th day of March, A.D. 1992 at 3 o'clock P.M.
Handwritten Signature
Registrar of Titles

JOHN OLIVER & ASSOCIATES, INC.

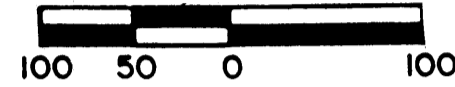
922 Main Street
Ely River, Minnesota 55330
(612) 441-2072

Land Surveying
Subdivision Design
Site Planning

JOHN OLIVER & ASSOCIATES, INC.

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Elk River, Minnesota 55330
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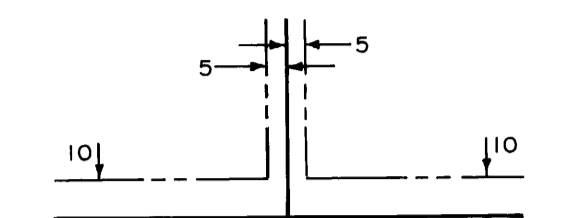
Land Surveying
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City of Coon Rapids, Anoka County, Mn.

Drainage and Utility Easements are shown
thus:



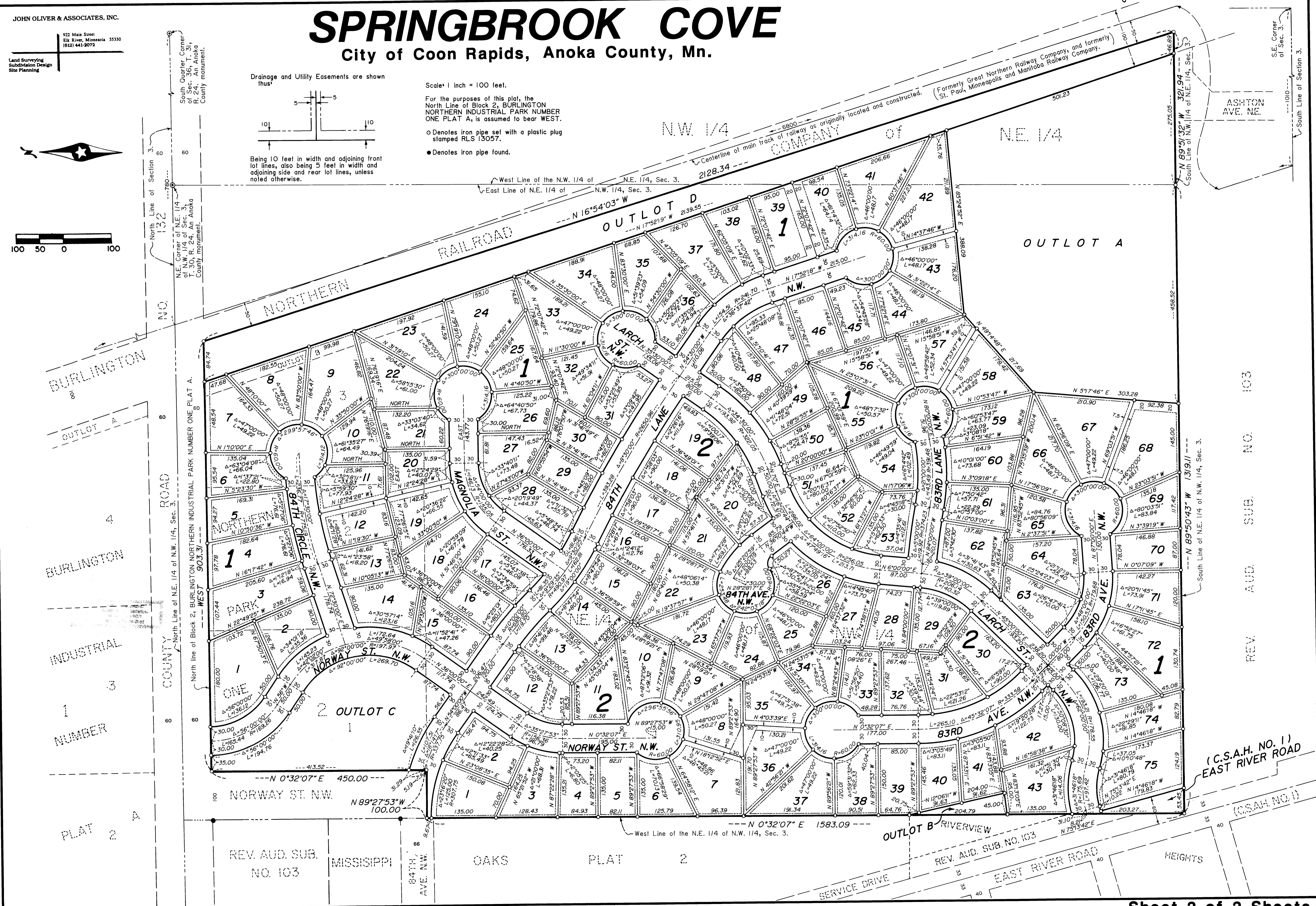
Being 10 feet in width and adjoining front
lot lines, also being 5 feet in width and
adjoining side and rear lot lines, unless
noted otherwise.

Scale: 1 inch = 100 feet.

For the purposes of this plat, the
North Line of Block 2, BURLINGTON
NORTHERN INDUSTRIAL PARK NUMBER
ONE PLAT A, is assumed to bear WEST.

○ Denotes iron pipe set with a plastic cap
stamped RLS 13057.

● Denotes iron pipe found.



BURLINGTON
8

OUTLOT A

BURLINGTON
4

INDUSTRIAL
3

NUMBER
1

PLAT 2
A

REV. AUD. SUB.
NO. 103

MISSISSIPPI

OAKS

PLAT 2

OUTLOT B RIVERVIEW

REV. AUD. SUB. NO. 103

EAST RIVER ROAD

HEIGHTS

(C.S.A.H. NO. 1)
EAST RIVER ROAD

(C.S.A.H. NO. 1)