

# SUITE LIVING OF COON RAPIDS

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 25, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Diversified Equity Holdings, LLP, a Minnesota Limited Liability Partnership, owner of the following described property:

All of Lots 1 and 2, Block 1, CROSSROAD ADDITION and all of Outlot A and service drive now vacated lying between Outlot A and Lots 1 and 2, Block 1, CROSSROAD ADDITION.

Except Parcel 20, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 100, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder and Registrar of Titles, Anoka County, Minnesota.

AND

That part of Lot 3, Block 1, CROSSROAD ADDITION except that part of said Lot 3 lying southwesterly of the following described line:

Commencing at a point on the west line of said Lot 3, said point being 209.61 feet south from the northwest corner of said Lot 3, thence in a southeasterly direction and parallel with the northeasterly line of Block 1, CROSSROAD ADDITION, a distance of 715.90 feet, more or less, to the northwesterly right of way of Foley Boulevard and there terminating, Anoka County, Minnesota.

Except Parcel 20A, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 100, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder and Registrar of Titles, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as SUITE LIVING OF COON RAPIDS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Diversified Equity Holdings, LLP, a Minnesota Limited Liability Partnership, has caused these presents to be signed by its proper partner this 18<sup>th</sup> day of April, 2024.

Diversified Equity Holdings, LLP,

By: Jonathan Zurek Its: Partner

Jonathan Zurek (Print Name)

STATE OF Minnesota COUNTY OF Anoka

This instrument was acknowledged before me this 18 day of April, 2024 by Jonathan Zurek

Partner of Diversified Equity Holdings, LLP, a Minnesota Limited Liability Partnership, on behalf of the partnership.

Michelle Wendell Notary Public, Signature

Michelle Wendell Notary Public, Printed Name

My Commission Expires: January 31, 2029

Notary Public Anoka County, Minnesota

### SURVEYORS CERTIFICATE

I, Rory L. Synstallen do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 18<sup>th</sup> day of APRIL, 2024

Rory L. Synstallen, Licensed Land Surveyor  
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF Ramsay  
This instrument was acknowledged before me this 18<sup>th</sup> day of April, 2024 by Rory L. Synstallen.

Cody E. Johnson Notary Public, Signature

Cody E. Johnson Notary Public, Printed Name

My Commission Expires: January 31, 2027

Notary Public Ramsay County, Minnesota

### COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this 16<sup>th</sup> day of November, 2023, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of SUITE LIVING OF COON RAPIDS.

Planning Commission, City of Coon Rapids, Minnesota

Wayne Schmitt  
Chairperson

CITY COUNCIL  
City Council, City of Coon Rapids, Minnesota

This plat of SUITE LIVING OF COON RAPIDS was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 5<sup>th</sup> day of December, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By: Craig Koch Mayor  
Jean Lemmeier Clerk

### COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 30<sup>th</sup> day of April, 2024.

By: David M. Ziegler  
David M. Ziegler  
Anoka County Surveyor

### COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 30<sup>th</sup> day of April, 2024.

By: Pamela J. LeBlanc Property Tax Administrator  
By: Rose A. Tendoh Deputy

### COUNTY RECORDER/REGISTRAR OF TITLES

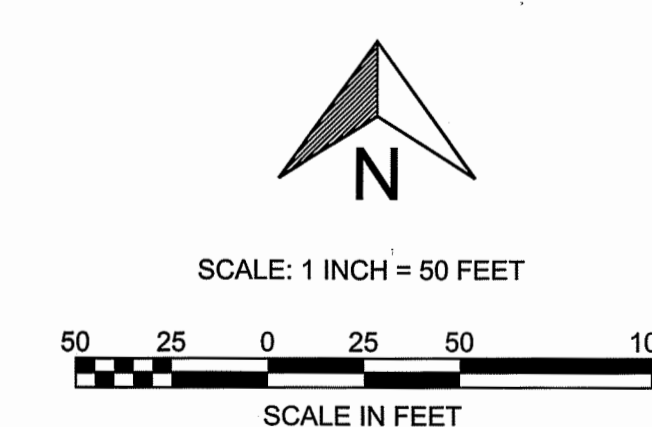
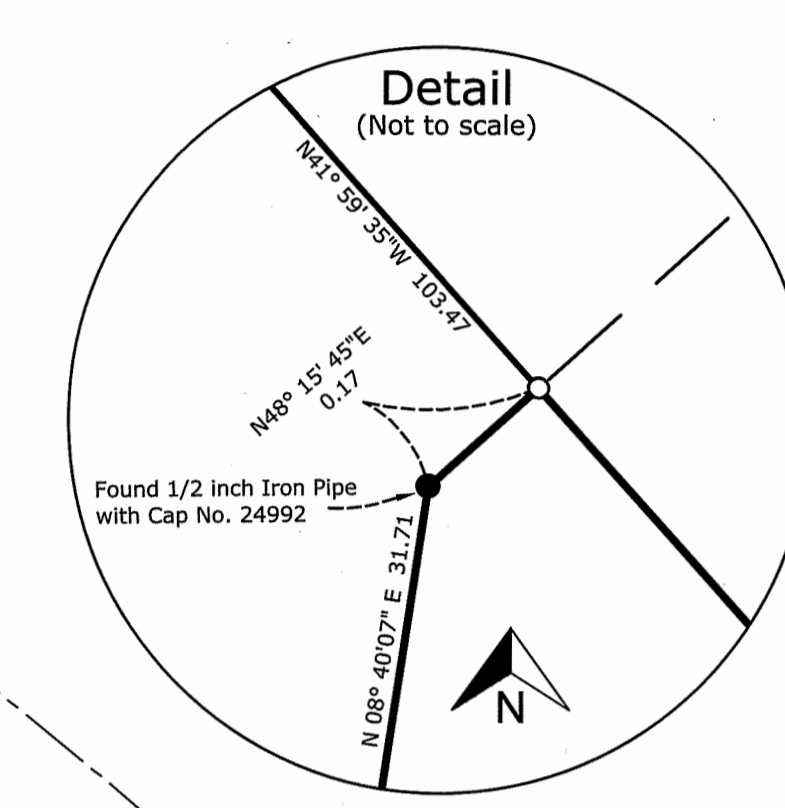
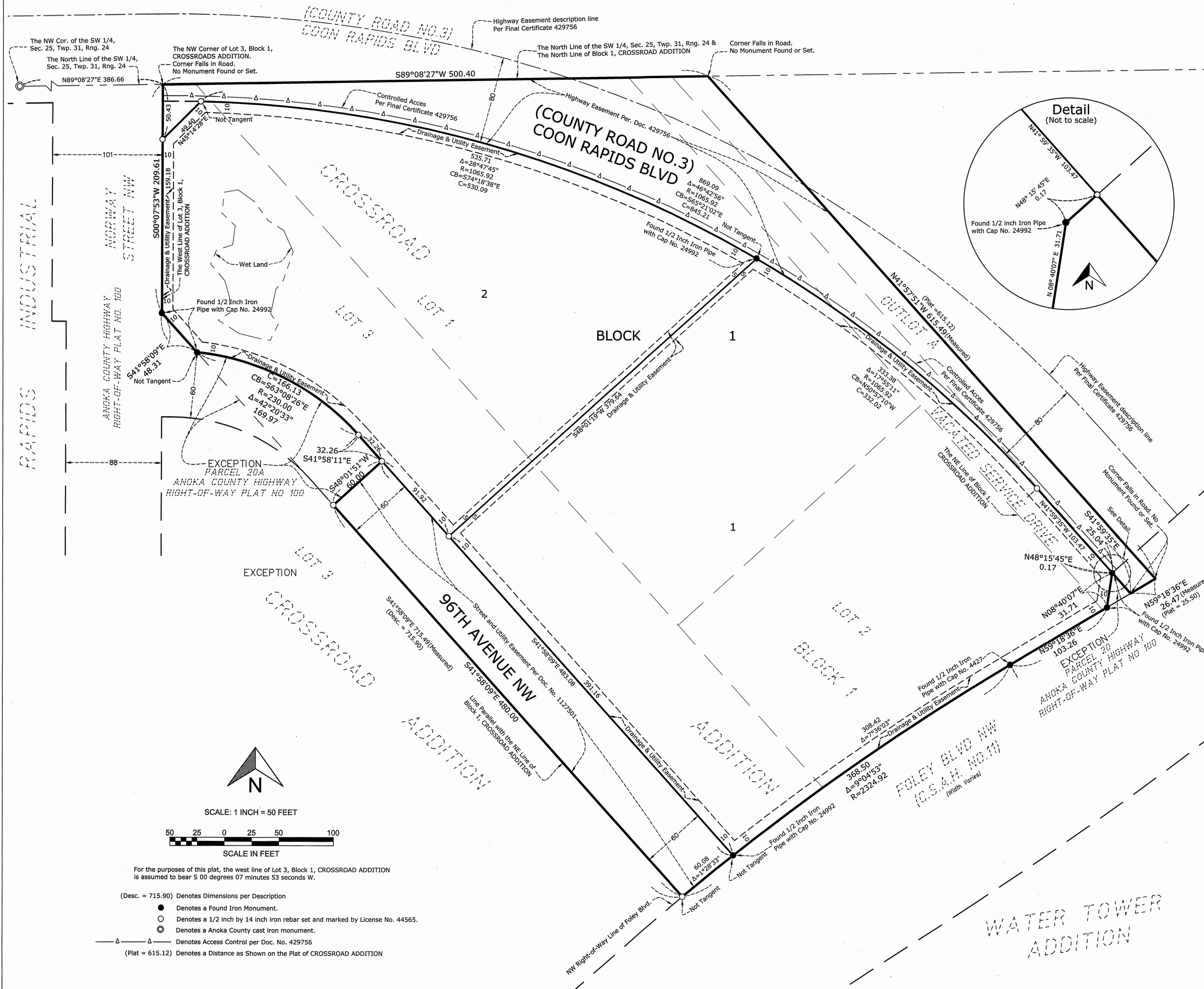
I hereby certify that this plat of SUITE LIVING OF COON RAPIDS was filed in the Office of the County Recorder/Registrar of Titles for public record on this 20<sup>th</sup> day of April, 2024 at 12:23 o'clock P.M. and was duly recorded as

Document Number 2412744-002

By: Pamela J. LeBlanc County Recorder/Registrar of Titles  
By: Rose A. Tendoh Deputy



\$56.00



For the purposes of this plat, the west line of Lot 3, Block 1, CROSSROAD ADDITION is assumed to bear S 00 degrees 07 minutes 53 seconds W.  
(Desc. = 715.90) Denotes Dimensions per Description  
● Denotes a Found Iron Monument.  
○ Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565.  
⊙ Denotes a Anoka County cast iron monument.  
—△— Denotes Access Control per Doc. No. 429756  
(Plat = 615.12) Denotes a Distance as Shown on the Plat of CROSSROAD ADDITION