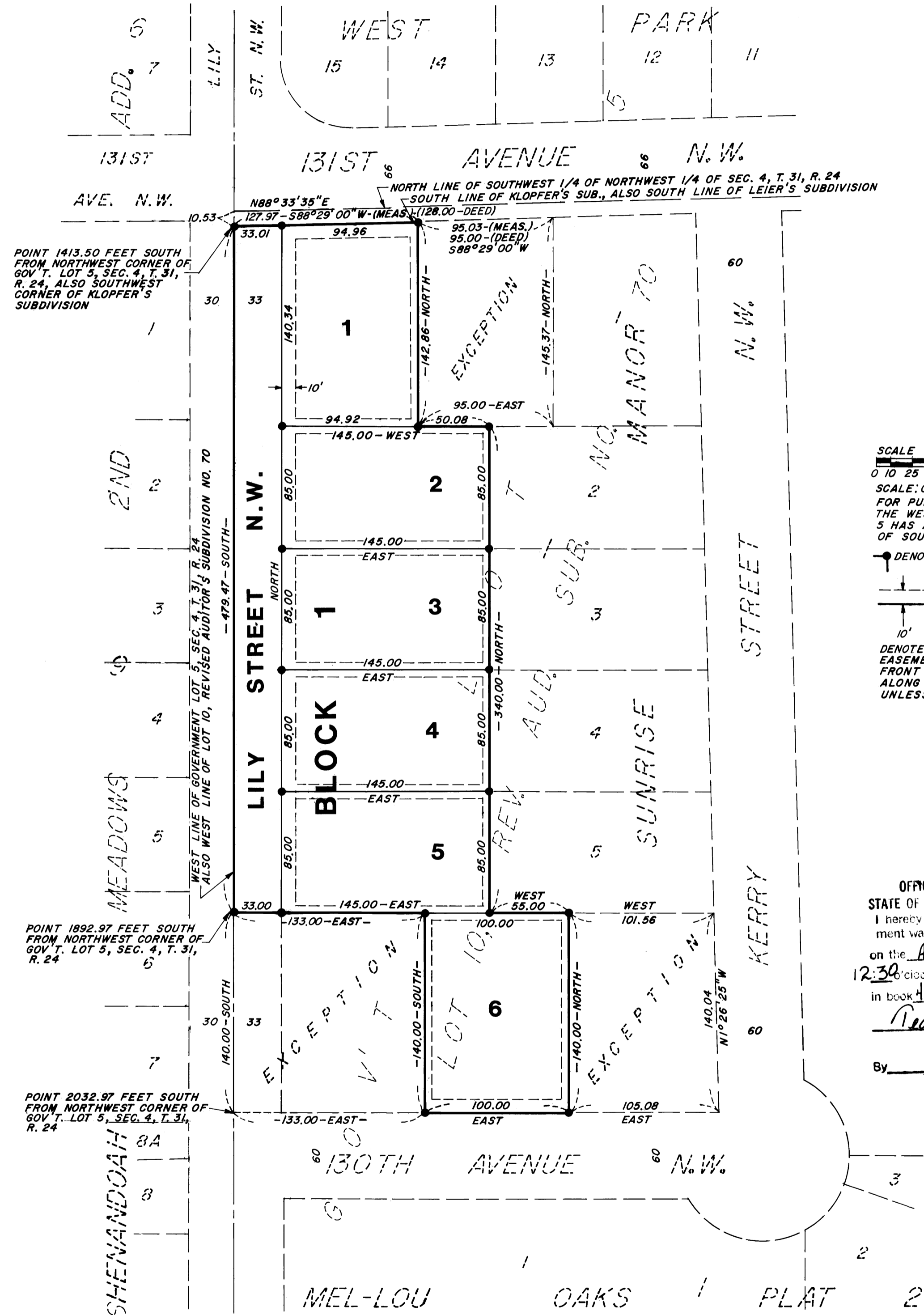


# SUNRISE MANOR SECOND ADDITION



POINT 1413.50 FEET SOUTH FROM NORTHWEST CORNER OF GOV. T. LOT 5, SEC. 4, T. 31, R. 24, ALSO SOUTHWEST CORNER OF KLOPPER'S SUBDIVISION

POINT 1892.97 FEET SOUTH FROM NORTHWEST CORNER OF GOV. T. LOT 5, SEC. 4, T. 31, R. 24

POINT 2032.97 FEET SOUTH FROM NORTHWEST CORNER OF GOV. T. LOT 5, SEC. 4, T. 31, R. 24

SCALE IN FEET  
0 10 25 50 75 100  
SCALE: ONE INCH = 60 FEET  
FOR PURPOSES OF THIS PLAT THE WEST LINE OF GOV. T. LOT 5 HAS AN ASSUMED BEARING OF SOUTH  
↑ DENOTES IRON MONUMENT  
↑ DENOTES UTILITY AND DRAINAGE EASEMENT BEING 10 FEET ALONG FRONT LOT LINES AND 5 FEET ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED

975848

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 APR 24 AD, 1992  
12:30 o'clock P. M. and was duly recorded in book 44 of plats page 28  
*Red J. Omdahl*  
County Recorder  
By *Suzanne Kay Ege*  
Deputy

KNOW ALL MEN BY THESE PRESENTS: THAT SUNRISE/ JOHNSON FAMILY PARTNERSHIP, A MINNESOTA PARTNERSHIP, OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE STATE OF MINNESOTA AND COUNTY OF ANOKA, TO-WIT:

ALL THAT PART OF LOT 10, REVISED AUDITOR'S SUBDIVISION NO. 70 LYING WEST OF KERRY STREET AS PLATTED, EXCEPT THAT PORTION OF SAID LOT 10 WHICH HAS BEEN PLATTED AS SUNRISE MANOR, AS SAID PLAT IS ON FILE AND OF RECORD IN THE COUNTY RECORDER'S OFFICE. ALSO EXCEPT THAT PART OF GOVERNMENT LOT 5, IN SECTION 4, TOWNSHIP 31, RANGE 24, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 5 DISTANT 1413.50 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5, SAID POINT BEING THE SOUTHWEST CORNER OF MAP OF KLOPPER'S SUBDIVISION OF NORTH 16 ACRES OF LOT 5, SECTION 4, TOWNSHIP 31, RANGE 24, IN ANOKA COUNTY, MINNESOTA; THENCE NORTH 88°29' EAST ALONG THE SAID SOUTH LINE OF KLOPPER'S SUBDIVISION, A DISTANCE OF 128 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREBY DESCRIBED; THENCE DUE SOUTH A DISTANCE OF 142.86 FEET; THENCE DUE EAST A DISTANCE OF 95 FEET; THENCE DUE NORTH, A DISTANCE OF 145.37 FEET TO THE SOUTH LINE OF KLOPPER'S SUBDIVISION; THENCE SOUTH 88°29' WEST ALONG THE SAID SOUTH LINE OF KLOPPER'S SUBDIVISION A DISTANCE OF 95 FEET TO THE ACTUAL POINT OF BEGINNING, BEING A PART OF LOT 10, REVISED AUDITOR'S SUBDIVISION NO. 70.

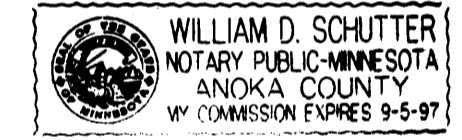
ALSO EXCEPT THAT PART OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 31, RANGE 24 WEST, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 5, DISTANT 2032.97 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE EAST ON A LINE HAVING A BEARING OF EAST AND WEST, A DISTANCE OF 233.0 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREBY DESCRIBED; THENCE CONTINUING ON SAID LINE HAVING A BEARING OF EAST AND WEST, A DISTANCE OF 105.08 FEET; THENCE NORTH 1°26'25" WEST, A DISTANCE OF 140.04 FEET; THENCE WEST ON A LINE HAVING A BEARING OF EAST AND WEST, A DISTANCE OF 101.56 FEET; THENCE SOUTH ON A LINE HAVING A BEARING OF NORTH AND SOUTH, A DISTANCE OF 140 FEET TO THE ACTUAL POINT OF BEGINNING.

ALSO EXCEPT THAT PART OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 31, RANGE 24 WEST, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 5, DISTANT 1892.97 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 140 FEET; THENCE DUE EAST, A DISTANCE OF 133 FEET; THENCE DUE NORTH, A DISTANCE OF 140 FEET; THENCE DUE WEST, A DISTANCE OF 133 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS A PART OF LOT 10, REVISED AUDITOR'S SUBDIVISION NO. 70, ANOKA COUNTY, MINNESOTA

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SUNRISE MANOR SECOND ADDITION AND DO HEREBY DEDICATE THE STREET AND UTILITY EASEMENTS AS SHOWN ON THE PLAT. IN TESTIMONY WHEREOF ARLENE M. TESCH, A PARTNER, HAS HERETO SET HER HAND AND SEAL ON THIS 4th DAY OF March, 1992.

SUNRISE/ JOHNSON FAMILY PARTNERSHIP  
*Arlene M. Tesch*  
ARLENE M. TESCH, A PARTNER

STATE OF MINNESOTA )  
COUNTY OF ANOKA ) ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF MARCH, 1992 BY ARLENE M. TESCH, A PARTNER, OF SUNRISE/ JOHNSON FAMILY PARTNERSHIP, A MINNESOTA PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

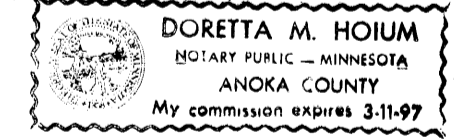


*William D. Schutter*  
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA  
MY COMMISSION EXPIRES 9-5-97

I, N. C. HOIUM, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THE PLAT AS SUNRISE MANOR SECOND 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 LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN SHOWN THEREON.

*N. C. Hoium*  
N. C. HOIUM, LAND SURVEYOR  
MINNESOTA REGISTRATION NO. 4427

STATE OF MINNESOTA )  
COUNTY OF ANOKA ) ss  
ABOVE SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF MARCH, 1992 BY N. C. HOIUM, LAND SURVEYOR.



*Doretta M. Hoium*  
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA  
MY COMMISSION EXPIRES 3-11-97

THE ANNEXED PLAT OF SUNRISE MANOR SECOND ADDITION WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA AT A REGULAR MEETING THEREOF HELD THIS 20th DAY OF June, 1991.

BY *William F. Thompson* Vice Chairman  
BY *Betty Backes, Corl* Clerk

WE HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA, DULY ACCEPTED AND APPROVED THE ANNEXED PLAT OF SUNRISE MANOR SECOND ADDITION AT A REGULAR MEETING THEREOF HELD THIS 17th DAY OF April, 1992.

CHECKED AND APPROVED THIS 23rd DAY OF APRIL, 1992.

*Merlyn D. Anderson*  
COUNTY SURVEYOR, ANOKA COUNTY, MINNESOTA  
by *Larry D. Hoium* deputy

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS  
ENTERED Apr 24 1992  
*Edward M. Hruska*  
PROPERTY TAX ADMINISTRATOR  
BY *L. Culver*  
DEPUTY PROPERTY TAX ADMINISTRATOR

