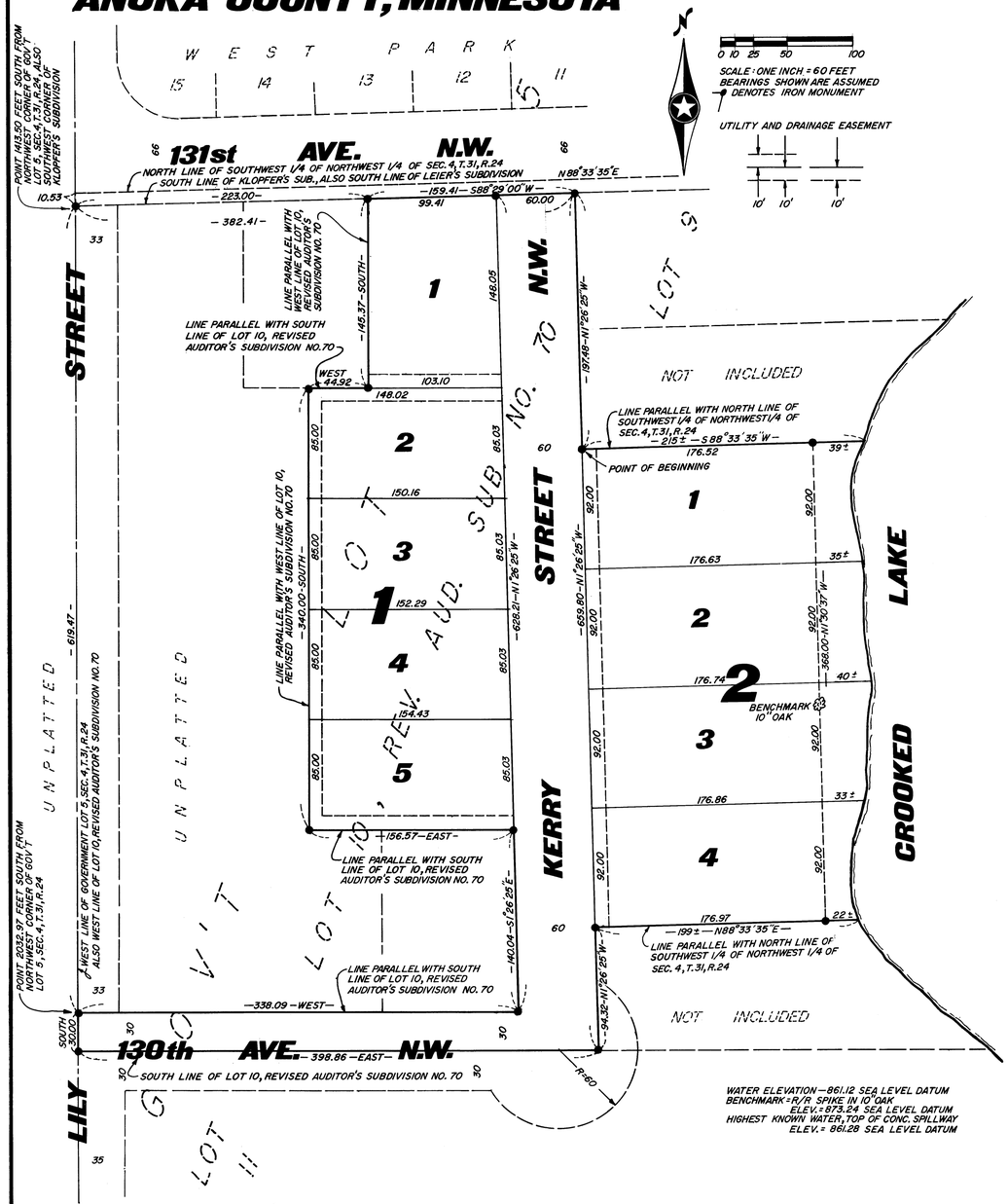
SUNRISE MANOR
CITY OF COON RAPIDS
ANOKA COUNTY, MINNESOTA



N.C.HOIUM & ASSOCIATES, INC.
LAND SURVEYORS

KNOW ALL MEN BY THESE PRESENTS: THAT EMILY T. JOHNSON, A WIDOW, FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE STATE OF MINNESOTA AND COUNTY OF ANOKA TO-WIT:

THAT PART OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 31, RANGE 24, ANOKA COUNTY, MINNESOTA DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 5, SAID WEST LINE HAVING AN ASSUMED BEARING OF DUE NORTH AND SOUTH, DISTANT 1413.50 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5, SAID POINT BEING THE SOUTHWEST CORNER OF MAP OF KLOPFER'S SUBDIVISION OF N. 16 ACRES OF LOT 5, SECTION 4, T. 31, R. 24 ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR ANOKA COUNTY, MINNESOTA; THENCE NORTH 88 DEGREES, 29 MINUTES, 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID KLOPFER'S SUBDIVISION A DISTANCE OF 382.41 FEET; THENCE SOUTH 01 DEGREES, 26 MINUTES, 25 SECONDS EAST A DISTANCE OF 197.48 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREBY DESCRIBED; THENCE NORTH 01 DEGREES, 26 MINUTES, 25 SECONDS WEST A DISTANCE OF 197.48 FEET TO THE SOUTH LINE OF SAID KLOPFER'S SUBDIVISION; THENCE SOUTH 88 DEGREES, 29 MINUTES, 00 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 159.41 FEET; THENCE DUE SOUTH A DISTANCE OF 145.37 FEET; THENCE DUE WEST A DISTANCE OF 44.92 FEET; THENCE DUE SOUTH A DISTANCE OF 340 FEET; THENCE DUE EAST A DISTANCE OF 156.57 FEET; THENCE SOUTH 01 DEGREES, 26 MINUTES, 25 SECONDS EAST A DISTANCE OF 140.04 FEET; THENCE DUE WEST A DISTANCE OF 338.09 FEET, MORE OR LESS, TO 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 DUE SOUTH ALONG SAID WEST LINE OF GOVERNMENT LOT 5 A DISTANCE OF 30 FEET; THENCE DUE EAST A DISTANCE OF 398.86 FEET; THENCE NORTH 01 DEGREES, 26 MINUTES, 25 SECONDS WEST A DISTANCE OF 94.32 FEET; THENCE NORTH 88 DEGREES, 33 MINUTES, 35 SECONDS EAST A DISTANCE OF 199 FEET, MORE OR LESS, TO THE SHORELINE OF CROOKED LAKE; THENCE NORTHERLY ALONG SAID SHORELINE A DISTANCE OF 368 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE BEARING NORTH 88 DEGREES, 33 MINUTES, 35 SECONDS EAST AND DRAWN FROM THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 33 MINUTES, 35 SECONDS WEST A DISTANCE OF 215 FEET, MORE OR LESS, TO THE ACTUAL POINT OF BEGINNING.
ALSO KNOWN AS 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 AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREET AND AVENUE AS SHOWN ON THE PLAT. ALSO DEDICATING THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT. IN WITNESS WHEREOF EMILY T. JOHNSON, A WIDOW, HAS HEREUNTO SET HER HAND AND SEAL ON THIS 22ND DAY OF JULY A.D. 1976.

Emily T. Johnson
EMILY T. JOHNSON

STATE OF MINNESOTA)ss
COUNTY OF ANOKA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF JULY A.D. 1976 BY EMILY T. JOHNSON, A WIDOW.

LARRY D. HOIUM
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Sep. 25, 1981

Larry D. Hoium
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THE PLAT AS SUNRISE MANOR; THAT THE PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND DECIMALS 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 ARE SHOWN THEREON.

N. C. Hoium
REGISTERED LAND SURVEYOR, MINN. REG. NO. 4427

STATE OF MINNESOTA)ss
COUNTY OF ANOKA)
ABOVE SURVEYOR'S CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, ON THIS 21 DAY OF JULY A.D. 1976.

LARRY D. HOIUM
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Sep. 25, 1981

Larry D. Hoium
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

THE ANNEXED PLAT OF SUNRISE MANOR WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA AT A REGULAR MEETING THEREOF HELD THIS 15th DAY OF June A.D. 1976.

BY Donald W. Olson CHAIRMAN BY William J. McLean Jr. SECRETARY

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 AT A REGULAR MEETING THEREOF HELD THIS 17th DAY OF August A.D. 1976.

BY George J. Kuhlt MAYOR BY Betty Bell CLERK

CHECKED AND APPROVED THIS 8th DAY OF March A.D. 1977.

Roland W. Anderson
COUNTY SURVEYOR, ANOKA COUNTY, MINNESOTA

463675

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 MAR 9 1977 A.D. 19____ 2:15 o'clock P.M., and was duly recorded in book 22 of Land page 10

Ted J. Grudem
County Recorder
By Lee Hallman
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
March 9 1977
Charles R. Rydell
Auditor, Anoka County
BY J. Olson
Deputy