

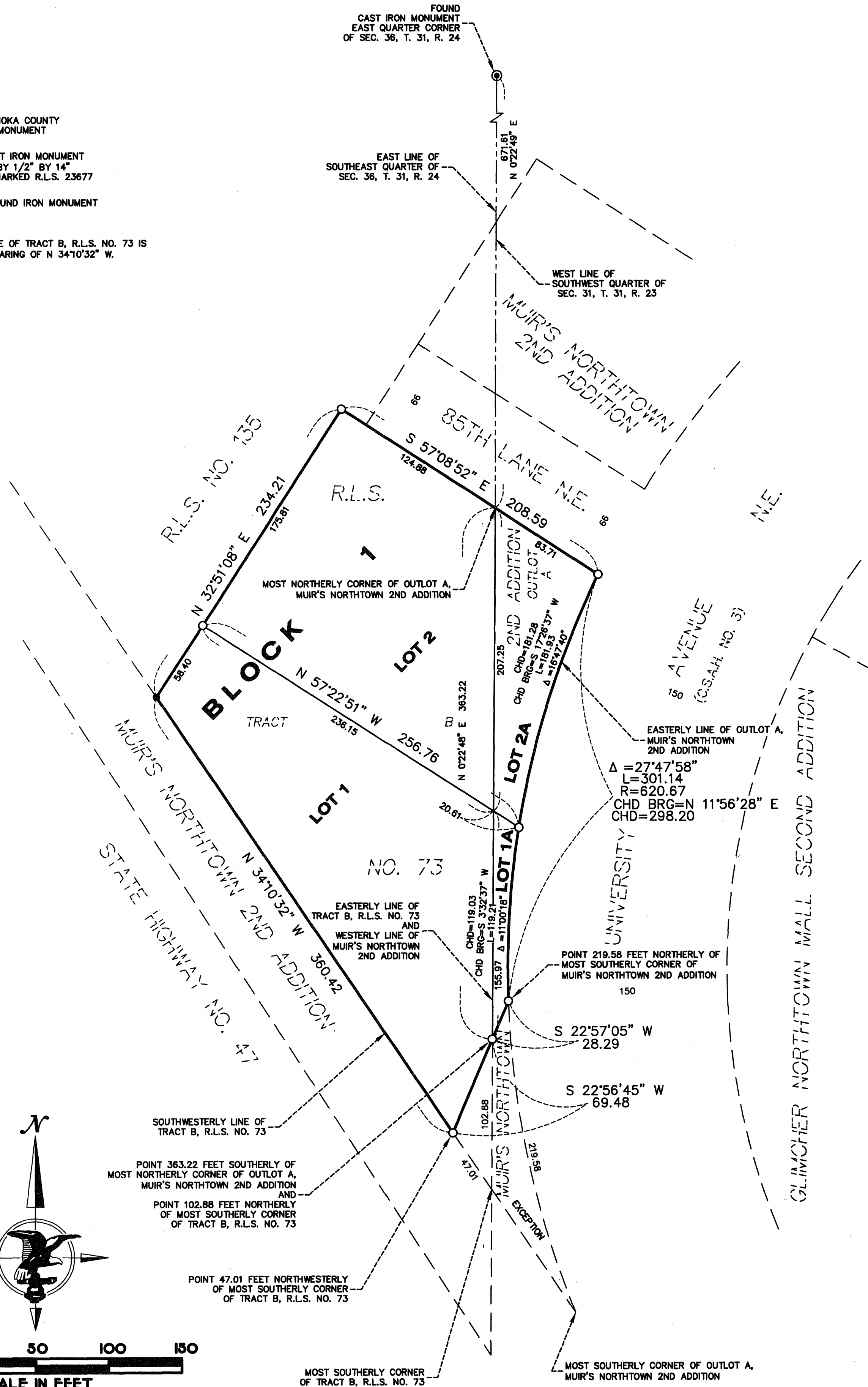
# TYLER ADDITION

Book 77 ABST Pg 47

CITY OF BLAINE  
CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 31, TWP. 31, RNG. 23  
SEC. 36, TWP. 31, RNG. 24

- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES SET IRON MONUMENT EVIDENCED BY 1/2" BY 14" IRON PIPE MARKED R.L.S. 23677
- DENOTES FOUND IRON MONUMENT

THE SOUTHWESTERLY LINE OF TRACT B, R.L.S. NO. 73 IS ASSUMED TO HAVE A BEARING OF N 34°10'32" W.



SCALE IN FEET  
Scale: 1 Inch = 50 Feet

KNOW ALL PERSONS BY THESE PRESENTS: That Duane Tyler Nordlund, a single person, as to an undivided 33.333% interest; W. Scott Burns and Lisa Knox Burns, Trustees of the Burns Family 2006 Trust U/D/T, dated June 9, 2006, as to an undivided 66.667% interest, owners of the following described property:

The registered portion is described as:  
All that part of Tract B, REGISTERED LAND SURVEY NO. 73, which lies northerly of the following described line and its extensions: Beginning at a point on the southwesterly line of said Tract B distant 47.01 feet northwesterly from the most southerly corner of said Tract B, as measured along said southwesterly line; thence northeasterly to a point on the easterly line of said Tract B distant 102.88 feet northerly from said most southerly corner of Tract B, as measured along said easterly line and there terminating.  
The abstract portion is described as:  
Outlot A, MUIR'S NORTHTOWN 2ND ADDITION, except that part which lies southerly of the following described line and its extensions: Beginning at a point on the westerly line of said Outlot A distant 363.22 feet southerly from the most northerly corner of said Outlot A, as measured along said westerly line; thence northeasterly to a point on the easterly line of said Outlot A distant 219.58 feet northerly from the most southerly corner of Outlot A, as measured along said easterly line, and there terminating.

Have caused the same to be surveyed and platted as TYLER ADDITION.

In witness whereof said Duane Tyler Nordlund, a single person, has hereunto set his hand this 25 day of October, 2014.

Duane Tyler Nordlund  
Duane Tyler Nordlund  
STATE OF MINNESOTA  
COUNTY OF California

This instrument was acknowledged before me on 25 day of October, 2014 by Duane Tyler Nordlund, a single person.

C. Estrada  
Notary Public, California  
My Commission Expires: 11/8/18

In witness whereof said W. Scott Burns and Lisa Knox Burns, Trustees of the Burns Family 2006 Trust U/D/T, dated June 9, 2006, have hereunto set their hands this 25<sup>th</sup> day of October, 2014.

W. Scott Burns Lisa Knox Burns  
Trustee of the Burns Family 2006 Trust U/D/T dated June 9, 2006  
Trustee of the Burns Family 2006 Trust U/D/T dated June 9, 2006

Alfonso Santa Barbara  
STATE OF MINNESOTA  
COUNTY OF California

This instrument was acknowledged before me on 25 day of October, 2014 by W. Scott Burns and Lisa Knox Burns, Trustees of the Burns Family 2006 Trust U/D/T, dated June 9, 2006.

C. Estrada  
Notary Public, California  
My Commission Expires: 11/8/18

I, Thomas E. Hodorff 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 22<sup>nd</sup> day of October, 2014.

Thomas E. Hodorff  
Thomas E. Hodorff, Licensed Land Surveyor  
Minnesota License No. 23677

STATE OF MINNESOTA  
COUNTY OF Minnesota

This instrument was acknowledged before me on 22 day of October, 2014 by Thomas E. Hodorff.

Allison Ludvigson  
Notary Public, Minnesota  
My Commission Expires: 12/31/2016

City Council, City of Blaine, Minnesota  
This plat of TYLER ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 7<sup>th</sup> day of August, 2014, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota  
By: [Signature] Mayor  
By: [Signature] Clerk

Coon Rapids Planning Commission  
Be it known that at a meeting held on this 21<sup>st</sup> day of NOV, 2014, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of TYLER ADDITION.

Planning Commission, City of Coon Rapids, Minnesota  
By: [Signature] Chairman  
By: [Signature] Secretary

City Council, City of Coon Rapids, Minnesota  
This plat of TYLER ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 2<sup>nd</sup> day of SEPT, 2014, 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: [Signature] Mayor  
By: [Signature] 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 11<sup>th</sup> day of December, 2014.

By: Larry D. Holm Anoka County Surveyor  
Larry D. Holm

County Auditor/Treasurer  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2014 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 14<sup>th</sup> day of December, 2014.

Jonell M. Sawyer By: GKE Deputy  
Property Tax Administrator

County Recorder/Registrar of Titles  
County of Anoka, State of Minnesota  
I hereby certify that this plat of TYLER ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 19<sup>th</sup> day of December, 2014, at 11:55 o'clock A.M. and was duly recorded in Book 44 Page 47 as Document Number 527438.002 & 2096803.002.

Jonell M. Sawyer By: GKE Deputy  
County Recorder/Registrar of Titles

County Recorder/Registrar of Titles  
County of Anoka, State of Minnesota  
I hereby certify that this plat of TYLER ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M. and was duly recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ as Document Number \_\_\_\_\_.

County Recorder/Registrar of Titles  
By: \_\_\_\_\_ Deputy