

# UHAUL MOVING AND STORAGE OF COON RAPIDS

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 17, TWP. 31, RNG. 24

KNOW ALL PERSONS BY THESE PRESENTS: That 22 SAC LLC, a Delaware limited liability company, owner of the following described property:

Lot 1, Block 2, O.L. PEDERSON ADDITION, as corrected by Surveyor's Certificate filed as Anoka County Recorder Document No. 671455.

Torrens Property - Certificate of Title No. 148877

AND

That part of the West Half of the Northeast Quarter Section 17, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 1, Block 2, O.L. PEDERSON ADDITION as corrected by Surveyor's Certificate filed as Anoka County Recorder Document No. 671455, thence on an assumed bearing of South 9 degrees 28 minutes, 50 seconds West, along the southerly extension of the easterly line of said Lot 1, a distance of 338.17 feet to the northerly right-of-way boundary line of County State Aid Highway No. 1 (Coon Rapids Boulevard), thence North 61 degrees 44 minutes 00 seconds West, along said northerly right-of-way boundary line, to the intersection with the southerly extension of the west line of Lot 3, said Block 2, thence on a bearing of North, along the southerly extension of the west line of said Lot 3, a distance of 227.10 feet to the southwest corner of said Lot 3, thence South 87 degrees 45 minutes 16 seconds East, along the south line of said Block 2, a distance of 273.84 feet to the point of beginning.

Torrens Property - Certificate of Title No. 148878

Has caused the same to be surveyed and platted as UHAUL MOVING AND STORAGE OF COON RAPIDS.

In witness whereof said 22 SAC LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this

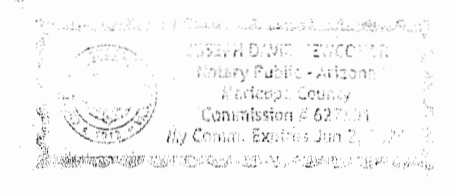
28<sup>th</sup> day of February, 2023.

Signed: 22 SAC LLC

[Signature]  
Stuart Shoen, Vice President

STATE OF ARIZONA  
COUNTY OF Maricopa

This instrument was acknowledged before me this 28<sup>th</sup> day of February, 2023 by Stuart Shoen, Vice President of 22 SAC LLC, a Delaware limited liability company.



Joseph David Newcomer (printed)

[Signature] (signed)

Notary Public, Maricopa County, Arizona  
My Commission Expires June 2, 2026

I Joshua P. Schneider 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 27<sup>th</sup> day of December, 2022.

[Signature]  
Joshua P. Schneider, Licensed Land Surveyor  
Minnesota License Number 44655

STATE OF MINNESOTA  
COUNTY OF Anoka

This instrument was acknowledged before me this 27<sup>th</sup> day of December, 2022 by Joshua P. Schneider.

Joan C. Mizer (printed)

[Signature] (signed)

Notary Public, Pine County, Minnesota  
My Commission Expires Jan 31, 2026

CITY OF COON RAPIDS PLANNING COMMISSION, MINNESOTA

Be it known that a meeting held on this 18<sup>th</sup> day of November, 2021, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of UHAUL MOVING AND STORAGE OF COON RAPIDS.

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA

By: Wayne Schwartz, Chairperson

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of UHAUL MOVING AND STORAGE 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 7<sup>th</sup> day of December, 2021, 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: Gene Koch, 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 14<sup>th</sup> day of November, 2023.

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 2023 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 12 day of December, 2023.

Pamela J. LeBlanc  
Property Tax Administrator  
By: Guson B. Widner, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

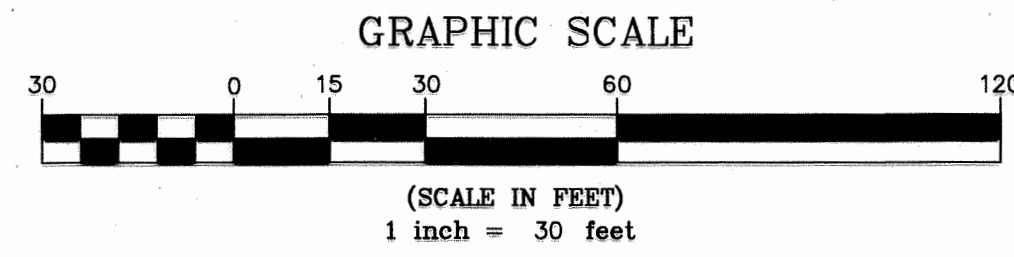
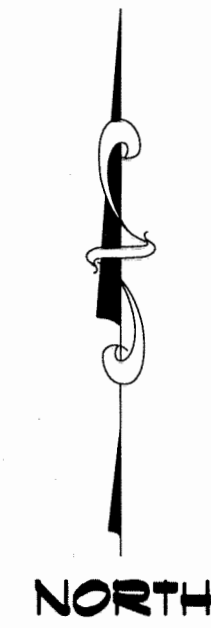
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of UHAUL MOVING AND STORAGE OF COON RAPIDS was filed in the office of the County Recorder/Registrar of Titles for public record on this 12 day of December, 2023 at 9:12 o'clock A.M. and was duly recorded as Document Number 614321.004

Pamela J. LeBlanc  
County Recorder/Registrar of Titles  
By: Guson B. Widner, Deputy

# UHAUL MOVING AND STORAGE OF COON RAPIDS

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 17, TWP. 31, RNG. 24



- LEGEND**
- DENOTES FOUND MONUMENT
  - DENOTES MONUMENT TO BE SET WITH ONE YEAR AFTER RECORDING OF THIS PLAT, A HALF INCH BY 14 INCH IRON PIPE WITH PLASTIC CAP INSCRIBED 44655
- (Deed) REFERS TO BEARINGS AS SHOWN ON CERTIFICATE OF TITLE NUMBER 148878

BASIS FOR BEARINGS: THE EAST LINE OF THE Lot 1, BLOCK 2, O.L. PEDERSON ADDITION, ANOKA COUNTY, MINNESOTA, IS ASSUMED TO BEAR S10°17'50"W.

