

VILLAS ON THE BOULEVARD

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 16, T. 31, R. 24

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KNOW ALL PERSONS BY THESE PRESENTS: That TSM Development, Inc., a Minnesota corporation, owner of the following described tract of land, situated in the County of Anoka, State of Minnesota, to-wit:

That part of Lots 10 and 11, Auditor's Subdivision Number 74, Anoka County, Minnesota described as follows: Commencing at a point on the East line of said Lot 10 at a point of intersection with the Southwesterly line of County State Aid Highway No. 1 (Old State Highway No. 10) as now laid out and constructed, which point is 100 feet Southwesterly, as measured at right angles from the centerline of said County State Aid Highway No. 1; thence Northwesterly along the Southwesterly line of said County State Aid Highway No. 1, a distance of 19 feet; thence to the left deflection angle 93 degrees 05 minutes a distance of 30.04 feet to the actual point of beginning of the tract of land to be hereby described; thence continuing on the last course a distance of 105.71 feet; thence to the left deflection angle 16 degrees, 38 minutes a distance of 162 feet; thence to the right deflection angle 88 degrees 38 minutes a distance of 49.4 feet, more or less, to the West line of Lot 10 of said Auditor's Subdivision Number 74; thence South along the West line of said Lot 10 to a point distant 420 feet North from the Southwest corner of said Lot 10; thence East and parallel with the South line of said Lot 10 to the intersection with the East line of said Lot 10; thence South along said East line to a point distant 195 feet North from the South line of said Lot 10; thence East and parallel with the South line of said Lot 11 to its intersection with the East line of said Lot 11; thence North along the East line of said Lot 11 a distance of 95 feet; thence North 75 degrees 08 minutes West a distance of 273.45 feet; thence North 31 degrees 19 minutes East a distance of 180 feet, more or less, to a point on a line drawn parallel with and 130 feet Southwesterly from the centerline of County State Aid Highway No. 1 so called, as the same is now laid out and constructed; thence North 58 degrees 41 minutes West parallel with and 130 feet Southwesterly of, as measured at right angles with said centerline, a distance of 490 feet, more or less, to the actual point of beginning.

AND

That part of Lots 10 and 11, Auditor's Subdivision Number 74, Anoka County, Minnesota described as follows: Commencing at a point on the East line of said Lot 10 at a point of intersection with the Southwesterly line of County State Aid Highway No. 1 (Old State Highway No. 10) as now laid out and constructed, which point is 100 feet Southwesterly, as measured at right angles from the centerline of said County State Aid Highway No. 1; thence Northwesterly along the Southwesterly line of said County State Aid Highway No. 1, a distance of 19 feet; thence to the left deflection angle 93 degrees 05 minutes a distance of 30.04 feet; thence continuing on the last course a distance of 105.71 feet; thence to the left deflection angle 16 degrees 38 minutes a distance of 162 feet; thence to the right deflection angle 88 degrees 38 minutes a distance of 49.4 feet, more or less, to the West line of Lot 10 of said Auditor's Subdivision Number 74; thence South along the West line of said Lot 10 to a point distant 420 feet North from the Southwest corner of said Lot 10 being the actual point of beginning of the tract of land to be hereby described, thence continuing South along the West line of said Lot 10 to a point distant 210 feet North from the Southwest corner of said Lot 10; thence East and parallel with the South line of said Lot 10 to its intersection with a line drawn parallel with and 30 feet West of the East line of said Lot 10; thence South along said parallel line to a point distant 195 feet North from the South line of said Lot 10; thence East and parallel with the South line of said Lot 10 a distance of 30 feet to the East line of said Lot 10; thence North along the East line of said Lot 10 to its intersection with a line drawn parallel with the South line of said Lot 10 from the actual point of beginning; thence West and parallel with the South line of said Lot 10 to the actual point of beginning.

Has caused the same to be surveyed and platted as VILLAS ON THE BOULEVARD and does hereby dedicate to the public, for public use forever, the drive and the easements as shown on this plat for drainage and utility purposes only. In witness whereof said TSM Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 29th day of SEPTEMBER, 2006.

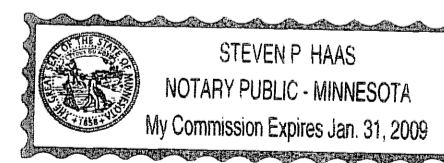
TSM DEVELOPMENT, INC.

By Steven A. Schmitt, Steven A. Schmitt
Its President

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 29th day of SEPTEMBER, 2006, by Steven A. Schmidt as President of TSM Development, Inc., a Minnesota corporation, on behalf of the corporation.

Steven P. Haas
Notary Public, ANOKA County, Minnesota
My Commission Expires: JAN. 31, 2009



1988240.001
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 13th October, A.D., 2006
at 10:31 o'clock A.M., and was duly recorded in book 72 page 35
Maureen J. Devine
County Recorder
by BMC

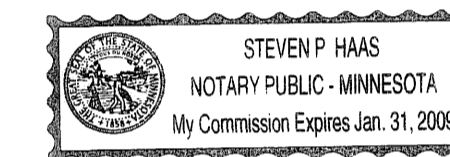
I hereby certify that I have surveyed and platted the property described on this plat as VILLAS ON THE BOULEVARD; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on said plat other than as shown.

Harold C. Peterson
Harold C. Peterson, Land Surveyor, Minnesota License No. 12294

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 29th day of SEPTEMBER, 2006, by Harold C. Peterson, Land Surveyor, Minnesota License No. 12294.

Steven P. Haas
Notary Public, ANOKA County, Minnesota
My Commission Expires: January 31, 2009

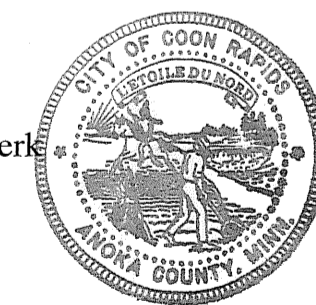


COON RAPIDS, MINNESOTA

This plat of VILLAS ON THE BOULEVARD was approved and accepted by the City Council of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 26th day of July, 2006. If applicable, the written comments and recommendations of the Commissioner of Transportation and County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF THE CITY OF COON RAPIDS, MINNESOTA

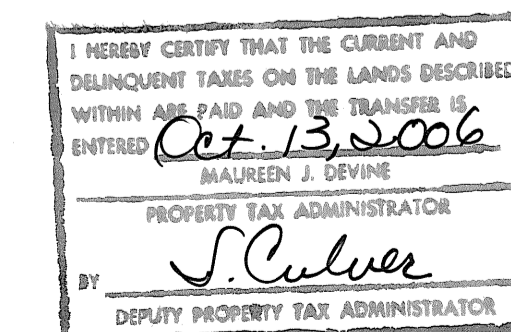
John Horne, Mayor Jon Anderson, Clerk



ANOKA COUNTY SURVEYOR

This plat was checked and approved on the 13th day of October, 2006.

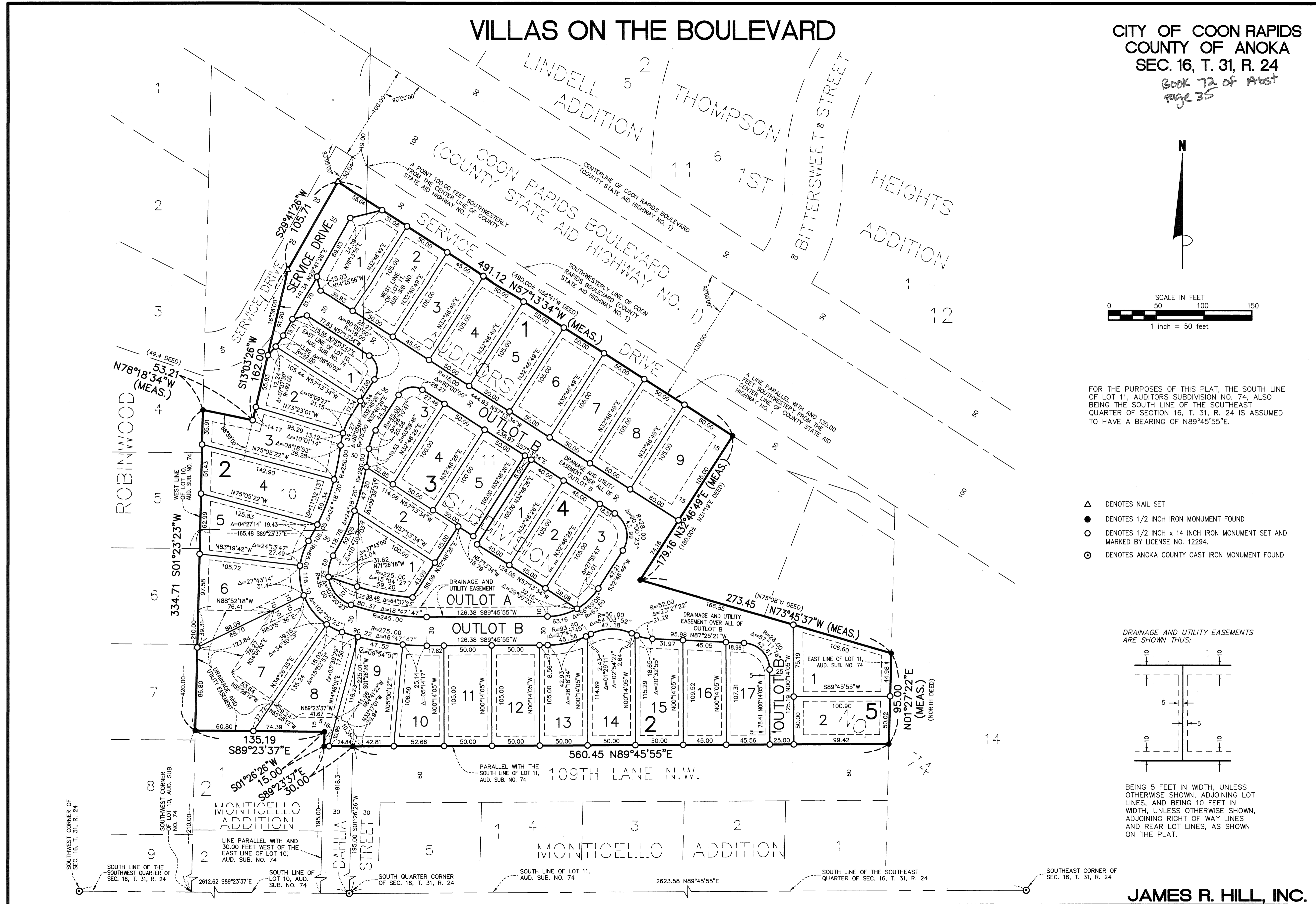
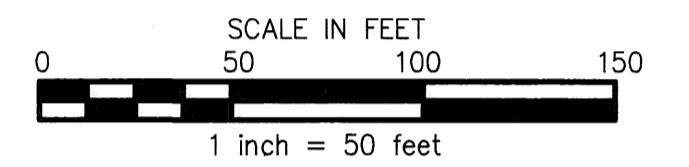
By Larry D. Hoium
Larry D. Hoium, Anoka County Surveyor
by Charles F. Gitzgen, Deputy



\$56.00

VILLAS ON THE BOULEVARD

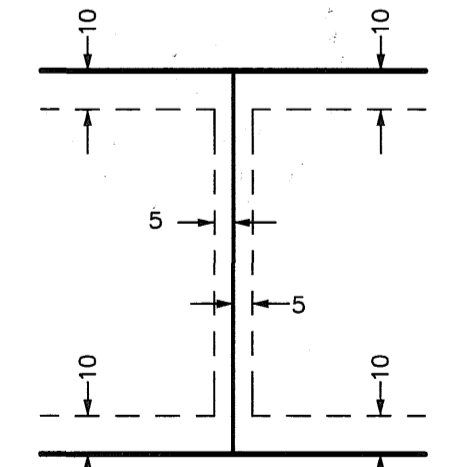
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FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF LOT 11, AUDITORS SUBDIVISION NO. 74, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, T. 31, R. 24 IS ASSUMED TO HAVE A BEARING OF N89°45'55\".

- △ DENOTES NAIL SET
- DENOTES 1/2 INCH IRON MONUMENT FOUND
- DENOTES 1/2 INCH x 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 12294.
- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT FOUND

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE SHOWN, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE SHOWN, ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT.