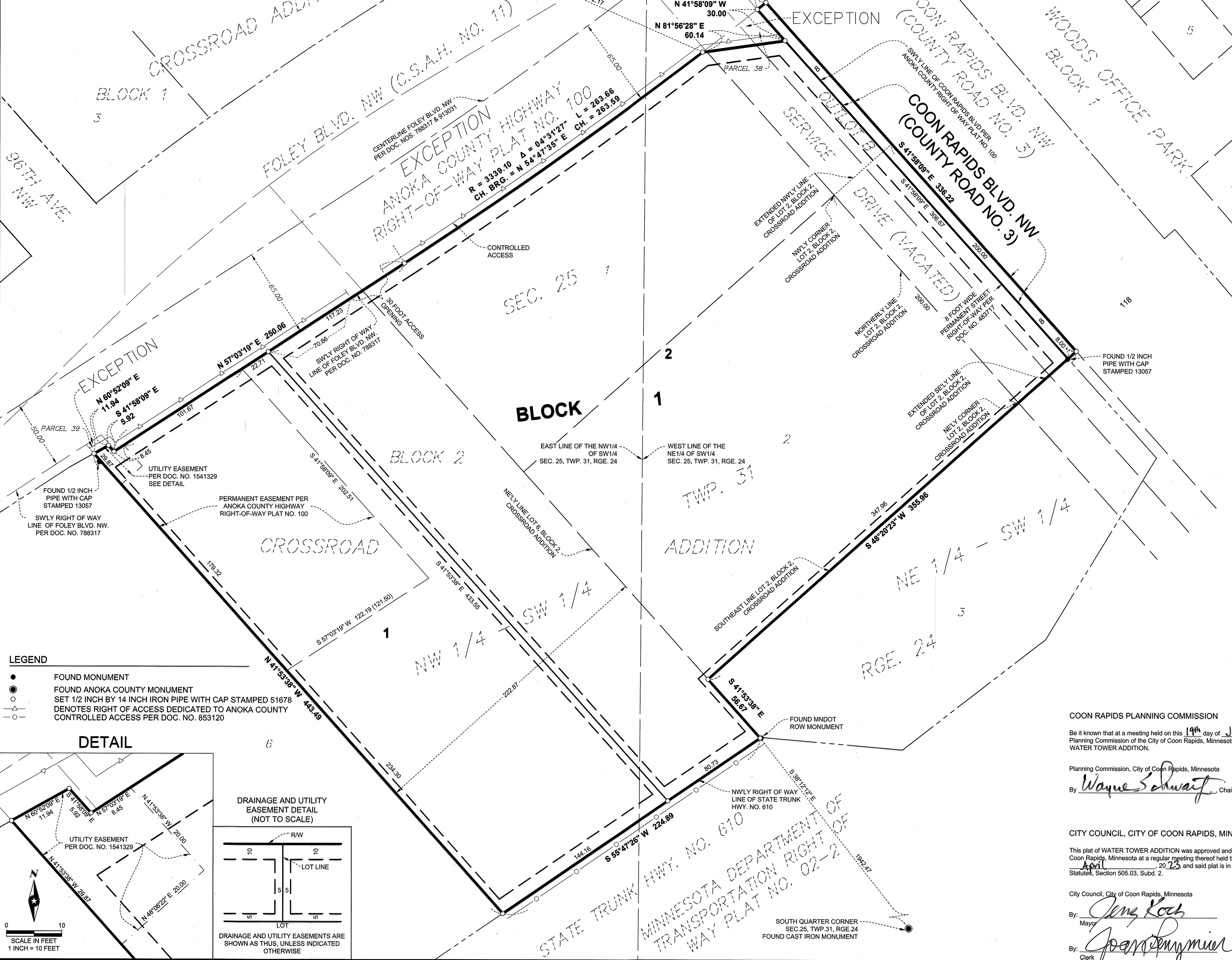


# WATER TOWER ADDITION

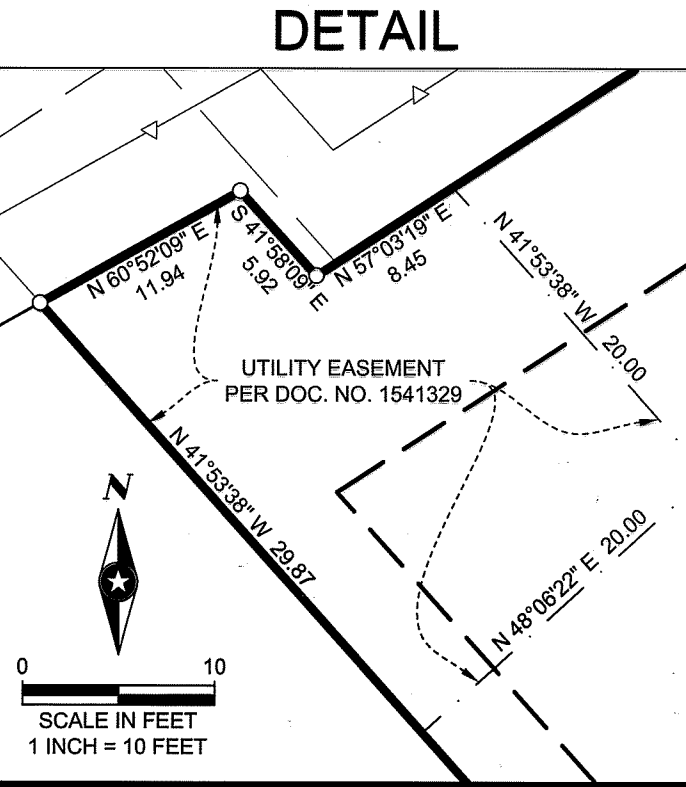


SCALE IN FEET  
1 INCH = 40 FEET

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 31, RANGE 24, IS ASSUMED TO HAVE A BEARING OF N 89°00'49" E.



- LEGEND**
- FOUND MONUMENT
  - FOUND ANOKA COUNTY MONUMENT
  - SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP STAMPED 51678
  - DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
  - CONTROLLED ACCESS PER DOC. NO. 853120



KNOW ALL PERSONS BY THESE PRESENTS: That Housing and Redevelopment Authority in and for the City of Coon Rapids, Minnesota, a public body corporate and politic, owner of the following described property:

Lot 1, Block 2, CROSSROAD ADDITION, Anoka County, Minnesota; also all that part of Outlot B and Service Drive, now vacated, of CROSSROAD ADDITION between said Lot 1, Block 2, and County State Aid Highway No. 3, formerly known as U.S. Highway No. 10.

EXCEPT that part lying adjacent to and within 65 feet of the following described centerline:  
Commencing at the North Quarter Corner Section 25, Township 31, Range 24, Anoka County, Minnesota; thence North 88 degrees 30 minutes 15 seconds East assumed bearing along the north line of the Northeast Quarter of said Section 25 a distance of 822.82 feet; thence South 22 degrees 19 minutes 04 seconds West a distance of 686.70 feet to the actual point of beginning of said centerline; thence continuing South 22 degrees 19 minutes 04 seconds West a distance of 186.52 feet; thence South 23 degrees 17 minutes 22 seconds West a distance of 431.22 feet; thence along a tangential curve concave southeasterly said curve having a central angle of 02 degrees 28 minutes 35 seconds and a radius of 5729.39 feet a distance of 247.63 feet; thence South 20 degrees 40 minutes 47 seconds West a distance of 658.01 feet; thence along a tangential curve concave northwesterly, said curve having a central angle of 29 degrees 25 minutes 02 seconds and a radius of 674.07 feet a distance of 346.89 feet; thence South 50 degrees 13 minutes 49 seconds West a distance of 1346.82 feet; thence along a tangential curve concave northwesterly said curve having a central angle of 06 degrees 18 minutes 41 seconds and a radius of 3274.10 feet a distance of 360.65 feet; thence South 56 degrees 32 minutes 30 seconds West a distance of 329.63 feet; thence along a tangential curve concave southeasterly said curve having a central angle of 27 degrees 37 minutes 20 seconds and a radius of 1145.92 feet a distance of 552.45 feet; thence South 28 degrees 55 minutes 10 seconds West a distance of 129.96 feet; thence along a tangential curve concave northwesterly said curve having a central angle of 26 degrees 59 minutes 21 seconds and a radius of 1145.92 feet a distance of 579.79 feet to the end of said centerline said end point bears North 44 degrees 50 minutes 38 seconds West and distant 732.45 feet from the southwest corner of said Section 25, less existing right-of-way.

ALSO EXCEPT Parcel 38, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 100, Anoka County, Minnesota, AND

Lot 2, Block 2, CROSSROAD ADDITION and that part of the service road now vacated and Outlot B lying northeasterly thereof described as follows:  
Commencing at the northwesterly corner of said Lot 2, Block 2, CROSSROAD ADDITION; thence northeasterly on the extended northwesterly line of said Lot 2, to United States Highway No. 10; thence southwesterly parallel with the northerly line of said Lot 2, a distance of 200 feet to the extended southeasterly line of said Lot 2; thence southwesterly to the southeasterly corner of said Lot 2; thence northwesterly a distance of 200 feet along the northerly line of said Lot 2 to the point of commencement.

AND  
The Northeasterly 222.87 feet of Lot 6, Block 2, CROSSROAD ADDITION, lying Southeasterly of the Southeasterly right of way of Foley Boulevard as described in Document No. 789317, files of the County Recorder; and lying Northwesterly of the Northwesterly right of way line of State Trunk Highway No. 610 as shown on the duly recorded plat of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-2, recorded as Document No. 665920, said files of the County Recorder, EXCEPT Parcel 39, ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 100, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WATER TOWER ADDITION, and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 11 as shown on this plat. In witness whereof said Housing and Redevelopment Authority in and for the City of Coon Rapids, Minnesota, a public body corporate and politic, has caused these presents to be signed by its proper officers this 6<sup>th</sup> day of June, 2023.

By: [Signature] Chair  
By: [Signature] Secretary

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me on 6<sup>th</sup> day of June, 2023, by [Signature] Chair, and [Signature] Secretary, of Housing and Redevelopment Authority in and for the City of Coon Rapids, Minnesota, a public body corporate and politic, on behalf of the corporation.

[Signature] Notary Public  
[Signature] Notary Public  
NOTARY PUBLIC, Anoka COUNTY, STATE OF Minnesota  
MY COMMISSION EXPIRES 1-31-28

**LAND SURVEYOR**

I Theodore S. Brown 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 5<sup>th</sup> day of May, 2023.

[Signature]  
Theodore S. Brown, Licensed Land Surveyor  
Minnesota License No. 51678

STATE OF Anoka Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me on 5<sup>th</sup> day of May, 2023, by Theodore S. Brown.

[Signature] Notary Public  
[Signature] Notary Public  
NOTARY PUBLIC, Anoka COUNTY, STATE OF Minnesota  
MY COMMISSION EXPIRES January 31, 2025

**COUNTY SURVEYOR**

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved on this 15<sup>th</sup> day of JUNE, 2023.

By: [Signature]  
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 15<sup>th</sup> day of JUNE, 2023.

[Signature] Pamela J LeBlanc  
Property Tax Administrator

By: [Signature] Deputy

**COUNTY RECORDER / REGISTRAR OF TITLES**

County of Anoka, State of Minnesota  
I hereby certify that this plat of WATER TOWER ADDITION was filed in the office of the County Recorder / Registrar of Titles for public record on this 15<sup>th</sup> day of June, 2023, at 10:23 o'clock A.M. and was duly recorded as Document Number 2392663.001

[Signature] Pamela J LeBlanc  
County Recorder / Registrar of Titles  
By: [Signature] Deputy

**COON RAPIDS PLANNING COMMISSION**

Be it known that at a meeting held on this 19<sup>th</sup> day of January, 2023, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of WATER TOWER ADDITION.

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

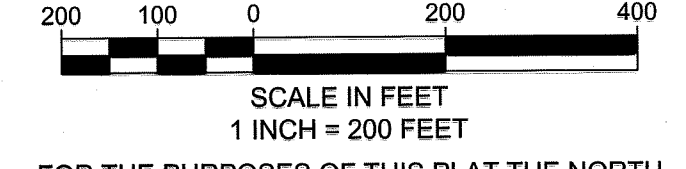
**CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA**

This plat of WATER TOWER ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 4<sup>th</sup> day of April, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

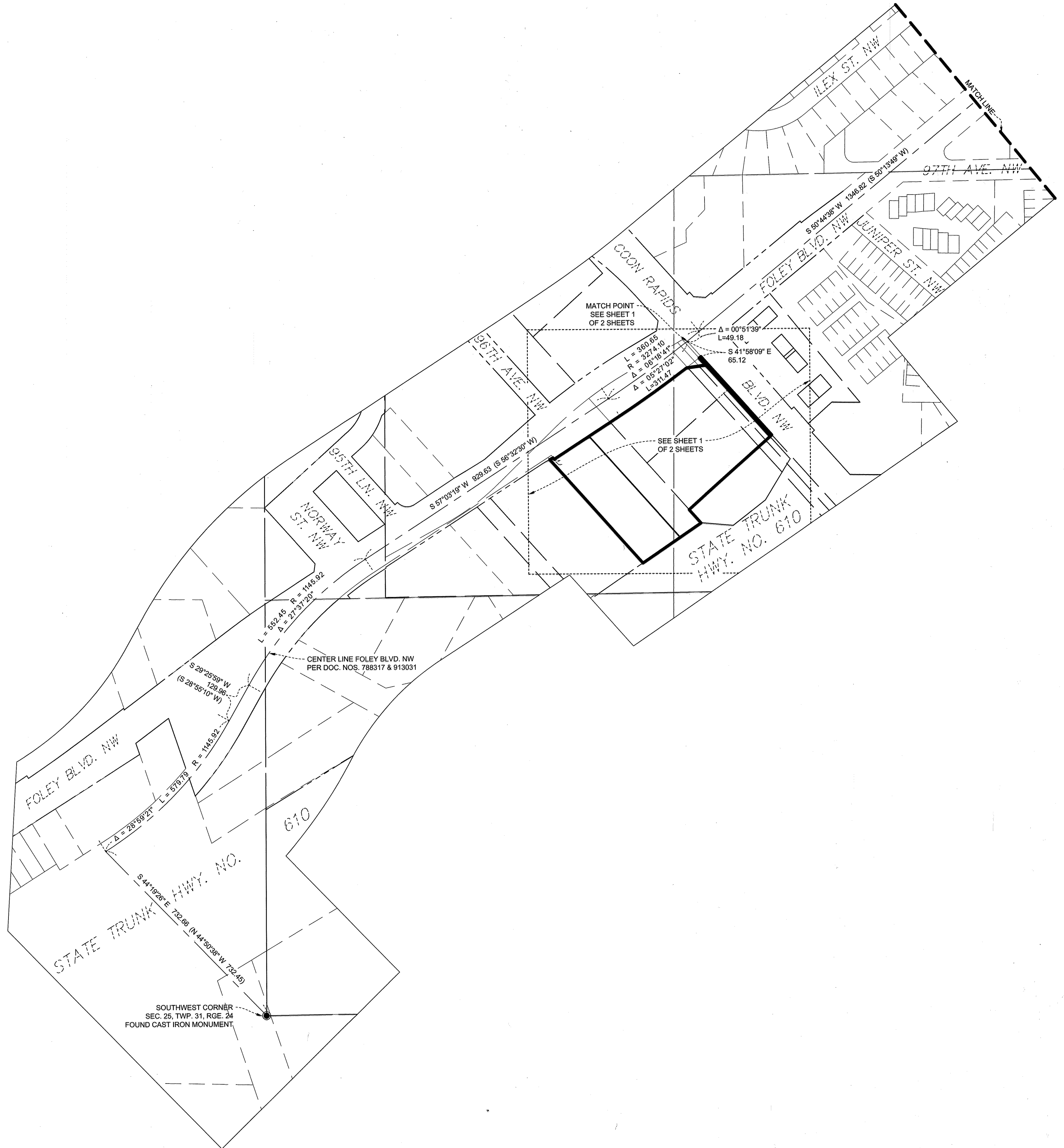
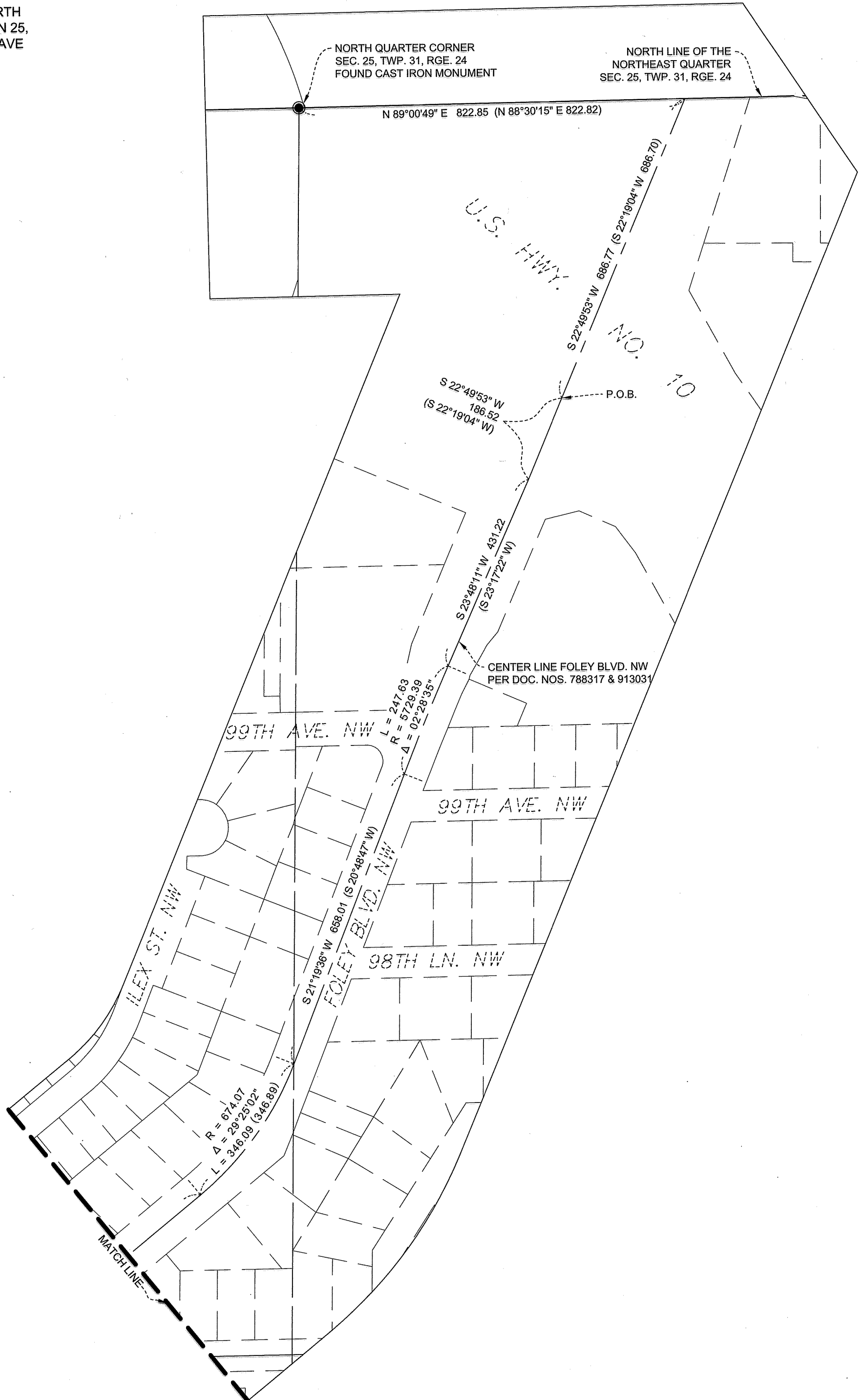
City Council, City of Coon Rapids, Minnesota  
By: [Signature] Mayor  
By: [Signature] Clerk

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-2

# WATER TOWER ADDITION



FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 31, RANGE 24, IS ASSUMED TO HAVE A BEARING OF N 89°00'49" E.



**LEGEND**  
● FOUND ANOKA COUNTY MONUMENT  
○ DENOTES DIMENSIONS PER DOCUMENT  
○ NUMBERS 788317 AND 913031

