

WEDGEWOOD PARC 7TH ADDITION

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.

KNOW ALL MEN BY THESE PRESENTS: That Shamrock Development, Inc., a Minnesota corporation, fee owner of the following described properties situated in the State of Minnesota, County of Anoka, to-wit:

The West Half of the Northwest Quarter (W1/2 of NW1/4), Section 8, except the West 441.00 feet of the North 330.96 feet of the said West Half of the Northwest Quarter of Section 8, as measured along and parallel with the North and West lines of said West Half of the Northwest Quarter, also except that part of said West Half of the Northwest Quarter which lies Northerly of a line run parallel and distant 50 feet Southerly of the following described line:

Beginning at the North Quarter corner of said Section 8; thence run Westerly at an angle of 89 degrees 10 minutes with the North and South Quarter line of said Section 8 for 2035.3 feet; thence deflect to the right on a 0 degree 10 minute curve (delta angle 1 degree 58 minutes) for 700 feet.

AND FURTHER EXCEPT, that part platted as WEDGEWOOD PARC 3RD ADDITION, all in Township 31 North, Range 24 West.

Outlot C, WEDGEWOOD PARC 5TH ADDITION.

Lot 4, AUDITOR'S SUBDIVISION NUMBER 72 lying West of the following described Line A.

Lot 5, AUDITOR'S SUBDIVISION NUMBER 72 lying West of the following described Line A.

Lot 6, AUDITOR'S SUBDIVISION NUMBER 72 lying West of the following described Line A, except the West 240 feet thereof.

That part of Lot 10, AUDITOR'S SUBDIVISION NUMBER 149 which lies easterly of the plat of WEDGEWOOD PARC 3RD ADDITION and lying West of the following described Line A.

That part of vacated Reisling Boulevard lying north of the extension of the south line of said Lot 5 and south of the extension of the north line of said Lot 4, AUDITOR'S SUBDIVISION NUMBER 72 in the N.E. 1/4 of said N.W. 1/4 of Section 8.

Lots 2 and 3, AUDITOR'S SUBDIVISION NUMBER 72 and that part of vacated Reisling Boulevard lying north of the extension west of the north line of Lot 4, said AUDITOR'S SUBDIVISION NUMBER 72, and south of southerly line of County State Aid Highway No. 14 in said N.E. 1/4 of the N.W. 1/4 of Section 8.

"Line A" is described as commencing at the northeast corner of the Northwest Quarter of Section 8, Township 31, Range 24, Anoka County, Minnesota; thence South 89 degrees 25 minutes 26 seconds West, assumed bearing, along the north line of said Northwest Quarter a distance of 95.00 feet to the point of beginning of "Line A" to be described; thence South 00 degrees 00 minutes 55 seconds East 261.41 feet; thence southwesterly 419.92 feet along tangential curve, concave to the northwest having a central angle of 18 degrees 52 minutes 13 seconds and a radius of 1275.00 feet; thence South 11 degrees 42 minutes 59 seconds West not tangent to the last described curve 142.56 feet; thence southwesterly 686.98 feet along a non-tangential curve concave to the northwest, having a central angle of 20 degrees 24 minutes 17 seconds, a radius of 1929.02 feet and the chord of said curve bears South 39 degrees 12 minutes 09 seconds West; thence South 49 degrees 24 minutes 18 seconds West 421.77 feet; thence southwesterly 61.27 feet along a tangential curve, concave to the southeast having a central angle of 2 degrees 57 minutes 17 seconds and a radius of 1188.00 feet to the south line of Lot 10, Auditor's Subdivision No. 149, and there terminating.

Have caused the same to be surveyed and platted as WEDGEWOOD PARC 7TH ADDITION, and do hereby donate and dedicate to the public for the public use forever the thoroughfares and cul-de-sacs as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 28 day of July, 1992.

SHAMROCK DEVELOPMENT, INC.

By: James M. Stanton, James M. Stanton, President

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 28 day of July, 1992 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation



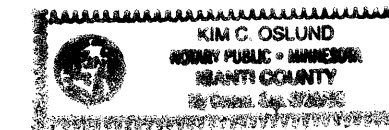
Kim C. Oslund Notary Public, Isanti County, Minnesota
My commission expires: 2/26/98

I hereby certify that I have surveyed and platted the property described in this plat as WEDGEWOOD PARC 7TH ADDITION and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on the plat other than as shown thereon.

Lynn P. Caswell
Lynn P. Caswell, Land Surveyor
Minnesota Registration No. 13057

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 28 day of July, 1992 by Lynn P. Caswell, Land Surveyor.



Kim C. Oslund Notary Public, Isanti County, Minnesota
My commission expires: 2/26/98

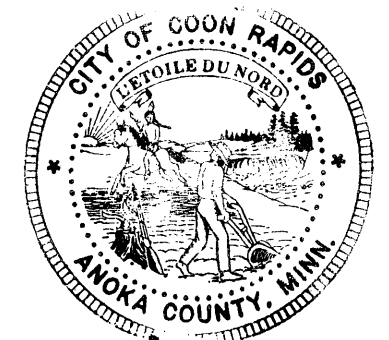
Annexed plat of WEDGEWOOD PARC 7TH ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21st day of May, 1992.

By: [Signature], Chairman

Annexed plat of WEDGEWOOD PARC 7TH ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 7th day of July, 1992. If applicable, the written comments and recommendations of the Commissioner of Transportation and the 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.

By: William A. Thompson, Mayor

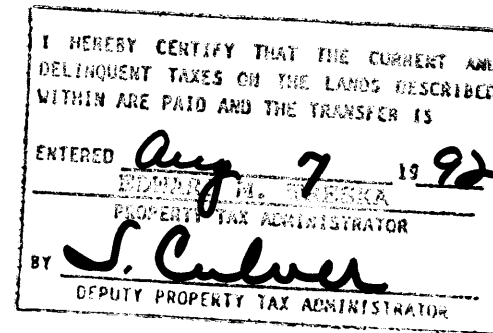
Attest: Betty Backes, DMC, Clerk



This plat has been checked and approved this 7th day of August, 1992.

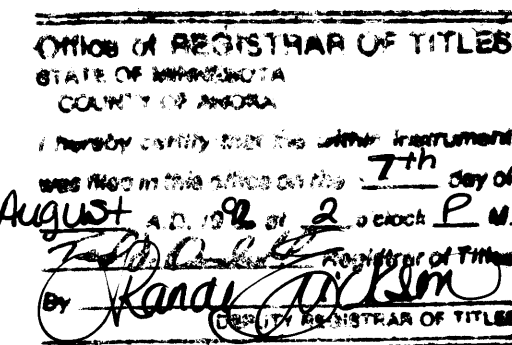
MERLYN D. ANDERSON, Anoka County Surveyor

by Larry D. Nomin deputy

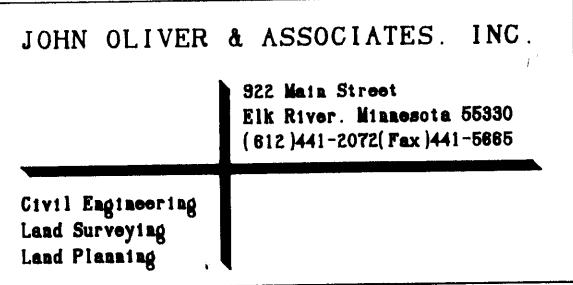


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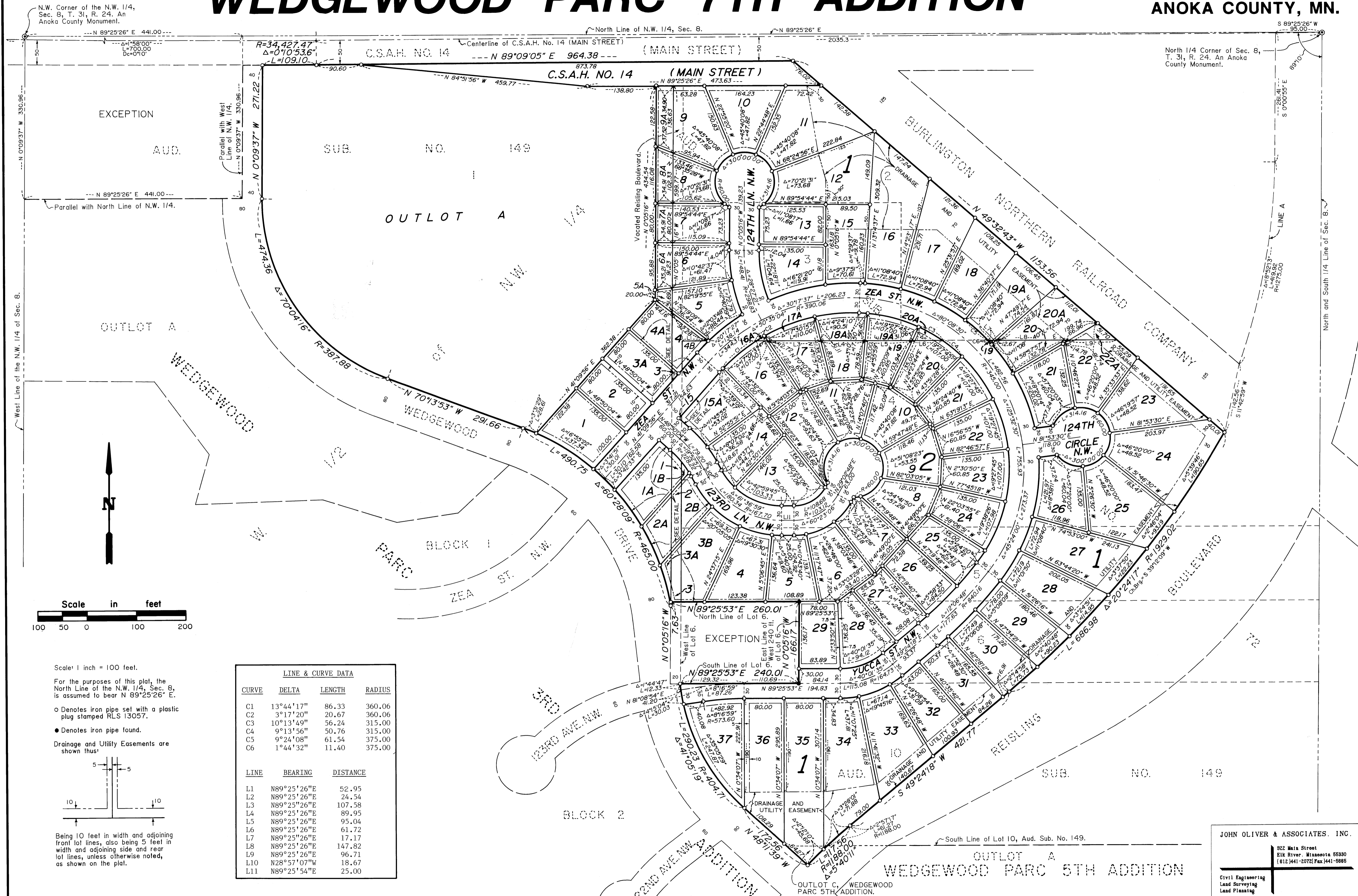


OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in the office for record on the AUG 7 day of 1992 at 2 o'clock P.M. and has duly recorded in book 45 of Plats page 9
By: Red J. Omdahl
Brock Kaye Deputy



WEDGEWOOD PARC 7TH ADDITION

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.



N.W. Corner of the N.W. 1/4,
Sec. 8, T. 31, R. 24, Anoka County Monument.

EXCEPTION

AUD. SUB. NO. 149

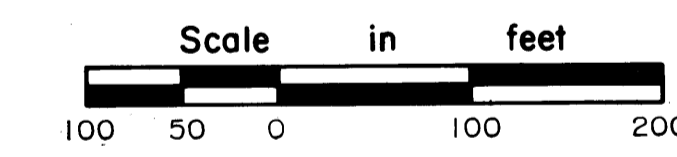
Parallel with West Line of N.W. 1/4,
N 0°09'37" W 330.96'

Parallel with North Line of N.W. 1/4,
N 89°25'26" E 441.00'

North 1/4 Corner of Sec. 8,
T. 31, R. 24, Anoka County Monument.

LINE A

North and South 1/4 Line of Sec. 8



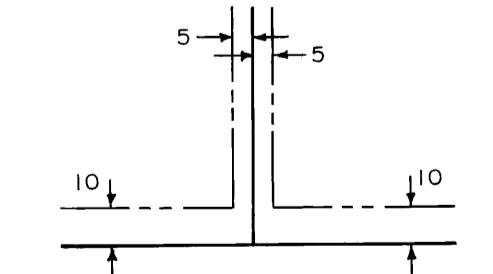
Scale: 1 inch = 100 feet.

For the purposes of this plat, the North Line of the N.W. 1/4, Sec. 8, is assumed to bear N 89°25'26" E.

○ Denotes iron pipe set with a plastic plug stamped RLS 13057.

● Denotes iron pipe found.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining front lot lines, also being 5 feet in width and adjoining side and rear lot lines, unless otherwise noted, as shown on the plat.

LINE & CURVE DATA			
CURVE	DELTA	LENGTH	RADIUS
C1	13°44'17"	86.33	360.06
C2	3°17'20"	20.67	360.06
C3	10°13'49"	56.24	315.00
C4	9°13'56"	50.76	315.00
C5	9°24'08"	61.54	375.00
C6	1°44'32"	11.40	375.00

LINE	BEARING	DISTANCE
L1	N89°25'26"E	52.95
L2	N89°25'26"E	24.54
L3	N89°25'26"E	107.58
L4	N89°25'26"E	89.95
L5	N89°25'26"E	95.04
L6	N89°25'26"E	61.72
L7	N89°25'26"E	17.17
L8	N89°25'26"E	147.82
L9	N89°25'26"E	96.71
L10	N28°57'07"W	18.67
L11	N89°25'54"E	25.00

JOHN OLIVER & ASSOCIATES, INC.

822 Main Street
Elk River, Minnesota 55330
(612) 441-2072 Fax: 441-5685

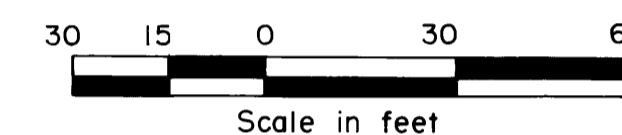
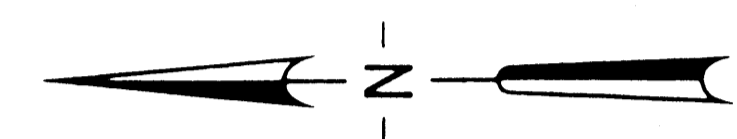
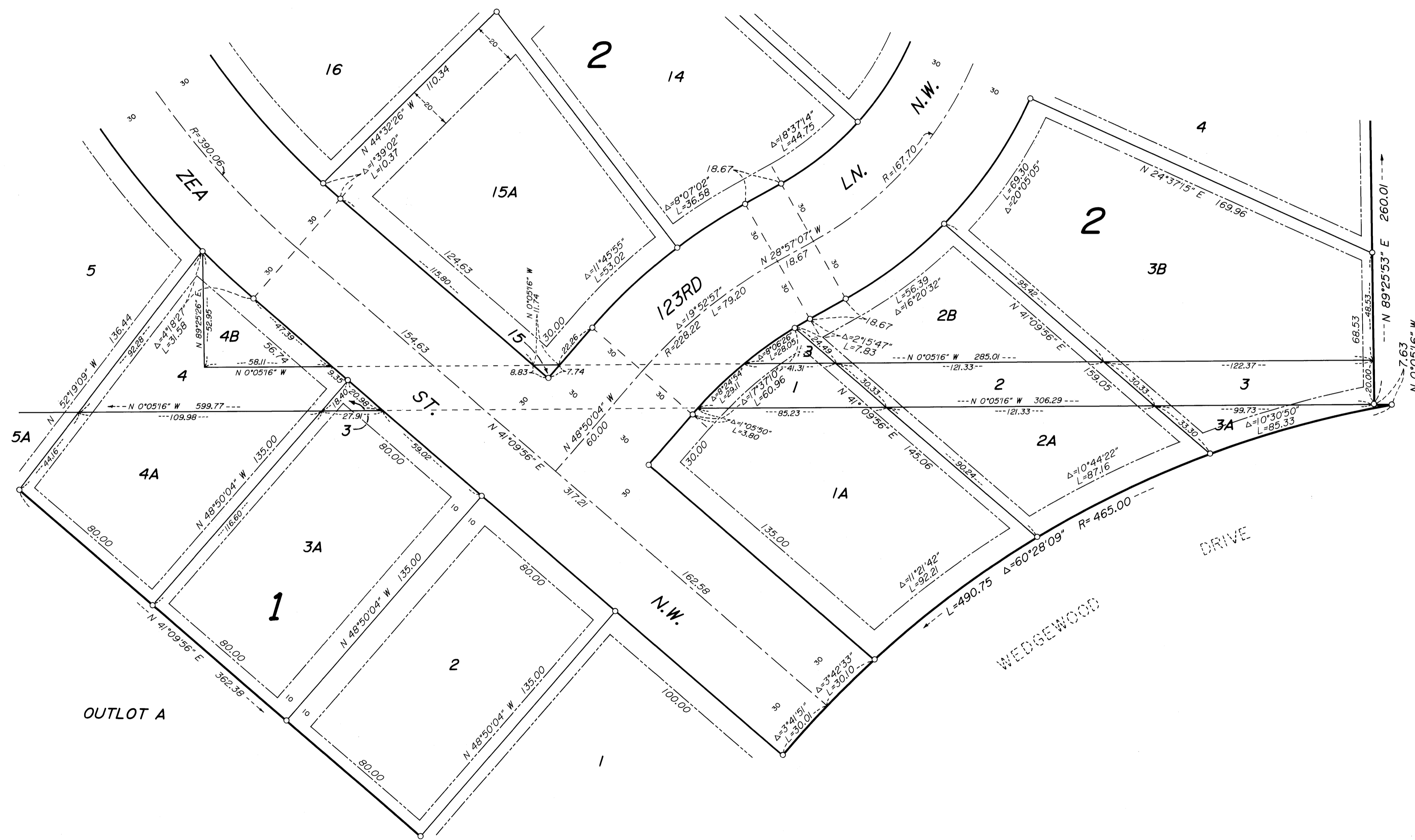
Civil Engineering
Land Surveying
Land Planning

WEDGEWOOD PARC 7TH ADDITION

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.

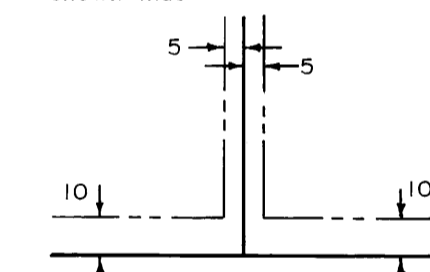
DETAIL

Scale: 1 inch = 30 feet



O Denotes iron pipe set with a plastic plug stamped RLS 13057.

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JOHN OLIVER & ASSOCIATES, INC.
322 Main Street
Ely River, Minnesota 55830
(812) 441-2072 Fax (812) 441-5885
Civil Engineering
Land Surveying
Land Planning