

WEST SIDE SECOND ADDITION

CITY OF OAK GROVE
COUNTY OF ANOKA
SECTION 18, TWP. 33, RGE 24

KNOW ALL PERSONS BY THESE PRESENTS: THAT MAXINE CORA COONS AND GEORGE HARVEY COONS AS TRUSTEES OF THE MAXINE CORA COONS REVOCABLE LIVING TRUST, DATED JULY 11, 1994, OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA.

AND

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, DISTANT 698.21 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 52 MINUTES 25 SECONDS WEST, ASSUMED BEARING, ALONG SAID SOUTH LINE, 698.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 40 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 631.34 FEET; THENCE NORTH 63 DEGREES 40 MINUTES 31 SECONDS EAST 330.18 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 49 SECONDS EAST, 287.24 FEET; THENCE SOUTH 08 DEGREES 27 MINUTES 36 SECONDS EAST, 139.63 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS WEST 298.21 FEET TO THE NORTH LINE OF THE SOUTH 334.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 52 MINUTES 25 SECONDS EAST, ALONG SAID NORTH LINE, 103.41 FEET TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 00 DEGREES 07 MINUTES 35 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS WEST, 334.00 FEET TO THE POINT OF BEGINNING.

AND ROBERT H. COONS AND PENELOPE A. COONS, HUSBAND AND WIFE, OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA, EXCEPT PARCEL 12, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 52, ANOKA COUNTY, MINNESOTA.

AND

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, DISTANT 698.21 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 52 MINUTES 25 SECONDS WEST, ASSUMED BEARING, ALONG SAID SOUTH LINE, 698.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 40 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 631.34 FEET; THENCE NORTH 63 DEGREES 40 MINUTES 31 SECONDS EAST, 330.18 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 49 SECONDS EAST, 287.24 FEET; THENCE SOUTH 08 DEGREES 27 MINUTES 36 SECONDS EAST, 139.63 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS WEST, 298.21 FEET TO THE NORTH LINE OF THE SOUTH 334.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 52 MINUTES 25 SECONDS EAST, ALONG SAID NORTH LINE, 103.41 FEET TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 00 DEGREES 07 MINUTES 35 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS WEST, 334.00 FEET TO THE POINT OF BEGINNING.

AND TROY R. COONS AND JERILYN A. COONS, HUSBAND AND WIFE, OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA, EXCEPT THAT PART PLATTED AS WEST SIDE ADDITION AND ALSO EXCEPT PARCEL 13 ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 52.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS WEST SIDE SECOND ADDITION AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC WAYS AND THE DRAINAGE AND UTILITY EASEMENTS AS CREATED BY THIS PLAT.

IN WITNESS WHEREOF SAID MAXINE CORA COONS AND GEORGE HARVEY COONS, AS TRUSTEES OF THE MAXINE CORA COONS REVOCABLE LIVING TRUST, DATED JULY 11, 1994, HAVE HEREUNTO SET THEIR HANDS THIS 19 DAY OF October, 2018

SIGNED: Maxine Cora Coons
MAXINE CORA COONS
TRUSTEE OF THE MAXINE CORA
COONS REVOCABLE LIVING TRUST,
DATED JULY 11, 1994

SIGNED: George Harvey Coons
GEORGE HARVEY COONS
TRUSTEE OF THE MAXINE CORA
COONS REVOCABLE LIVING TRUST,
DATED JULY 11, 1994

STATE OF MN
COUNTY OF Anoka

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19 DAY OF October, 2018 BY MAXINE CORA COONS AND GEORGE HARVEY COONS, AS TRUSTEES OF THE MAXINE CORA COONS REVOCABLE LIVING TRUST, DATED July 11, 1994

Susan M. Witbeck
NOTARY PRINT NAME
Susan M. Witbeck
NOTARY PUBLIC, Anoka COUNTY, MINNESOTA
MY COMMISSION EXPIRES 1-31-21

IN WITNESS WHEREOF SAID ROBERT H. COONS AND PENELOPE A. COONS, HUSBAND AND WIFE, HAVE HEREUNTO SET THEIR HANDS THIS 27th DAY OF October, 2018

SIGNED: Robert H. Coons
ROBERT H. COONS

SIGNED: Penelope A. Coons
PENELOPE A. COONS

STATE OF MN
COUNTY OF Anoka

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF October, 2018 BY ROBERT H. COONS AND PENELOPE A. COONS, HUSBAND AND WIFE.

Susan M. Witbeck
NOTARY PRINT NAME
Susan M. Witbeck
NOTARY PUBLIC, Anoka COUNTY, MINNESOTA
MY COMMISSION EXPIRES 1-31-21

IN WITNESS WHEREOF SAID TROY R. COONS AND JERILYN A. COONS, HUSBAND AND WIFE, HAVE HEREUNTO SET THEIR HANDS THIS 19th DAY OF October, 2018

SIGNED: Troy R. Coons
TROY R. COONS

SIGNED: Jerilyn A. Coons
JERILYN A. COONS

STATE OF MN
COUNTY OF Anoka

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19 DAY OF October, 2018 BY TROY R. COONS AND JERILYN A. COONS, HUSBAND AND WIFE.

Susan M. Witbeck
NOTARY PRINT NAME
Susan M. Witbeck
NOTARY PUBLIC, Anoka COUNTY, MINNESOTA
MY COMMISSION EXPIRES 1-31-21

I CURTIS E. SCHLEY 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 26th DAY OF SEPTEMBER, 2018

Curtis E. Schley
CURTIS E. SCHLEY, LICENSED LAND SURVEYOR
MINNESOTA LICENSE NUMBER 49907

STATE OF Minnesota
COUNTY OF Ramsey

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF September, 2018 BY CURTIS E. SCHLEY.

Susan M. Marcott
NOTARY PRINT NAME
Susan M. Marcott
NOTARY PUBLIC, Dakota COUNTY, MINNESOTA
MY COMMISSION EXPIRES January 31, 2021

CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA

THIS PLAT OF WEST SIDE SECOND ADDITION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF OAK GROVE, MINNESOTA AT A REGULAR MEETING THEREOF HELD THIS 30th DAY OF April, 2018, AND SAID PLAT IS IN COMPLIANCE WITH THE PROVISIONS OF MINNESOTA STATUTES, SECTION 505.03, SUBD. 2.

CITY COUNCIL, CITY OF OAK GROVE, MINNESOTA

BY Mark R. Johnson
MAYOR

BY Andrew J. Smith
CLERK

ANOKA COUNTY SURVEYOR

I HEREBY CERTIFY THAT IN ACCORDANCE WITH MINNESOTA STATUTES, SECTION 505.021, SUBD. 11, THIS PLAT HAS BEEN REVIEWED AND APPROVED THIS 26th DAY OF October, 2018

BY Charles F. Gitzen
CHARLES F. GITZEN
ANOKA COUNTY SURVEYOR

ANOKA COUNTY AUDITOR/TREASURER

PURSUANT TO MINNESOTA STATUTES, SECTION 505.021, SUBD. 9, TAXES PAYABLE IN THE YEAR 2018 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 26 DAY OF October, 2018

Jonell M. Sawyer
PROPERTY TAX ADMINISTRATOR

BY Marcia Earnest DEPUTY

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I HEREBY CERTIFY THAT THIS PLAT OF WEST SIDE SECOND ADDITION WAS FILED IN THE OFFICE OF THE COUNTY RECORDER/REGISTRAR OF TITLES FOR PUBLIC RECORD ON THIS 26 DAY OF October, 2018, AT 11:38 O'CLOCK A.M. AND WAS DULY RECORDED AS DOCUMENT NUMBER 2212480.001

Jonell M. Sawyer
COUNTY RECORDER

BY Marcia Earnest DEPUTY

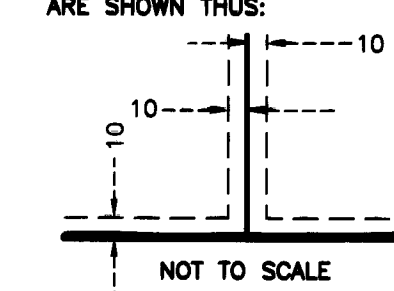
\$56.00



WEST SIDE SECOND ADDITION

CITY OF OAK GROVE
COUNTY OF ANOKA
SECTION 18, TWP. 33, RGE 24

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



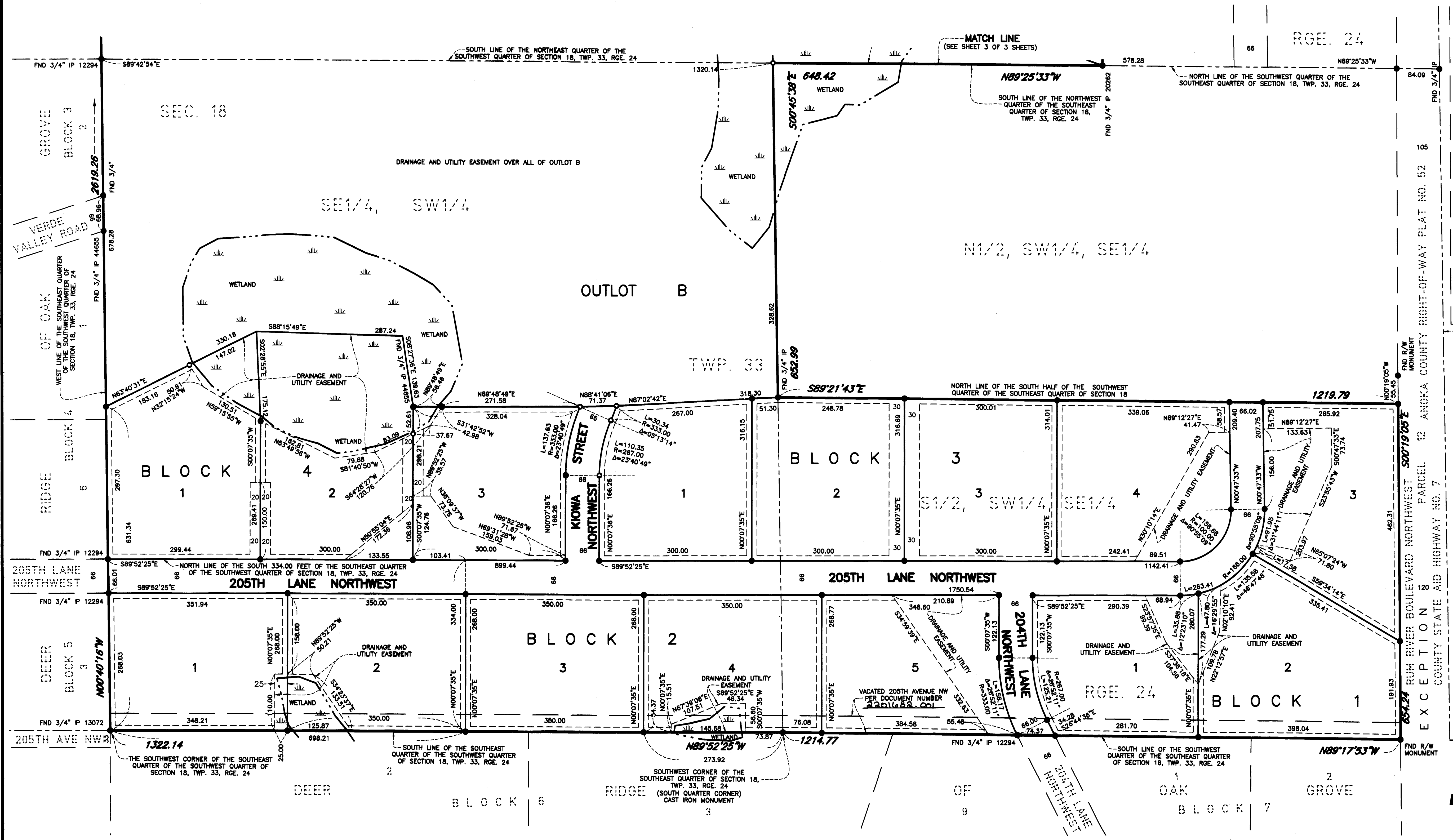
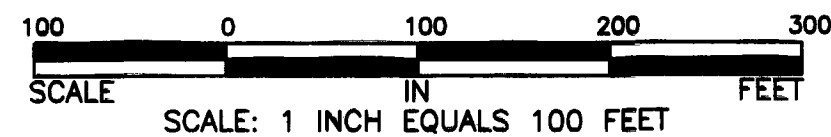
BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES
AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF
WAY LINES, UNLESS OTHERWISE INDICATED, AS
SHOWN ON THIS PLAT.

LEGEND

- DENOTES IRON MONUMENT FOUND, INSCRIBED WITH LICENSE NO. 22440, UNLESS OTHERWISE INDICATED ON THIS PLAT.
- DENOTES SET 3/4 INCH BY 14 INCH IRON PIPE WITH PLASTIC CAP INSCRIBED LICENSE NO. 49907, WHICH HAS BEEN OR WILL BE SET IN ACCORDANCE WITH MS 509.021, SUBD. 10.

THE WETLAND DELINEATION WAS PREPARED BY EARTH SCIENCE ASSOCIATES, INC., APRIL 2018.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 17 MINUTES 53 SECONDS WEST.



THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TWP. 33, RGE. 24

EXCEPTION 12 ANOKA COUNTY RIGHT-OF-WAY PLAT NO. 52
RUM RIVER BOULEVARD NORTHWEST PARCEL 12
COUNTY STATE AID HIGHWAY NO. 7

MSA
PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL
SPECIAL DISTRICTS • ENVIRONMENTAL
60 Penn Boulevard East, Suite 140, St. Paul, MN 55107
866-452-9434 612-548-3132 Fax: 763-786-4574

WEST SIDE SECOND ADDITION

CITY OF OAK GROVE
COUNTY OF ANOKA
SECTION 18, TWP. 33, RGE 24

LEGEND

- DENOTES IRON MONUMENT FOUND, INSCRIBED WITH LICENSE NO. 22440, UNLESS OTHERWISE INDICATED ON THIS PLAT.
- DENOTES SET 3/4 INCH BY 14 INCH IRON PIPE WITH PLASTIC CAP INSCRIBED LICENSE NO. 48907, WHICH HAS BEEN OR WILL BE SET IN ACCORDANCE WITH MS 508.021, SUBD. 10.

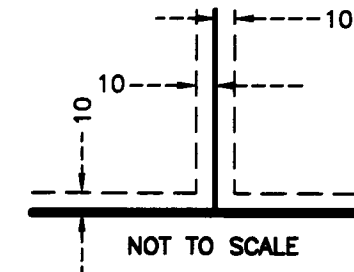
THE WETLAND DELINEATION WAS PREPARED BY EARTH SCIENCE ASSOCIATES, INC., APRIL 2016.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33, RANGE 24, ANOKA COUNTY, MINNESOTA WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 17 MINUTES 53 SECONDS WEST.

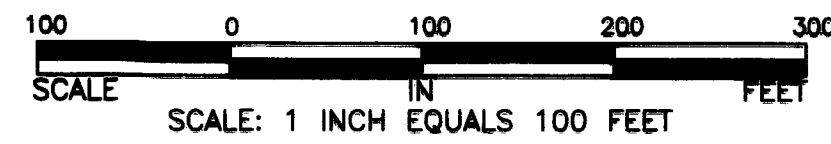
(596.07 PLAT) DENOTES DIMENSION AS SHOWN ON THE PLAT OF WEST SIDE ADDITION

NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, TWP. 33, RGE. 24 (NORTH QUARTER CORNER) CAST IRON MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



SE1/4-NW1/4 SEC.18, TWP. 33, RGE. 24

WESTWOOD 2ND ADDITION
BLOCK 2

SEC. 18

NE1/4, SW1/4

OUTLOT B
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT B

OUTLOT C
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT C

NW1/4, SE1/4

OUTLOT A

WEST SIDE ADDITION
BLOCK 2
EXCEPTION

RGE. 24

RUM RIVER BOULEVARD NORTHWEST
2ND ADDITION
BLOCK 1

L=125.07
R=11399.16
A=00°37'43"

RUM RIVER
BLOCK 2

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