

WESTON WOODS ON THE PARK

BK 62 Abst, pg 5

CITY OF COON RAPIDS,
COUNTY OF ANOKA
Sec. 2, T. 31, R. 24

KNOW ALL MEN BY THESE PRESENTS: That Mark R. Smith and Amy E. Smith, husband and wife, fee owners of the following described property situated in the County of Anoka, State of Minnesota, to wit:

(Torrens)

That part of the South 660.00 feet of the Northwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 24, as measured along the east line of said Northwest Quarter of the Northwest Quarter, lying between the east line of the West 823.25 feet of said Northwest Quarter of the Northwest Quarter and the west line of the East 330.00 feet of said Northwest Quarter of the Northwest Quarter, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

(Abstract)

Commencing at a point on the south line of the Northwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 24 distant 9 rods east of the southwest corner of said Northwest Quarter of the Northwest Quarter; thence northerly parallel with the west line of said Northwest Quarter of the Northwest Quarter 38 rods; thence easterly parallel with the south line of said Northwest Quarter of the Northwest Quarter 16.5 rods; thence northerly parallel with said west line 2 rods; thence easterly parallel with said south line 17 rods; thence southerly parallel with said west line 2 rods; thence easterly parallel with said south line 122 feet to the east line of the West 823.25 feet of said Northwest Quarter of the Northwest Quarter; thence southerly along said east line to the south line of said Northwest Quarter of the Northwest Quarter; thence westerly to the point of beginning.

The West Half of the Southwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 24.

The West Half of the North Half of the North Half of the Northwest Quarter of the Southwest Quarter of Section 2, Township 31, Range 24.

That part of the East Half of the Southwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 24, which lies west of the following described line: Beginning at a point on the south line of said Southwest Quarter of the Northwest Quarter distant 252.40 feet west of the southeast corner of said Southwest Quarter of the Northwest Quarter; thence North 22 degrees 26 minutes 49 seconds West 154.26 feet; thence North 13 degrees 43 minutes 00 seconds West 739.65 feet; thence North 0 degrees 20 minutes 25 seconds East 187.29 feet; thence North 22 degrees 19 minutes 04 seconds East 126.17 feet; thence North 50 degrees 24 minutes 04 seconds East 126.17 feet; thence North 6 degrees 26 minutes 39 seconds East 66.96 feet to the north line of said Southwest Quarter of the Northwest Quarter and there terminating. EXCEPT that part embraced within the East 10 acres of said East Half.

That part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 31, Range 24, Anoka County Minnesota, lying westerly of the following described line: Commencing at the northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 01 seconds West, along the north line of said Northwest Quarter of the Southwest Quarter 252.40 feet to the point of beginning of the line to be described; thence South 18 degrees 38 minutes 58 seconds East 66.21 feet; thence South 05 degrees 56 minutes 31 seconds East 154.53 feet; thence South 00 degrees 41 minutes 23 seconds East 85.00 feet; thence South 08 degrees 55 minutes 55 seconds West 172.42 feet; thence South 04 degrees 59 minutes 47 seconds West 291.30 feet; thence South 00 degrees 32 minutes 50 seconds East 143.16 feet; thence South 18 degrees 10 minutes 40 seconds East 167.70 feet; thence South 07 degrees 53 minutes 17 seconds East 243.68 feet; thence South 00 degrees 39 minutes 02 seconds West 25.00 feet to the south line of said Northwest Quarter of the Southwest Quarter and there terminating. Except the West Half of the North Half of the North Half of said Northwest Quarter of the Southwest Quarter.

For purposes of this description, the south line of the Northwest Quarter of the Northwest Quarter of said Section 2 is assumed to bear North 89 degrees 57 minutes 23 seconds West.

Have caused the same to be surveyed and platted as WESTON WOODS ON THE PARK, and do hereby donate and dedicate to the public for public use forever the Boulevard and Avenue 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 Mark R. Smith and Amy E. Smith, husband and wife have hereunto set their hands this 28th day of January, 2002.

Mark R. Smith
Mark R. Smith

Amy E. Smith
Amy E. Smith

1642829.0
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 31 JAN A.D., 2002 at 8:50 o'clock A.M., and was duly recorded in book 62 page 5
Maureen J. Devine
County Recorder
JMH
Deputy

2002 012919 / \$5128.00

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 28th day of JANUARY, 2002 by Mark R. Smith and Amy E. Smith, husband and wife.



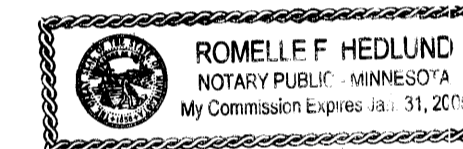
Eileen R. Cota
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2005

I hereby certify that I have surveyed and platted the property described in this plat as WESTON WOODS ON THE PARK; that this plat is a correct representation of said 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 or will be correctly placed in the ground as designated; 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.

Jeffrey D. Lindgren
Jeffrey D. Lindgren, Land Surveyor
Minnesota Registration No. 14376

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 25th day of January, 2002 by Jeffrey D. Lindgren, Land Surveyor.



Romelle F. Hedlund
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2005

The plat of WESTON WOODS ON THE PARK was approved by the Planning Commission of the City of Coon Rapids, Anoka County, Minnesota this 27th day of September, 2002.

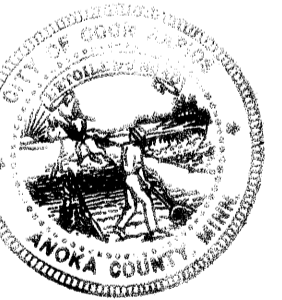
By: Donna M. Naeve, Chairman

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota duly accepted and approved the plat of WESTON WOODS ON THE PARK at a regular meeting held this 10th day of January, 2002. 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, Subd. 2.

CITY OF COON RAPIDS:

By: Alan M. Cahaly, Mayor

Attest: Joan A. Anderson, City Clerk



SURVEY DIVISION, ANOKA COUNTY, MINNESOTA

Checked and approved this 28th day of January, 2002

By: Larry P. Finley, Deputy
Anoka County Surveyor

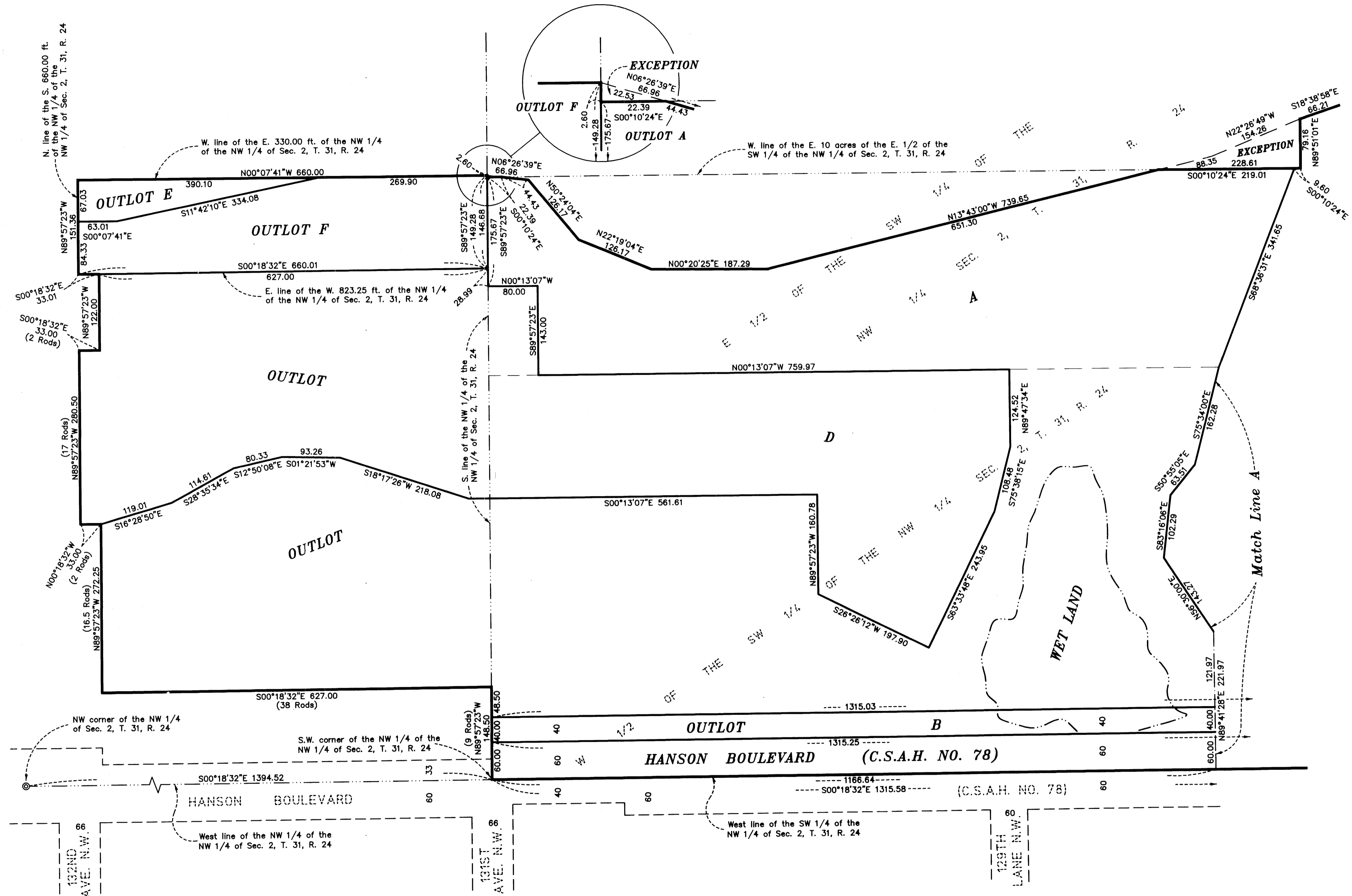
Office of Registrar of Titles
STATE OF MINNESOTA 389966.0
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on JAN 31, 2002 at 8:50 o'clock A.M.
Maureen J. Devine, Registrar of Titles
JMH
Deputy Registrar of Titles

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN AND PAID AND THE TAXPAYER IS ENTERED
Jan 31, 2002
By: J. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR

HEDLUND
PLANNING ENGINEERING SURVEYING

2002012901 \$59.50

WESTON WOODS ON THE PARK

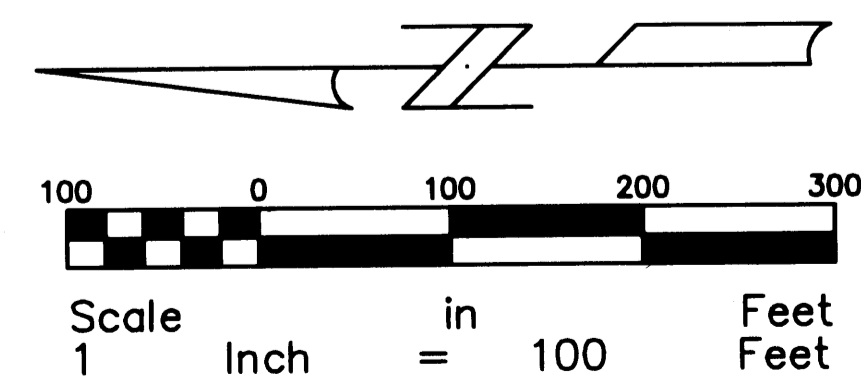


For the purposes of this plat, the South line of the NW 1/4 of the NW 1/4 of Sec. 2, T. 31, R. 24 has an assumed bearing of N 89°57'23" W.

Note: There is a Drainage and Utility Easement over all of Lot 31, Block 1 and Lot 129, Block 2.

● Denotes iron monument found.

○ Denotes 1/2 inch by 14 inch iron monument set and marked by Registration No. 14376.



No monument symbols shown at any statute required location indicates a plat monument that will be set, and which shall be in place within one year of the recording date of the plat. Monuments shall be 1/2 inch by 14 inch iron pipe marked by License Number 14376.

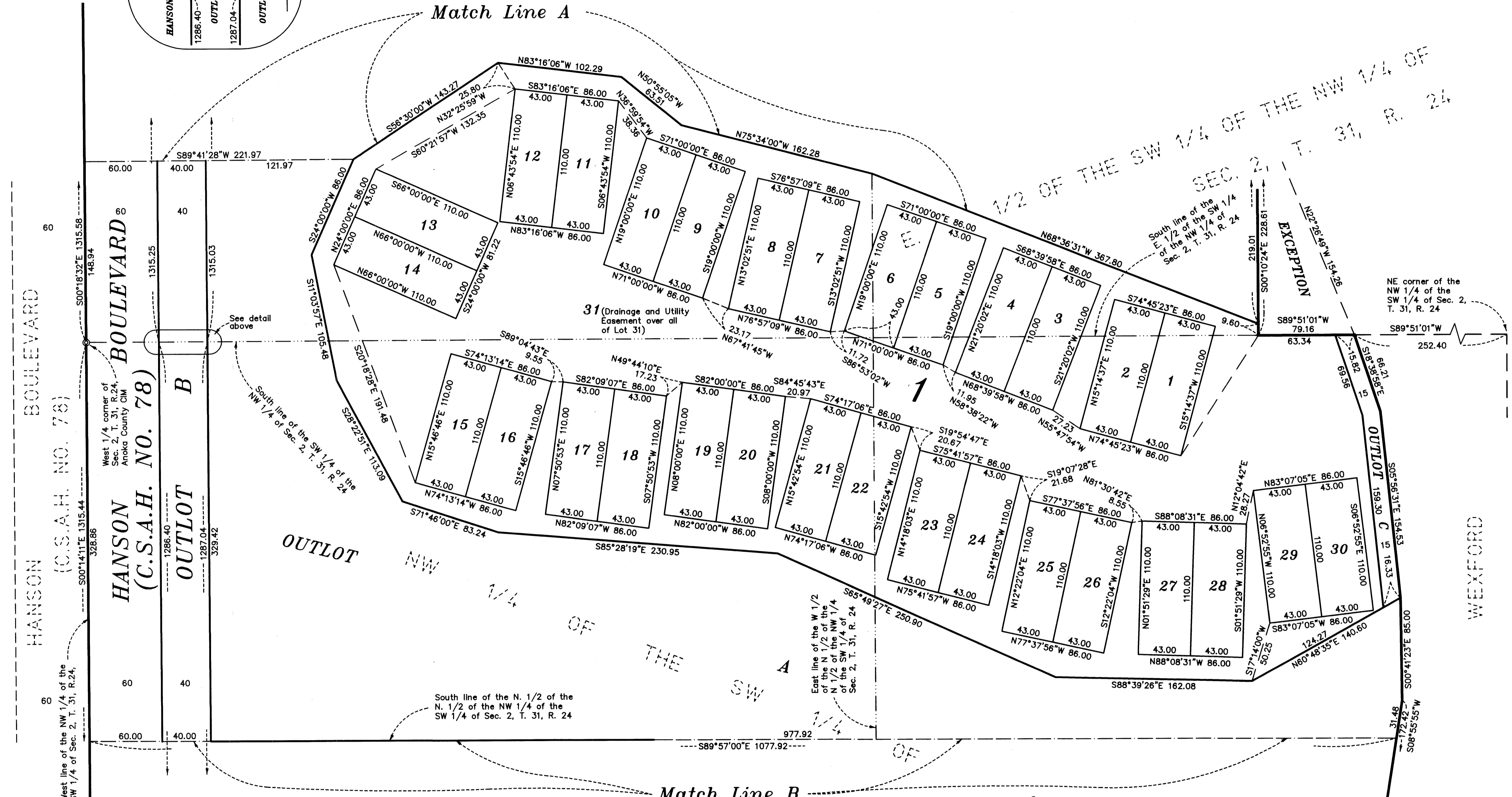
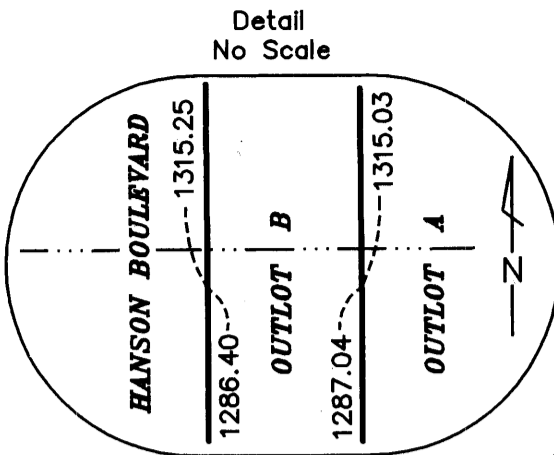
HEDLUND
PLANNING ENGINEERING SURVEYING

OFFICIAL PLAT

BK 62 Abst, Pg 5

WESTON WOODS ON THE PARK

CITY OF COON RAPIDS,
COUNTY OF ANOKA
Sec. 2, T. 31, R. 24

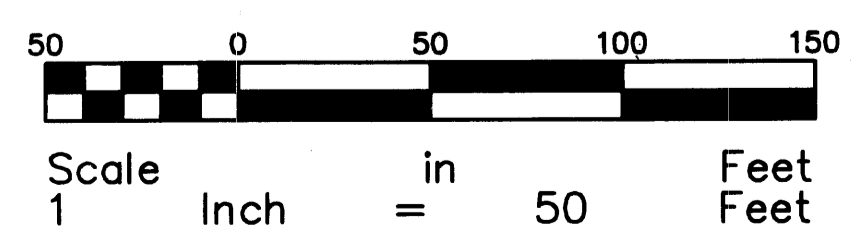


1/2 OF THE SW 1/4 OF THE NW 1/4 OF
SEC. 2, T. 31, R. 24

EXCEPTION

OUTLOT
NW
1/4
OF
THE
SW
1/4
OF
SEC. 2, T. 31, R. 24

WEXFORD



No monument symbols shown at any statute required location indicates a plat monument that will be set, and which shall be in place within one year of the recording date of the plat. Monuments shall be 1/2 inch by 14 inch iron pipe marked by License Number 14376.

For the purposes of this plat, the South line of the NW 1/4 of the NW 1/4 of Sec. 2, T. 31, R. 24 has an assumed bearing of N 89°57'23" W.

Note: There is a Drainage and Utility Easement over all of Lot 31, Block 1 and Lot 129, Block 2.

- Denotes iron monument found.
- Denotes 1/2 inch by 14 inch iron monument set and marked by Registration No. 14376.

SEC. 2, T. 31, R. 24

HEDLUND
PLANNING ENGINEERING SURVEYING

2002012901 \$ 59.50

WESTON WOODS ON THE PARK

CITY OF COON RAPIDS,
COUNTY OF ANOKA
Sec. 2, T. 31, R. 24

BOULEVARD
(C.S.A.H. NO. 78)
HANSON BOULEVARD
(C.S.A.H. NO. 78)

BOULEVARD
(C.S.A.H. NO. 78)
HANSON BOULEVARD
(C.S.A.H. NO. 78)

BOULEVARD
(C.S.A.H. NO. 78)
HANSON BOULEVARD
(C.S.A.H. NO. 78)

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

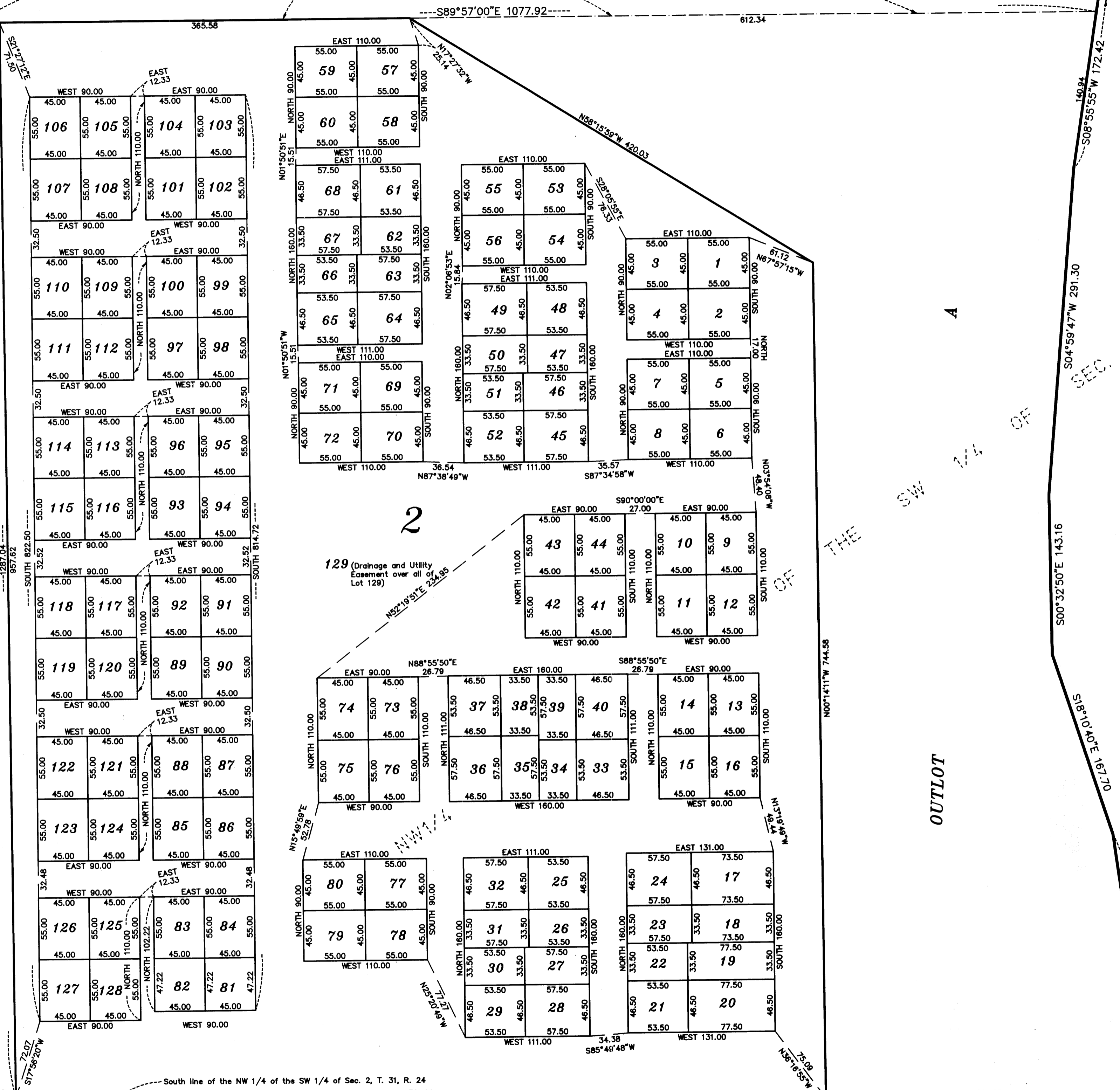
OUTLOT

OUTLOT

OUTLOT

OUTLOT

OUTLOT

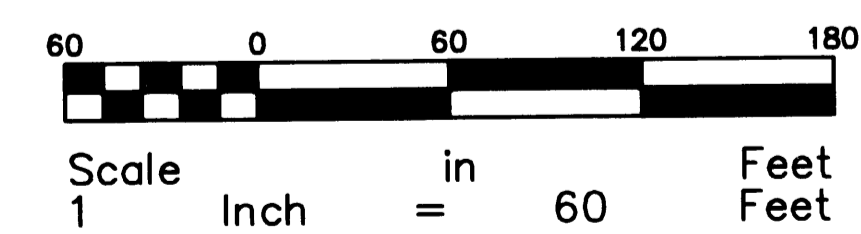


For the purposes of this plat, the South line of the NW 1/4 of the NW 1/4 of Sec. 2, T. 31, R. 24 has an assumed bearing of N 89°57'23" W.

Note: There is a Drainage and Utility Easement over all of Lot 31, Block 1 and Lot 129, Block 2.

- Denotes iron monument found.
- Denotes 1/2 inch by 14 inch iron monument set and marked by Registration No. 14376.

No monument symbols shown at any statute required location indicates a plat monument that will be set, and which shall be in place within one year of the recording date of the plat. Monuments shall be 1/2 inch by 14 inch iron pipe marked by License Number 14376.



HEDLUND
PLANNING ENGINEERING SURVEYING