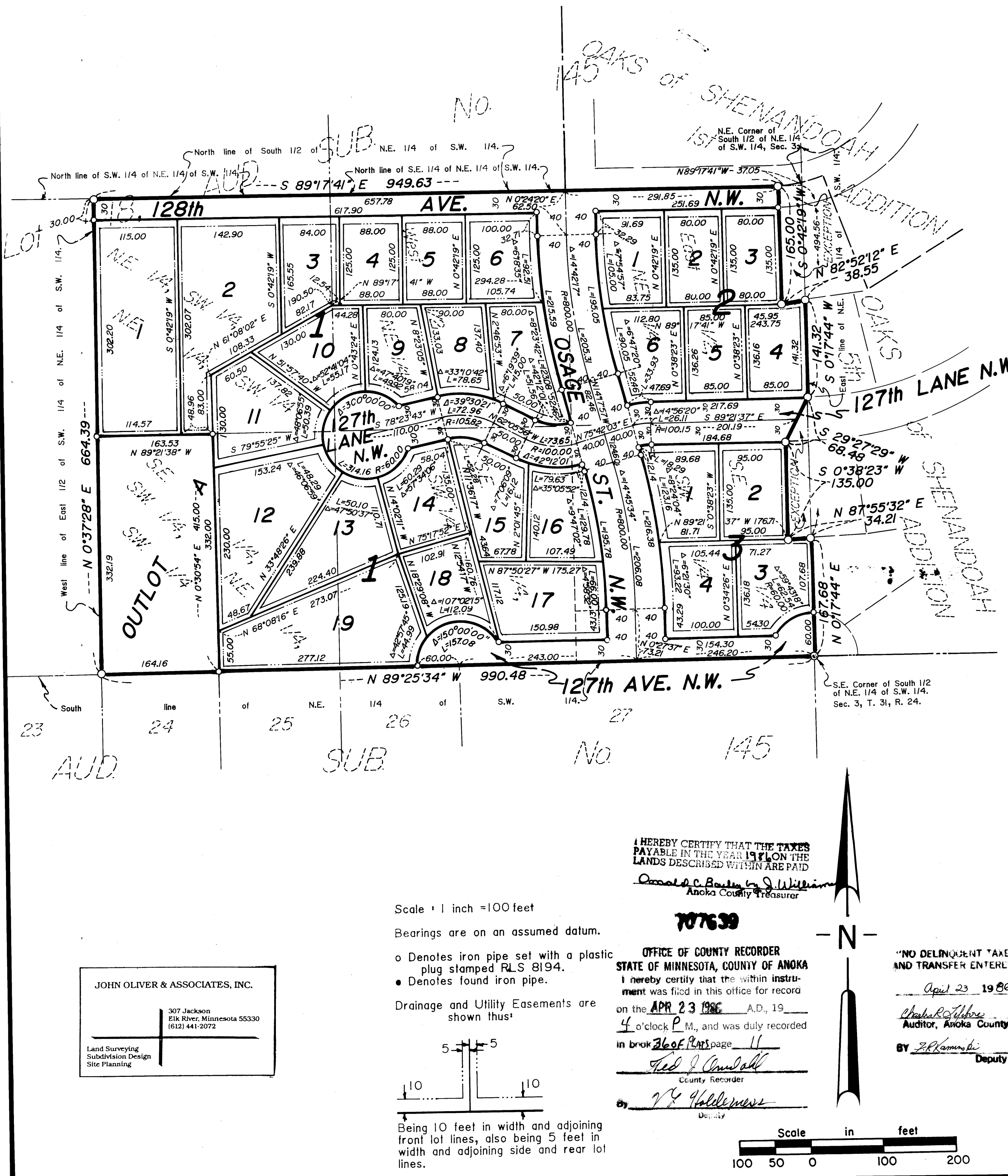


# WHIPPOORWILL ESTATES

City of Coon Rapids, Anoka County, Mn.



JOHN OLIVER & ASSOCIATES, INC.

307 Jackson  
Elk River, Minnesota 55330  
(612) 441-2072

Land Surveying  
Subdivision Design  
Site Planning

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1986 ON THE LANDS DESCRIBED WITHIN ARE PAID

*Donald C. Bayliss, D. Williams*  
Anoka County Treasurer

707639

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 APR 23 1986 A.D., 1986 at 4 o'clock P.M., and was duly recorded in book 269 of RPL page 11

*Red J. Crowell*  
County Recorder

*W. J. Hallgren*  
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

April 23 1986

*Charles R. Tibbo*  
Auditor, Anoka County

BY *W. J. Hallgren*  
Deputy

KNOW ALL MEN BY THESE PRESENTS: That Jerome E. Cullen and Theresa Cullen, also known as Theresa M. Cullen, husband and wife, owners and proprietors of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

The East Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 24, being part of Lot 18 of the duly recorded AUDITOR'S SUBDIVISION NO. 145.

Together with the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 3, also being part of said Lot 18, AUDITOR'S SUBDIVISION NO. 145. Excepting therefrom that part described as follows:

Commencing at the Southeast corner of the South Half of said Northeast Quarter of the Southwest Quarter; thence on an assumed bearing of North 00 degrees, 17 minutes, 44 seconds East, along the East line of said South Half of the Northeast Quarter of the Southwest Quarter, a distance of 167.68 feet to the point of beginning; thence continuing North 00 degrees, 17 minutes, 44 seconds East, along said East line, a distance of 494.56 feet to the Northeast corner of said South Half of the Northeast Quarter of the Southwest Quarter; thence North 89 degrees, 17 minutes, 41 seconds West, along the North line of said South Half, a distance of 37.05 feet; thence South 00 degrees, 42 minutes, 19 seconds West a distance of 165.00 feet; thence North 82 degrees, 52 minutes, 12 seconds East, a distance of 38.35 feet to said East line of the South Half; thence South 00 degrees, 17 minutes, 44 seconds West, along said East line, a distance of 141.32 feet; thence South 29 degrees, 27 minutes, 17 minutes, 44 seconds West, a distance of 68.48 feet; thence South 00 degrees, 38 minutes, 23 seconds West a distance of 135.00 feet; thence North 87 degrees, 55 minutes, 32 seconds East a distance of 34.21 feet to the point of beginning.

And that First Minnesota Savings Bank, F.S.B., a U.S. corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

The West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 24, now known as part of Lot 18, AUDITOR'S SUBDIVISION NO. 145.

Have caused the same to be surveyed and platted as WHIPPOORWILL ESTATES, and do hereby donate and dedicate to the public for the public use forever the Lane, Avenues, and Street 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 Jerome E. Cullen and Theresa M. Cullen have hereunto set their hands and seals this 11th day of April, 1986.

*Jerome E. Cullen*  
Jerome E. Cullen

*Theresa M. Cullen*  
Theresa M. Cullen

Also in witness whereof said First Minnesota Savings Bank, F.S.B., has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 11th day of April, 1986.

By: *John E. Morgan*, its Sr. Vice Pres. By: *David V. Nelson*, its First Vice Pres.

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 10th day of April, 1986, by Jerome E. Cullen and Theresa Cullen, also known as Theresa M. Cullen, husband and wife.

*Wendy S. Reagan* Notary Public, Anoka County, Minnesota  
My commission expires: 2/5/92

The foregoing instrument was acknowledged, before me this 11th day of April, 1986 by John E. Morgan, the Sr. Vice President, and by David V. Nelson, the 1st Vice President of First Minnesota Savings Bank, F.S.B., a U.S. corporation, on behalf of the corporation.

*Samela K. Juhlman* Notary Public, Chisago County, Minnesota  
My commission expires: September 8, 1991

I hereby certify that I have surveyed and platted the property described in this plat as WHIPPOORWILL ESTATES 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.

*John O. Oliver*  
John O. Oliver, Land Surveyor  
Minnesota Registration No. 8194

State of Minnesota, County of Shubuta

The foregoing instrument was acknowledged before me this 8th day of April, 1986, by John O. Oliver, Land Surveyor.

*Wanda R. Johnson* Notary Public, Shubuta County, Minnesota  
My commission expires: April 24, 1991

Annexed plat of WHIPPOORWILL ESTATES was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 8th day of April, 1986.

By: *Donna M. Naeve*, Chairman

Annexed plat of WHIPPOORWILL ESTATES was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 8th day of April, 1986.

By: *Robert B. Lewis*, Mayor Attest: *Betty Backes, CM*, Clerk

This plat has been checked and approved this 22nd day of April, 1986.

*Robert W. Anderson*, Anoka County Surveyor

727917  
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CERTIFICATE OF CORRECTION TO PLAT OF "WHIPPOORWILL ESTATES", City of Coon Rapids, Anoka County, Minnesota.

I, the undersigned Lynn P. Caswell, a Licensed Land Surveyor, Minnesota License Number 15777, do hereby certify that said plat is incorrect in that the plat name, WHIPPOORWILL ESTATES, applied incorrectly within the written portion of the plat at the following locations:

1. Dedication of right of way and easement statement.
2. Surveyors certification.
3. Planning Commission approval.
4. City Council approval.

I do hereby also certify that the correct plat name is WHIPPOORWILL ESTATES.

John O. Oliver, not available at this time, is the surveyor who prepared the plat of WHIPPOORWILL ESTATES, City of Coon Rapids, Anoka County, Minnesota, which was recorded in book 269 of RPL page 11, in the office of the County Recorder in and for said Anoka County.

*Lynn P. Caswell*  
Lynn P. Caswell, Land Surveyor  
Minnesota License No. 15777

Dated: September 11, 1986

Subscribed and sworn to before me this 11th day of September, 1986.

*Wanda R. Johnson*  
Notary Public, Shubuta County, Minnesota.

The above certificate of correction to the plat of WHIPPOORWILL ESTATES, City of Coon Rapids, Anoka County, Minnesota, was approved by the City Council of the City of Coon Rapids, at a regular meeting thereof held this 23rd day of September, 1986.

By: *Robert B. Lewis*, Mayor  
Attest: *Betty Backes, CM*, Clerk

Filed 9/30/86