

# WILLOW COURT COACH HOMES

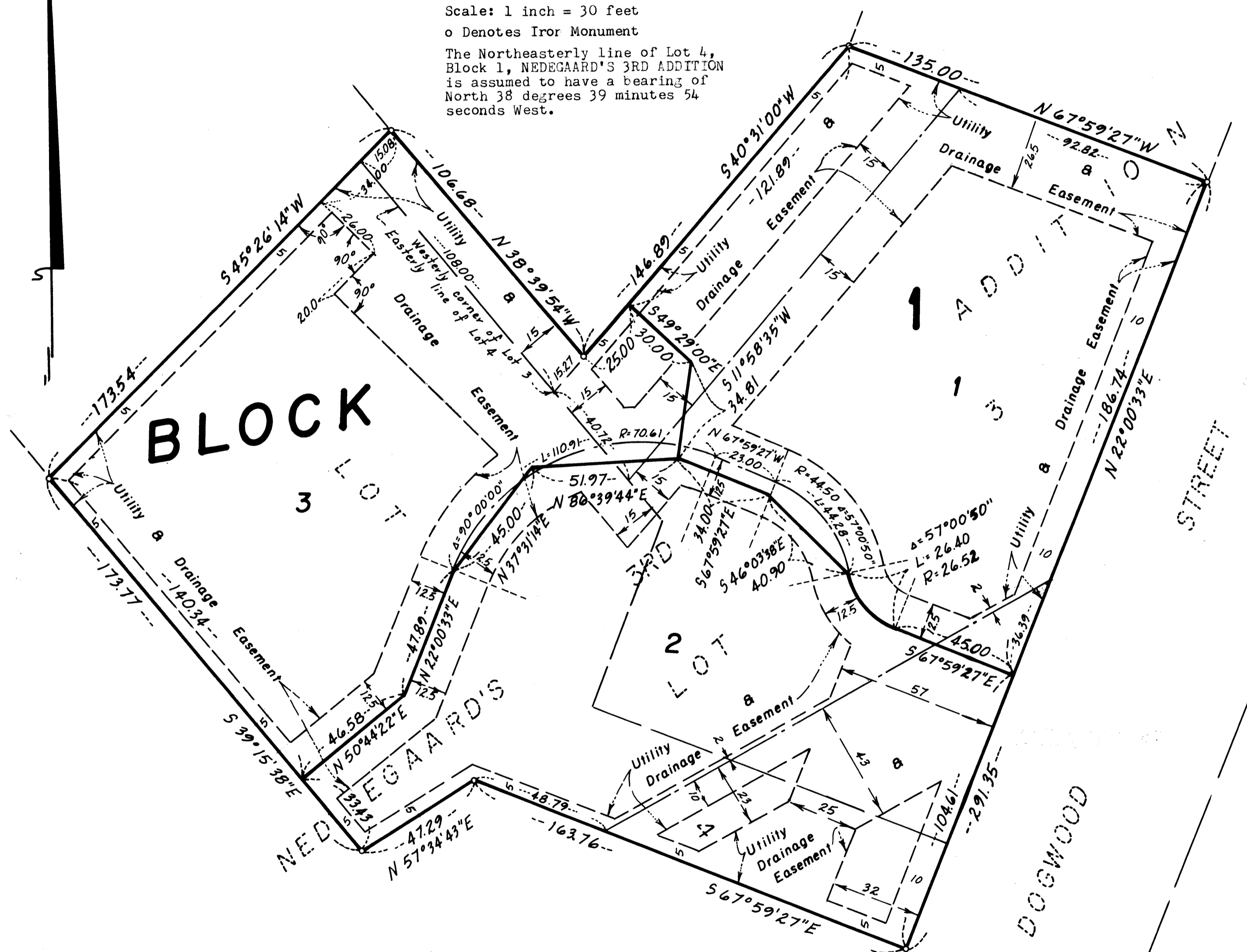
CITY OF COON. RAPIDS  
County of Anoka

LOT SURVEYS CO., INC.  
Land Surveyors



Scale: 1 inch = 30 feet  
o Denotes Iron Monument

The Northeastly line of Lot 4, Block 1, NEDEGAARD'S 3RD ADDITION is assumed to have a bearing of North 38 degrees 39 minutes 54 seconds West.



KNOW ALL MEN BY THESE PRESENTS: That Nedegaard Construction Company Inc., a Minnesota corporation, owner and proprietor, of the following described property situated in the County of Anoka, State of Minnesota to-wit:

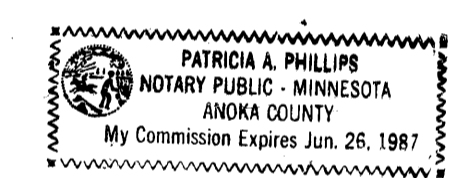
Lots 3 and 4, Block 1, NEDEGAARD'S 3RD ADDITION according to the plat thereof on file and of record in the office of the County Recorder in and for said County.

And that part of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 31, Range 24, described as follows: Beginning at the most Westerly corner of Lot 3, Block 1, NEDEGAARD'S 3RD ADDITION; thence on an assumed bearing of North 38 degrees 39 minutes 54 seconds West along the Easterly line of Lot 4; said Block 1 a distance of 108.00 feet to the most Northerly corner of said Lot 4; thence North 45 degrees 26 minutes 14 seconds East 15.08 feet; thence South 38 degrees 39 minutes 54 seconds East 106.68 feet to the Northwesterly line of said Lot 3; thence South 40 degrees 31 minutes 00 seconds West along said Northwesterly line 15.27 feet to the point of beginning.

Has caused the same to be surveyed and platted as WILLOW COURT COACH HOMES and does hereby donate and dedicate to the public for public use forever the utility and drainage easements as shown on the plat. In witness whereof said Nedegaard Construction Company, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 14<sup>th</sup> day of July, 1982.  
Signed: NEDEGAARD CONSTRUCTION COMPANY, INC.

Bruce A. Nedegaard, President      Gill V. Gruber, Treasurer  
Bruce A. Nedegaard, President      Gill V. Gruber, treasurer

State of Minnesota  
County of Anoka    The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of July, 1982, by Bruce A. Nedegaard, president and Gill V. Gruber, treasurer of Nedegaard Construction Company, Inc., a Minnesota corporation, on behalf of the corporation.



Patricia A. Phillips  
Notary Public, Anoka County, Minnesota  
My Commission Expires JUNE 26, 1987

I hereby certify that I have surveyed and platted the property described on this plat as WILLOW COURT COACH HOMES; that this plat is a correct representation of said survey; that the distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands or public highways to be designated on said plat.

Raymond A. Prasch  
Raymond A. Prasch, Registered Land Surveyor  
Minnesota Registration Number 6743

State of Minnesota  
County of Hennepin    The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of JANUARY, 1982, by Raymond A. Prasch, Registered Land Surveyor.

Milton E. Hyland  
Milton E. Hyland, Notary Public, Henn. Co., Minn.  
My Commission Expires November 19, 1987

The plat of WILLOW COURT COACH HOMES was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 17th day of December, 1981.  
CITY OF COON RAPIDS, MINNESOTA

By Darryl M. Naves Chairman      By Samuel J. Hoff Clerk

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of WILLOW COURT COACH HOMES at a regular meeting thereof held this 22nd day of December, 1981.  
CITY OF COON RAPIDS, MINNESOTA

By Robert P. Lewis Mayor      By Betty Bell, omc Clerk

Checked and approved this 14<sup>th</sup> day of July, 1982.

Roland W. Anderson  
Anoka County Surveyor

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 JUL 14 1982 A.D., 1982 at 10:55 o'clock A.M., and was duly recorded in book 32 of Plat page 48

Todd Amundson  
County Recorder  
By R. Hallenness  
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

July 14, 1982  
Charles R. LeBlanc  
Auditor, Anoka County  
By Larry W. Salvo  
Deputy