

WOODBIDGE VILLAGE SEVENTH
CITY OF COON RAPIDS, ANOKA COUNTY

980890

KNOW ALL MEN BY THESE PRESENTS: That Vera E. Ferestad Erickson, formerly known as Vera E. Ferestad, and Owen M. Erickson, her husband, owners and proprietors, and Good Value Homes, Inc., a Minnesota corporation, contract purchaser, and Lida Construction Inc., a Minnesota corporation, mortgagee, and Builders Development & Finance Inc., a Minnesota corporation, mortgagee, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

That part of Lots 14 and 15, "Coleman Acres", Anoka County, Minnesota lying easterly of the following described line: Commencing at the most northerly corner of said Lot 14; thence South 77 degrees 00 minutes 59 seconds West, assumed bearing, along the northwesterly line of said Lot 14 a distance of 455.70 feet to the point of beginning of the line to be herein described; thence South 2 degrees 36 minutes 04 seconds West a distance of 193.89 feet; thence South 5 degrees 40 minutes 03 seconds East a distance of 112.21 feet to a point on the south line of Lot 16 said "Coleman Acres", Anoka County, Minnesota and there terminating.

and Peter Nygren, also known as Peter L. Nygren and Virginia Nygren, his wife, owners and proprietors, and Good Value Homes, Inc., a Minnesota corporation, contract purchaser, and Lida Construction Inc., a Minnesota corporation, mortgagee, and Builders Development & Finance Inc., a Minnesota corporation, mortgagee, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

That part of Lot 16, "Coleman Acres", Anoka County, Minnesota lying easterly fo the following described line: Commencing at the most northerly corner of Lot 14 said "Coleman Acres", Anoka County, Minnesota; thence South 77 degrees 00 minutes 59 seconds West, assumed bearing, along the northwesterly line of said Lot 14 a distance of 455.70 feet to the point of beginning of the line to be herein described; thence South 2 degrees 36 minutes 04 seconds West a distance of 193.89 feet; thence South 5 degrees 40 minutes 03 seconds East a distance of 112.21 feet to a point on the south line of said Lot 16 and there terminating.

Have caused the same to be surveyed and platted as WOODBRIDGE VILLAGE SEVENTH and do hereby donate and dedicate to the public for public use forever the Street and easements for utility and drainage purposes as shown on the plat. In witness whereof said Vera E. Ferestad Erickson, formerly known as Vera E. Ferestad and Owen M. Erickson, her husband, have hereunto set their hands this 13th day of March, 1992. In witness whereof said Peter Nygren, also known as Peter L. Nygren and Virginia Nygren, his wife, have hereunto set their hands this 19th day of March, 1992. In witness whereof said Good Value Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 24th day of March, 1992. In witness whereof said Lida Construction Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 19th day of March, 1992. In witness whereof said Builders Development & Finance Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 24th day of March, 1992.

Signed:

Vera E. Ferestad Erickson
Vera E. Ferestad Erickson, formerly known as Vera E. Ferestad

Owen M. Erickson
Owen M. Erickson

Peter L. Nygren
Peter Nygren, also known as Peter L. Nygren

Virginia Nygren
Virginia Nygren

Craig M. Lida
LIDA CONSTRUCTION INC.
Craig M. Lida, Vice President

GOOD VALUE HOMES, INC.

Betty Hardle
its Vice President

Betty Hardle
its Chief Executive Officer

BUILDERS DEVELOPMENT & FINANCE INC.

John Nygren
its Assistant Vice President

John Nygren
its

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 13th day of March, 1992, by Vera E. Ferestad Erickson, formerly known as Vera E. Ferestad and Owen M. Erickson, her husband.

William K. Goodrich
Notary Public, Hennepin County, Minnesota
My Commission Expires 2-19-98

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 19 day of March, 1992, by Peter Nygren, also known as Peter L. Nygren and Virginia Nygren, his wife.

LINDA R. ERDMAN
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires JULY 29, 1996

Linda R. Erdman
Notary Public, Anoka County, Minnesota
My Commission Expires 7-29-96

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 19 day of March, 1992, by Craig M. Lida, as vice president of Lida Construction Inc., a Minnesota corporation, on behalf of said corporation.

LINDA R. ERDMAN
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires JULY 29, 1996

Linda R. Erdman
Notary Public, Anoka County, Minnesota
My Commission Expires 7-29-96

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 MAY 28 A.D., 1992 at 4:15 o'clock P.M., and was duly recorded in book 4489 page 39

Ned J. Omdahl
County Recorder
By A.W. Swanson
Deputy

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 24 day of MARCH, 1992, by Betty Hardle its Chief Executive Off. and by John R. Peterson its Vice President of Good Value Homes, Inc., a Minnesota corporation, on behalf of said corporation.

LAVONNA C. NEWSTROM
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires JAN. 2, 1998

Lavonna C. Newstrom
Notary Public, Anoka County, Minnesota
My Commission Expires January 2, 1998

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 24th day of March, 1992, by Tim N. Solie its Asst. Vice Pres. of Builders Development & Finance, Inc., a Minnesota corporation, on behalf of said corporation.

Kathleen D. Jewell
Notary Public, Hennepin County, Minnesota
My Commission Expires 6-6-97

I hereby certify that I have surveyed and platted the property described on this plat as WOODBRIDGE VILLAGE SEVENTH; 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 other than as shown thereon.

Raymond A. Prasch
Raymond A. Prasch, Registered Land Surveyor
Minnesota Registration No. 6743

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 6th day of MARCH, 1992, by Raymond A. Prasch, Registered Land Surveyor.

Therese Prasch
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires 11-19-96

Therese Prasch
Therese Prasch, Notary Public, Hennepin County, Minnesota
My Commission Expires November 19, 1996

The plat of WOODBRIDGE VILLAGE SEVENTH, was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 20th day of November, 1991.

By Donna M. Naewe Chairman

We hereby certify that the City Council of the City of Coon Rapids, Minnesota duly accepted and approved this plat of WOODBRIDGE VILLAGE SEVENTH at a regular meeting thereof held this 10th day of December, 1991. 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 presiding 30 day period has elapsed without receipt of such comments and recommendations as provided by Minn. Statutes, Section 505.03, Subd. 3.

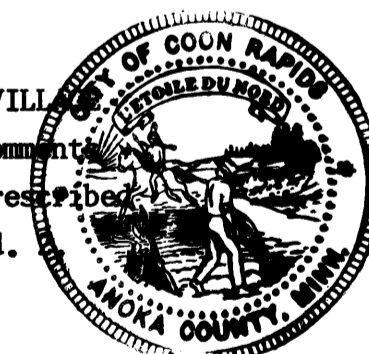
CITY COUNCIL OF COON RAPIDS, MINNESOTA

By William K. Thompson Mayor By Lorraine Menegoz Clerk Deputy

Checked and approved this 28th day of MAY, 1992.

MERLYN D. ANDERSON by Larry D. Blom deputy
Anoka County Surveyor

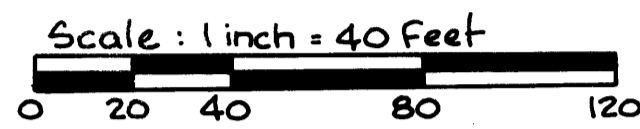
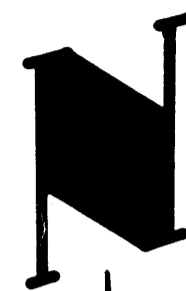
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED May 28 1992
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY J. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR



WOODBIDGE VILLAGE SEVENTH

CITY OF COON RAPIDS, ANOKA COUNTY

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS



o Denotes Iron Monument

For the purpose of this plat the Northwesternly Line of Lot 14 Coleman Acres, Anoka Co, Mn Has an Assumed bearing of N77°00'59"E

