

ORDINANCE NO.

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
THE CITY OF COON RAPIDS SO AS TO PROVIDE CHANGES
IN THE ZONING CLASSIFICATION (PC 11-31)**

The City of Coon Rapids does ordain:

Section 1. The official zoning map of the City of Coon Rapids is hereby amended to change the classification of the following described property from Office to Community Commercial:

The Southwesterly 150 feet, as measured along the Northwesterly and Southeasterly lines, of the following described tract: that part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 31, Range 24, Anoka County, Minnesota described as follows:

Beginning at a point in the Northeasterly line of Northdale Boulevard, formerly County Road A, distant 312.9 feet Southeasterly, measured along said Northeasterly line of Northdale Boulevard, formerly County Road A, from a point on the North and South quarter line distant 482.7 feet North of the center of said Section 13; thence Southeasterly along said Northeasterly line of Northdale Boulevard, formerly County Road A, a distance of 156.45 feet; thence Northeasterly to the Southwest corner of the North Half of the Southeast Quarter of the Northeast Quarter of said Section 13, a distance of 1169.5 feet, more or less; thence North to the Northwest corner of said North Half of the Southeast Quarter of the Northeast Quarter; thence Southwesterly to the point of beginning, a distance of 1578.9 feet, more or less, according to the United States Government Survey thereof,

AND

That part of Lot 6, "Auditor's Plat No 8", also known as Auditor's Subdivision No. 8 according to the map or plat thereof on the file and of record in the Office of the County Recorder in and for Anoka County, Minnesota and that part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 31 North, Range 24 West, Anoka County, Minnesota described as follows:

Beginning at a point on the Northeasterly right of way line of County Road No. 11 (also known as Northdale Boulevard) as it is presently laid out and traveled 589.35 feet Southeasterly along said right-of-way line of County Road No. 11 from a point on the North-South quarter section line distant 482.7 feet North of the center of said Section 13, thence Southeasterly along said Northeasterly right of way line of County Road No. 11, 160 feet, thence deflecting left 90 degrees in a Northeasterly direction 150 feet, thence deflecting left 90 degrees in a Northwesterly direction 160 feet along a line parallel with and 150 feet from the Northeasterly right of way line of said County Road No. 11, thence deflecting left 90 degrees in a Southwesterly direction 150 feet, more or less, to the point of beginning on the Northeasterly right of way line of said County Road No. 11,

AND

That part of Lot 6, "Auditor's Plat No. 8", according to the map or plat thereof on file and of record in the Office of the County Recorder in and for Anoka County, Minnesota and that part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 31 North, Range 24 West, Anoka County, Minnesota described as follows:

Commencing at a point on the Northeasterly right of way line of County Road No. 11 (also known as Northdale Boulevard) as it is presently laid out and traveled 589.35 feet Southeasterly along said right of way line of County Road No. 11 from a point on the North-South quarter section line distance 482.7

feet North of the center of said Section 13, thence Southeasterly along said right of way line of County Road No. 11, a distance of 160 feet more or less, to a point on said right of way line of County Road No. 11 distance 117.83 feet Southeasterly of the East-West quarter line of said Section 13, as measured along said right of way line of County Road No. 11, which point is also the most southerly corner of the below-described Parcel "A" to the point of beginning, thence continue Southeasterly along said right of way line a distance of 5.72 feet, which point is also the most westerly corner of the below-described Parcel "B", thence Northeasterly at right angles a distance of 150.00 feet along the northwesterly line of the below described Parcel "B" to the most northerly corner of the below-described Parcel "B"; thence Northwesterly at right angles a distance of 5.72 feet, more or less, to its intersection with a line drawn perpendicular to the point of beginning and said right of way line which point is also the most easterly corner of the below-described Parcel "A", thence Southwesterly along the southeasterly line of the below-described Parcel "A" a distance of 150.00 feet to the point of beginning of the parcel of land described, together with all hereditaments and appurtenances belonging thereto,

Parcel "A" for the purpose of this instrument:

That part of Lot 6, "Auditor's Plat No. 8", according to the map or plat thereof on the file and of record in the Office of the County Recorder in and for Anoka County, Minnesota and that part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 31 North, Range 24 West, Anoka County, Minnesota described as follows:

Beginning at a point on the Northeasterly right of way line of County Road No. 11 (also known as Northdale Boulevard) as it is presently laid out and traveled 589.35 feet Southeasterly along said right of way line of County Road No. 11 from a point on the North-South quarter section line distant 482.7 feet North of the center of said Section 13, thence Southeasterly along said right of way line of County Road No. 11, 160 feet, thence deflecting left 90 degrees in a Northeasterly direction 150 feet thence deflecting left 90 degrees in a Northwesterly direction 160 feet along a parallel line with and 150 feet from the Northeasterly right of way line of said County Road No. 11, thence deflecting left 90 degrees in a Southwesterly direction 150 feet, more or less, to the point of beginning on the Northeasterly right of way line of said County Road No. 11.

Parcel "B" for the purpose of this instrument:

That part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 31 North, Range 24 West, Anoka County, Minnesota and that part of Lot 6, "Auditor's Plat No. 8", according to the map or plat thereof on the file and of record in the Office of the County Recorder in and for Anoka County, Minnesota described as follows:

Commencing at the intersection of Northeasterly right of way line of County Road No. 11 (formerly known as County Road A and now also known as Northdale Boulevard) and the East-West Quarter line of Section 13, Township 31 North, Range 24 West, thence Southeasterly along said right of way line a distance of 123.55 feet to the actual point of beginning of tract to be described thence continuing Southeasterly along said right of way line 160 feet, thence Northeasterly at right angles to said right of way line a distance of 150 feet, thence Northwesterly at right angles to last described line a distance of 160 feet, thence Southwesterly 150 feet to the point of beginning,

AND

That part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Beginning at a point on the Northeasterly line of said County Road "A" 469.35 feet Southeasterly along the Northeasterly line of said County Road "A" from a point on the North and South quarter section line distant 482.7 feet north of center of said Section 13, thence Southeasterly along said Northeasterly line of County Road "A" a distance of 120 feet; thence deflecting left 90 degrees in a Northeasterly direction 150 feet; thence deflecting left 90 degrees in a Northwesterly direction to its intersection with a line drawn from the point of beginning to the Northwest corner of the South half of the Southeast Quarter of the Northeast Quarter of said Section 13; thence Southwesterly along said line to point of beginning, Anoka County, Minnesota.

Introduced the 6th day of December, 2011.

Adopted on the ____ day of _____, 2011.

Tim Howe, Mayor

ATTEST:

Joan A. Anderson, City Clerk