

PRELIMINARY COPY
UNRECORDED AS OF 09-01-15

EGRET COON RAPIDS BOULEVARD SA

City of Coon Rapids
County of Anoka
Sec. 23, T31, R24

KNOW ALL PERSONS BY THESE PRESENTS: That LCN NTI Multi (MN) LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of the said Section 23; thence on an assumed bearing of North 89 degrees 58 minutes 39 seconds East along the South line of said Section 23, a distance of 1076.62 feet; thence North 53 degrees 25 minutes 56 seconds West a distance of 550.32 feet to the point of beginning of the tract to be hereby described; thence continuing North 53 degrees 25 minutes 56 seconds West a distance of 126.74 feet; thence North 38 degrees 23 minutes 30 seconds East and parallel with the centerline of Egret Boulevard a distance of 175.12 feet; thence North 53 degrees 25 minutes 00 seconds West a distance of 173.24 feet to its intersection with the Easterly line of Egret Boulevard; thence North 38 degrees 23 minutes 30 seconds East along said Easterly line of Egret Boulevard a distance of 92.88 feet; thence South 51 degrees 41 minutes 00 seconds East a distance of 291.66 feet; thence South 36 degrees 35 minutes 00 seconds West a distance of 259.01 feet to the point of beginning.

(Said Tract is also known as part of Lot 8, REVISED AUDITOR'S SUBDIVISION NO. 76.)

The northeasterly boundary line of the above-described tract is marked by judicial landmarks set pursuant to Torrens Case No. C6-88-11145.

Torrens Property-Certificate of Title No. 109499.

LESS AND EXCEPT PARCEL NO. 9 as particularly described in the Quit Claim Deed memorialized on Certificate of Title No. 109499 and recorded July 1, 2003, as Document No. 436114, in the office of the Registrar of Titles for Anoka County, Minnesota. Said Parcel No. 9 is also described in the Notice of Lis Pendens (D. Ct. File No. C5-02-11354) memorialized on Certificate of Title No. 109499 and recorded December 5, 2002, as Document No. 414363 in the office of the Registrar of Titles for Anoka County, Minnesota.

AND

That part of Lot 8, Revised Auditor's Subdivision No. 76, described as follows: From the intersection of the South line of Section 23, Township 31, Range 24, Anoka County, Minnesota, with the original centerline of State Trunk Highway, said centerline being centerline of concrete pavement as now constructed; thence Northwesterly on said centerline, a distance of 610.54 feet to the actual point of beginning of the tract to be described; thence North 38 degrees 19 minutes East parallel to the centerline of Egret Street, a distance of 225.04 feet; thence Northwesterly parallel to the centerline of said State Trunk Highway, a distance of 208.04 feet, more or less, to the centerline of Egret Street; thence Southwesterly along said centerline of Egret Street, a distance of 225.04 feet to the centerline of State Trunk Highway; thence Southeasterly along said centerline of State Trunk Highway, a distance of 208.04 feet, more or less, to the point of beginning, according to the duly recorded plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

Has caused the same to be surveyed and platted as EGRET COON RAPIDS BOULEVARD SA and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown by this plat.

In witness whereof said LCN NTI Multi (MN) LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

LCN NTI MULTI (MN) LLC

_____, its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ of LCN NTI Multi (MN) LLC, a Minnesota limited liability company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Blake L. Rivard do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Blake L. Rivard, Licensed Land Surveyor
Minnesota License No. 19421

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Blake L. Rivard.

Notary Public, _____ County, Minnesota
My Commission Expires _____

City Planning Commission, City of Coon Rapids, Minnesota

Be it known that on this _____ day of _____, 20____, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve the plat of EGRET COON RAPIDS BOULEVARD SA.

Planning Commission, City of Coon Rapids, Minnesota

By _____ Chairman By _____ Secretary

City Council, City of Coon Rapids, Minnesota

This plat of EGRET COON RAPIDS BOULEVARD SA was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this _____ day of _____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By _____ Mayor By _____ Clerk

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

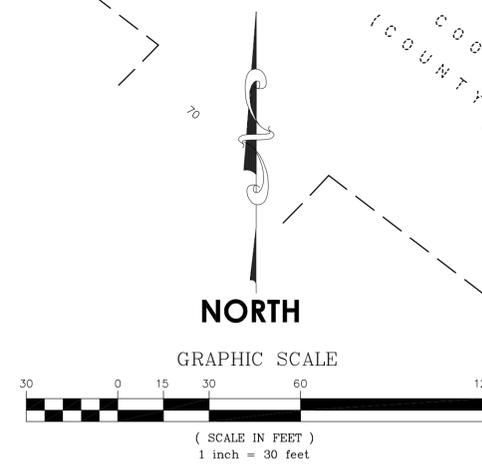
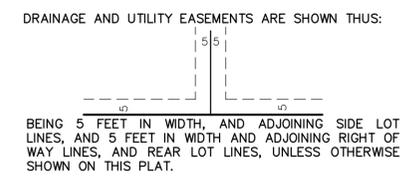
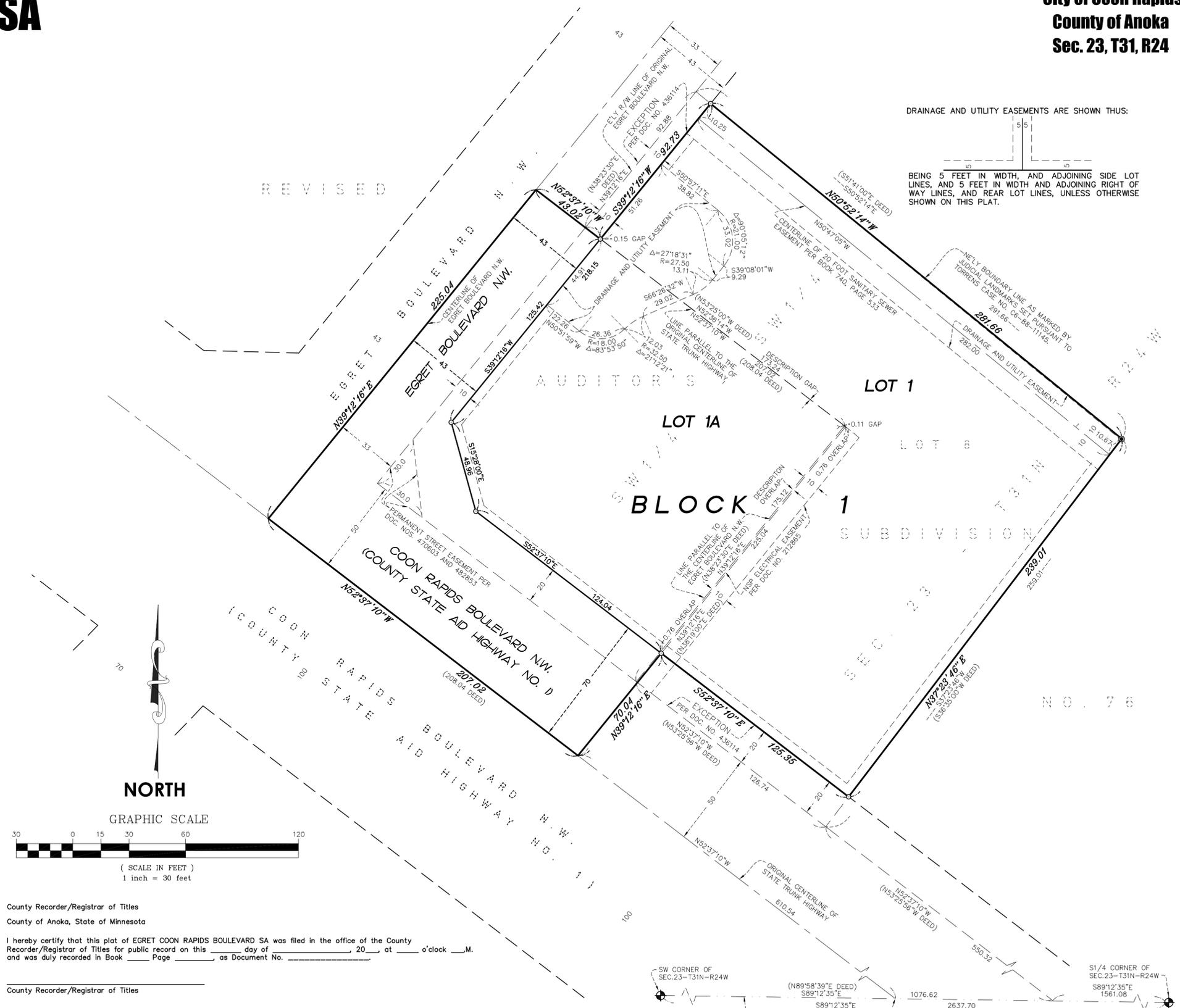
Larry D. Holm
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator

By _____ Deputy



County Recorder/Registrar of Titles
County of Anoka, State of Minnesota
I hereby certify that this plat of EGRET COON RAPIDS BOULEVARD SA was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____ at _____ o'clock ____M. and was duly recorded in Book _____ Page _____ as Document No. _____
County Recorder/Registrar of Titles
By _____ Deputy
County Recorder/Registrar of Titles
County of Anoka, State of Minnesota
I hereby certify that this plat of EGRET COON RAPIDS BOULEVARD SA was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____ at _____ o'clock ____M. and was duly recorded in Book _____ Page _____ as Document No. _____
County Recorder/Registrar of Titles
By _____ Deputy

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 19421.
- DENOTES FOUND IRON MONUMENT
- ⊙ DENOTES FOUND JUDICIAL LAND MARK
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 31, RANGE 24 IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 12 MINUTES 35 SECONDS EAST.

E. G. RUD & SONS, INC.
EST. 1877 Professional Land Surveyors