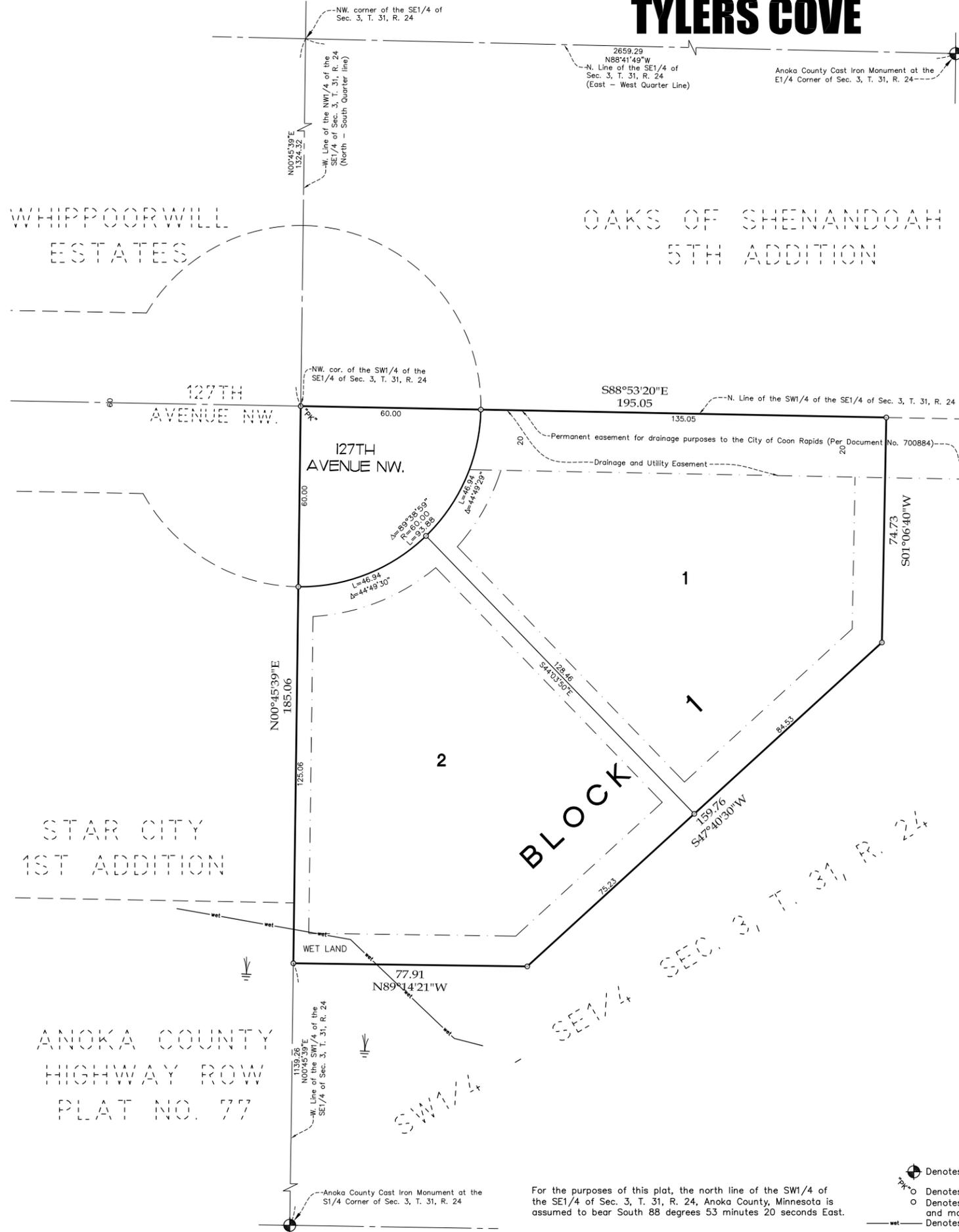


TYLERS COVE



KNOW ALL PERSONS BY THESE PRESENTS: That Terry Ray Balfany, a single person, owner, and Jeannette V. Balfany, a single person, owner, of the following described property:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Beginning at the northwest corner thereof; thence South 88 degrees 53 minutes 20 seconds East, assumed bearing, along the north line of said Southwest Quarter of the Southeast Quarter, 195.05 feet; thence South 01 degrees 06 minutes 40 seconds West 74.73 feet; thence South 47 degrees 40 minutes 30 seconds West 159.76 feet; thence North 89 degrees 14 minutes 21 seconds West 77.91 feet to the west line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 45 minutes 39 seconds East along said west line 185.06 feet to the point of beginning.

Have caused the same to be surveyed and platted as TYLERS COVE and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Terry Ray Balfany, a single person, has hereunto set his hand this _____ day of _____, 20____.

SIGNED:

Terry Ray Balfany

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Terry Ray Balfany, a single person.

Notary Public, _____ County, Minnesota
My Commission expires _____

In witness whereof said Jeannette V. Balfany, a single person, has hereunto set her hand this _____ day of _____, 20____.

SIGNED:

Jeannette V. Balfany

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Jeannette V. Balfany, a single person.

Notary Public, _____ County, Minnesota
My Commission expires _____

I, Lyle C. Reynolds 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____.

Lyle C. Reynolds, Licensed Land Surveyor
Minnesota License Number 13072

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Lyle C. Reynolds.

Notary Public, _____ County, Minnesota
My Commission expires _____

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 this plat of TYLERS COVE.

Planning Commission, City of Coon Rapids, Minnesota

By _____ Chairman

City Council, City of Coon Rapids, Minnesota

This plat of TYLERS COVE 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

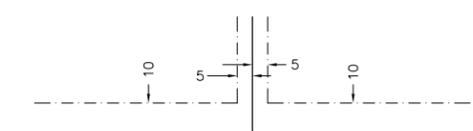
By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

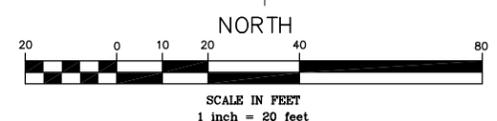
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Larry D. Holm
Anoka County Surveyor

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AND REAR LOT LINES, AND BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.



ACRE LAND SURVEYING
BLAINE, MN

For the purposes of this plat, the north line of the SW1/4 of the SE1/4 of Sec. 3, T. 31, R. 24, Anoka County, Minnesota is assumed to bear South 88 degrees 53 minutes 20 seconds East.

- ◈ Denotes Anoka County Cast Iron Monument.
- Denotes PK Nail set.
- Denotes 1/2 inch by 14 inch iron monument set and marked by L.S. No. 13072.
- wet — Denotes wet land line.