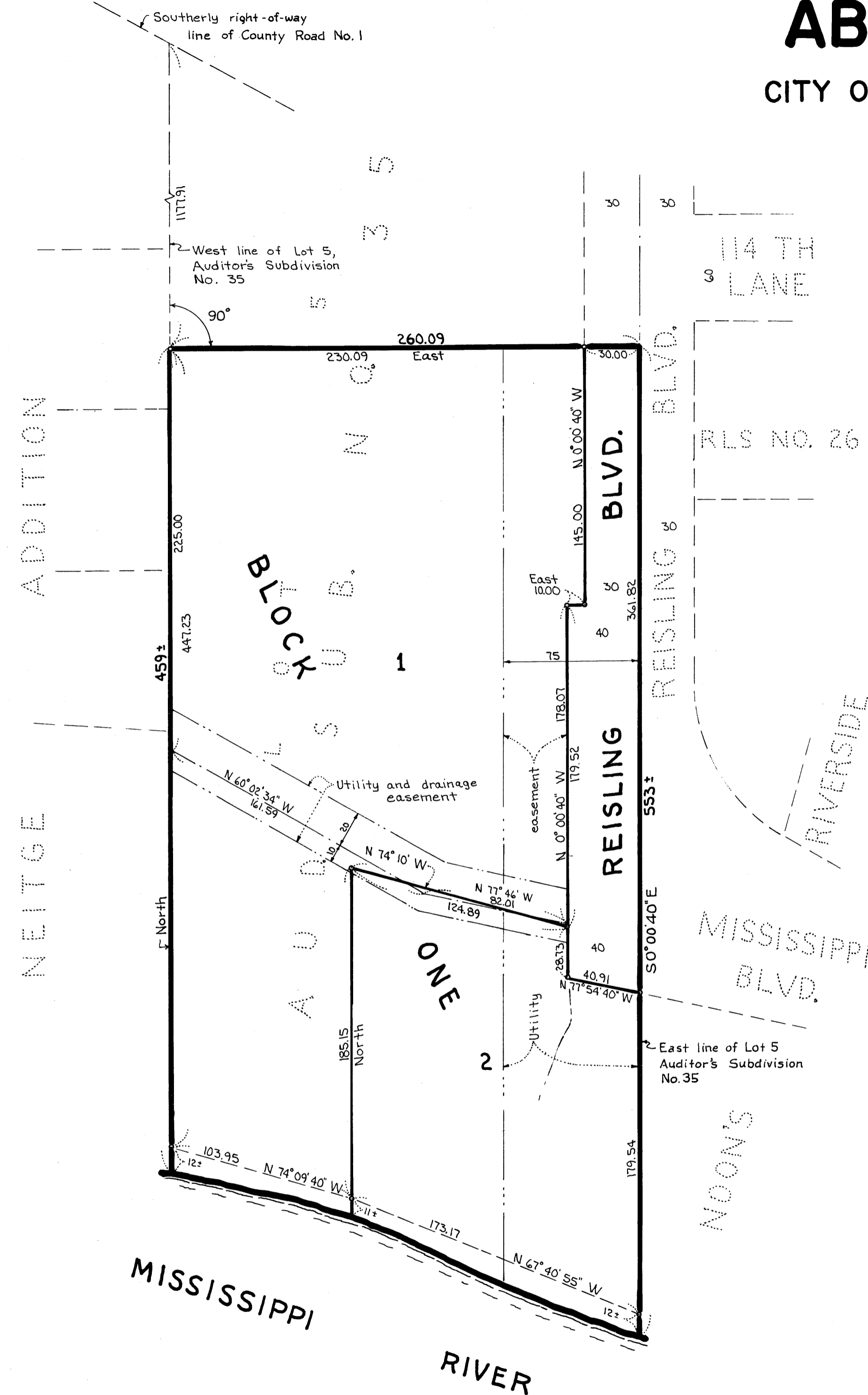


# ABELER'S RIVERSIDE

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA



Scale: 1 inch = 50 feet

• denotes iron monument

Bearings shown are assumed

Water elevation on December 14, 1973 - 825.7 U.S.G.S. Datum, Fifth General Adjustment of 1929

Bench mark: top of hydrant at Yucca St. and 114 th Lane - elev. 849.95 U.S.G.S. Datum, Fifth General Adjustment of 1929

ROY J. HANSEN  
LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS: That James J. Abeler and Vivian S. Abeler, his wife, fee owners of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

All that part of Lot 5, Auditor's Subdivision No. 35 lying South of the following described line: Beginning at a point on the West line of said Lot 5 a distance of 1177.91 feet South of the intersection of said West line with the Southerly right-of-way line of County Road No. 1 (formerly State Trunk Highway No. 10); thence East, at right angles to said West line, to the East line of said Lot 5 and there terminating.

Have caused the same to be surveyed and platted as ABELER'S RIVERSIDE and do hereby donate and dedicate to the public for public use forever the boulevard, and the utility and drainage easements as shown on this plat.

In witness whereof, said James J. Abeler and Vivian S. Abeler, his wife have hereunto set their hands and seals this 21<sup>st</sup> day of January, A.D. 1974

James J. Abeler  
James J. Abeler  
Vivian S. Abeler  
Vivian S. Abeler

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of Jan A.D. 1974, by James J. Abeler and Vivian S. Abeler, his wife.

Larry L. Baden  
Notary Public, Anoka County, Minnesota  
My commission expires LARRY L. BADEN

I hereby certify that I have surveyed and platted the land described on this plat as ABELER'S RIVERSIDE; that this plat is a correct representation of said survey; that all 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.

Roy J. Hansen  
Roy J. Hansen, Land Surveyor  
Minnesota Registration No. 6274

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January A.D. 1974, by Roy J. Hansen, Land Surveyor.

Mary C. Jamison  
Notary Public, Hennepin County, Minnesota  
My commission expires September 22, 1979

We hereby certify that the City Council of the City of Coon Rapids, Minnesota, duly accepted and approved the plat of ABELER'S RIVERSIDE at a regular meeting thereof held this 1<sup>st</sup> day of February A.D. 1974.

City Council of Coon Rapids, Minnesota  
Donald D. Erlendson Mayor  
Norman J. Keener Clerk

The plat of ABELER'S RIVERSIDE was approved by the Planning and Zoning Commission of the City of Coon Rapids, Minnesota, at a regular meeting held this 18<sup>th</sup> day of October A.D. 1974.

Planning and Zoning Commission of the City of Coon Rapids, Minnesota  
Donald D. Erlendson Chairman  
William J. McLean Jr. Clerk

This plat of ABELER'S RIVERSIDE was checked and approved by me this 20<sup>th</sup> day of February A.D. 1974.

Roland Anderson  
Roland Anderson  
Anoka County Surveyor

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Feb 20 1974

Charles K. Lofgren  
Auditor, Anoka County

By Nancy C. Quasa  
Deputy

APR 25 1974

50047

405186

OFFICE OF REGISTER OF DEEDS  
STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office for record on the 20<sup>th</sup> day of FEB A.D. 1974, at 12:20 o'clock P.M., and was duly recorded in book 65 of Plats page 2.

Fred J. Oswald  
Register of Deeds  
By Margaret Russell  
Clerk

