

CEDAR HILLS RIVER ESTATES

TOWNSHIP OF GROW- COUNTY OF ANOKA

THE ANNEXED PLAT OF CEDAR HILLS RIVER ESTATES WAS APPROVED BY TOWN BOARD OF THE TOWNSHIP OF GROW AT A REGULAR MEETING HELD THIS 11 DAY OF Oct 1966 A.D.

Leonard Johnson CHAIRMAN OF TOWN BOARD
Neil C. Paen CLERK OF TOWN BOARD

THIS PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ANOKA, STATE OF MINNESOTA, AT A REGULAR MEETING HELD THIS 25th DAY OF October 1966 A.D.

C. M. C. Kordiak CHAIRMAN
Kenneth W. Campbell COUNTY AUDITOR

THIS PLAT WAS APPROVED AS TO FORM AND EXECUTION ON THIS 21st DAY OF December 1966 A.D.

BY Robert W. Johnson COUNTY ATTORNEY, ANOKA COUNTY, MINNESOTA

THIS PLAT WAS CHECKED AND APPROVED ON THIS 25th DAY OF October 1966 A.D.

Roland W. Anderson COUNTY SURVEYOR, ANOKA COUNTY, MINNESOTA

RECOMMENDED FOR APPROVAL THIS 3rd DAY OF November 1966 A.D.

E. J. Sandheim COUNTY HIGHWAY ENGINEER, ANOKA COUNTY, MINNESOTA

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1967 ON THE LANDS DESCRIBED WITHIN ARE PAID
Robert C. Peterson
Anoka County Treasurer

TAXES PAID
This 3rd day of May 1967
Kenneth W. Campbell
Auditor, Anoka County, Minn.
Wayne A. Hoffman Deputy

297948
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 11th day of Oct 1966 at 12 o'clock P. and was duly recorded in book 2 of Plats page 18
Ted J. Brundahl
Register of Deeds
By Margaret Russell Deputy

KNOW ALL MEN BY THESE PRESENTS: THAT LAWRENCE B. CARLSON AND MARILYN L. CARLSON, HIS WIFE, OWNERS AND PROPRIETORS AND CITIZENS STATE BANK, A MINNESOTA CORPORATION AND MORTGAGEE OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF ANOKA, STATE OF MINNESOTA, TO-WIT: A STRIP OF LAND 66 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 32, RANGE 24, SAID POINT BEING 253.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°34'23" WEST PARALLEL TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER A DISTANCE OF 1894.99 FEET; THENCE DEFLECT LEFT IN A SOUTHWESTERLY DIRECTION ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 204.63 FEET AND A CENTRAL ANGLE OF 79°25'18" A DISTANCE OF 283.65 FEET; THENCE SOUTH 10°09'05" WEST A DISTANCE OF 674.86 FEET; THENCE DEFLECT RIGHT IN A SOUTHWESTERLY DIRECTION ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 220.37 FEET AND A CENTRAL ANGLE OF 78°55'20" A DISTANCE OF 303.55 FEET; THENCE WEST ON A LINE 33 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER A DISTANCE OF 187.19 FEET TO THE WEST LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER AND THERE TERMINATING AND ALL OF GOVERNMENT LOT 4 AND GOVERNMENT LOT 5, SECTION 6, TOWNSHIP 32, RANGE 24 EXCEPT THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, THENCE NORTH 1°07'57" WEST ALONG THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 939.16 FEET; THENCE NORTH 89°47'15" WEST A DISTANCE OF 359.45 FEET TO A POINT KNOWN AS POINT "A"; THENCE SOUTH 16°26'52" EAST A DISTANCE OF 199 FEET MORE OR LESS TO A POINT ON THE NORTH SHORE LINE OF THE RUM RIVER, SAID POINT BEING THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE RETURN NORTH 16°26'52" WEST A DISTANCE OF 199 FEET MORE OR LESS TO POINT "A"; THENCE NORTH 11°45'20" EAST A DISTANCE OF 77.73 FEET; THENCE NORTH 9°42'50" WEST A DISTANCE OF 724.32 FEET; THENCE NORTH 69°33'00" WEST A DISTANCE OF 146.00 FEET; THENCE NORTH 88°13'40" WEST A DISTANCE OF 607.95 FEET; THENCE SOUTH 60°46'40" WEST A DISTANCE OF 181 FEET MORE OR LESS TO THE EAST SHORE LINE OF THE RUM RIVER; THENCE SOUTH AND EAST ALONG SAID SHORE LINE TO THE POINT OF BEGINNING; AND THAT EUGENE D. MAYO AND MILLIE MANN MAYO, HIS WIFE, OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF ANOKA, STATE OF MINNESOTA, TO-WIT: THE NORTH PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 32, RANGE 24 AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING 100 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION A DISTANCE OF 1809.17 FEET; THENCE EAST ON A LINE AT RIGHT ANGLES TO SAID WEST LINE A DISTANCE OF 33 FEET; THENCE NORTH ON A LINE PARALLEL TO SAID WEST LINE A DISTANCE OF 1809.06 FEET; THENCE WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS CEDAR HILLS RIVER ESTATES AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE AVENUES AND STREETS AS SHOWN ON THE ANNEXED PLAT; ALSO SUBJECT TO UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE ANNEXED PLAT. IN WITNESS WHEREOF LAWRENCE B. CARLSON AND MARILYN L. CARLSON, HIS WIFE, HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 10th DAY OF October 1966 A.D. AND SAID CITIZENS STATE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICERS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 10th DAY OF October 1966 A.D. AND EUGENE D. MAYO AND MILLIE MANN MAYO, HIS WIFE, HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 9th DAY OF October 1966 A.D.

IN THE PRESENCE OF:
[Witness Signature] WITNESS
[Witness Signature] WITNESS
[Witness Signature] WITNESS
[Witness Signature] WITNESS
[Witness Signature] WITNESS
[Witness Signature] WITNESS
[Witness Signature] WITNESS
[Witness Signature] WITNESS
[Witness Signature] WITNESS
[Witness Signature] WITNESS
[Witness Signature] WITNESS
[Witness Signature] WITNESS
SIGNED:
Lawrence B. Carlson LAWRENCE B. CARLSON
Marilyn L. Carlson MARILYN L. CARLSON
CITIZENS STATE BANK - A MINNESOTA CORPORATION
Howard V. Mattson HOWARD V. MATTSON EXECUTIVE VICE PRESIDENT
Harvey T. Orndorff HARVEY T. ORNDORFF VICE PRESIDENT & CASHIER
Eugene D. Mayo EUGENE D. MAYO
Millie Mann Mayo MILLIE MANN MAYO

STATE OF MINNESOTA) (SS
COUNTY OF HENNEPIN)

ON THIS 10th DAY OF October 1966 A.D. BEFORE ME A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LAWRENCE B. CARLSON AND MARILYN L. CARLSON, HIS WIFE, TO ME PERSONALLY KNOWN, TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY AFFIRM AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

STATE OF MINNESOTA) (SS
COUNTY OF HENNEPIN)

Robert R. Peisker
NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA
MY COMMISSION EXPIRES Nov. 7, 1970

ON THIS 10th DAY OF October 1966 A.D. BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HOWARD V. MATTSON AND HARVEY T. ORNDORFF, TO ME PERSONALLY KNOWN, WHO BEING BY ME EACH DULY SWORN, DID SAY THAT THEY ARE, RESPECTIVELY, THE EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT - CASHIER OF CITIZENS STATE BANK, THE MINNESOTA CORPORATION NAMED IN THE FOREGOING INSTRUMENT; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID HOWARD V. MATTSON AND HARVEY T. ORNDORFF ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

STATE OF MINNESOTA) (SS
COUNTY OF HENNEPIN)

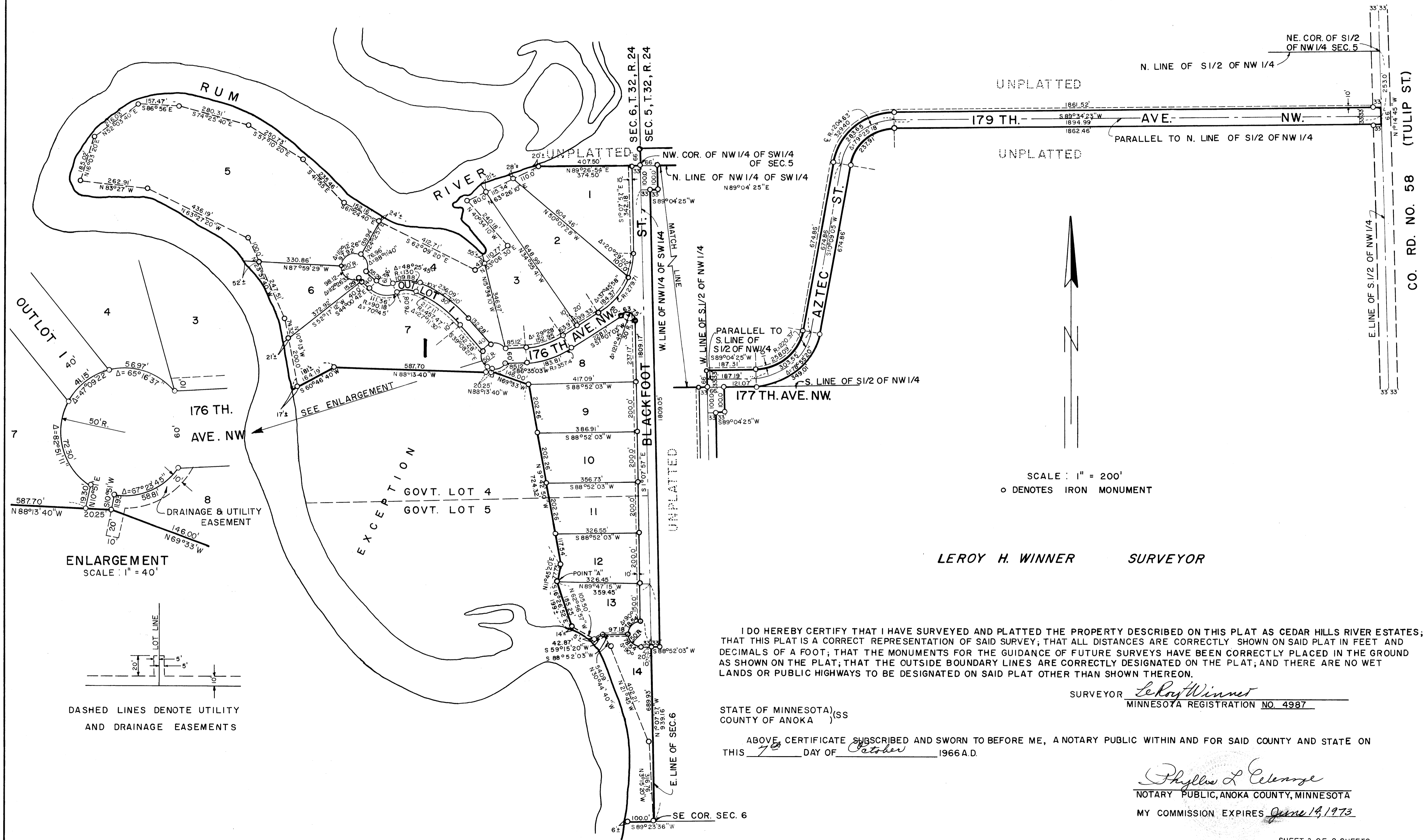
Salvatore P. Hagemeyer
NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA
MY COMMISSION EXPIRES Oct. 17, 1968

ON THIS 9th DAY OF October 1966 A.D. BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EUGENE D. MAYO AND MILLIE MANN MAYO, HIS WIFE, TO ME PERSONALLY KNOWN, TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND THEY AFFIRM AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

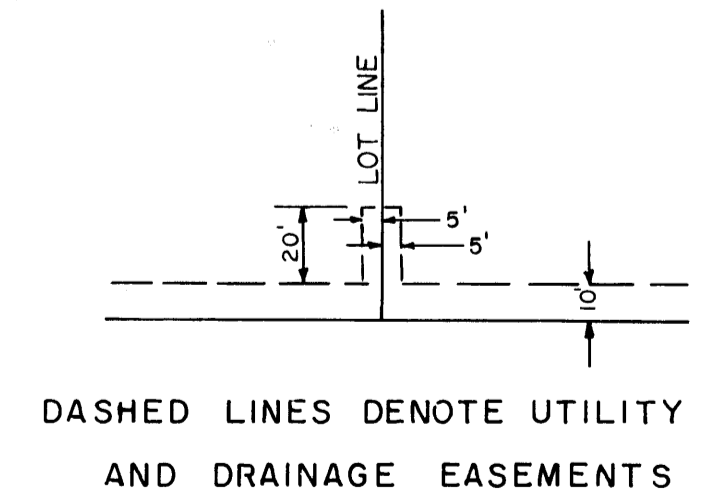
Salvatore P. Hagemeyer
NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA
MY COMMISSION EXPIRES Oct. 17, 1968
SHEET 1 OF 2 SHEETS

CEDAR HILLS RIVER ESTATES

TOWNSHIP OF GROW-COUNTY OF ANOKA



ENLARGEMENT
SCALE: 1" = 40'



SCALE: 1" = 200'
O DENOTES IRON MONUMENT

LEROY H. WINNER SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS CEDAR HILLS RIVER ESTATES; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND DECIMALS OF A FOOT; THAT THE MONUMENTS FOR THE GUIDANCE OF FUTURE SURVEYS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN ON THE PLAT; THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT; AND THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN SHOWN THEREON.

SURVEYOR *Leroy H. Winner*
MINNESOTA REGISTRATION NO. 4987

STATE OF MINNESOTA) (SS
COUNTY OF ANOKA

ABOVE CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 7th DAY OF October, 1966 A.D.

Phyllis L. Cleavage
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA
MY COMMISSION EXPIRES June 19, 1973