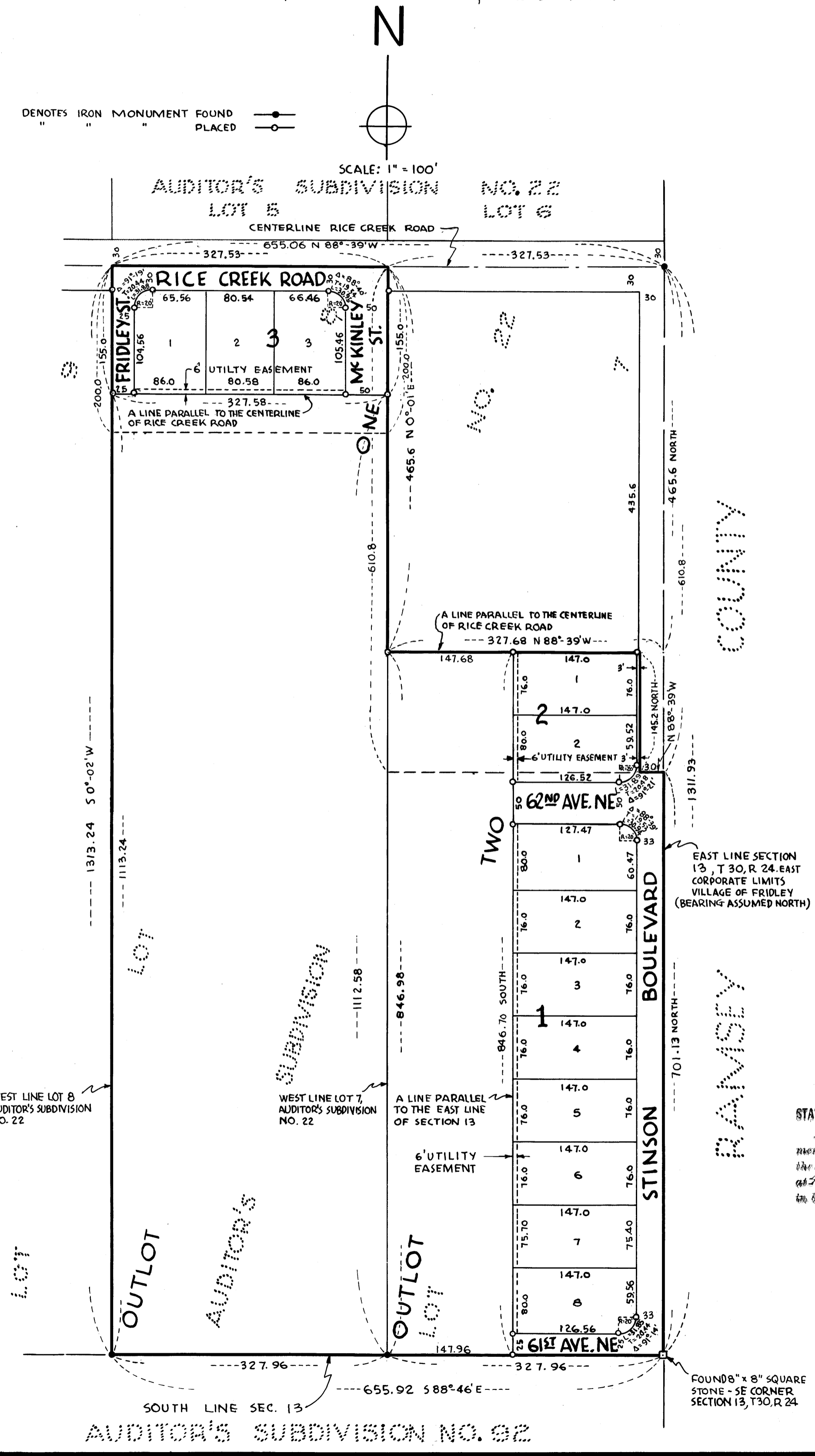


COCHRAN'S ADDITION

TO THE CITY OF FRIDLEY, MINNESOTA

LEONARD E. NELSON & ASSOCIATES - ENGINEERS & LAND SURVEYORS



KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS LEONARD COCHRAN AND JEAN COCHRAN, HIS WIFE, OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE STATE OF MINNESOTA AND COUNTY OF ANOKA TO WIT: THE NORTH TWO HUNDRED (200) FEET OF LOT 8, AUDITOR'S SUBDIVISION NUMBER 22, ANOKA COUNTY, MINNESOTA, ACCORDING TO THE DULY RECORDED PLAT THEREOF AND THAT PART OF LOT 7, AUDITOR'S SUBDIVISION NUMBER 22, SECTION 13, TOWNSHIP 30 NORTH, RANGE 24 WEST, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT FOUR HUNDRED SIXTY-FIVE AND SIX TENTHS (465.6) FEET SOUTH OF THE CENTERLINE OF RICE CREEK ROAD FROM THE NORTHWEST CORNER OF SAID LOT 7 FOR A POINT OF BEGINNING; THENCE SOUTH ONE HUNDRED FORTY-FIVE AND TWO TENTHS (145.2) FEET; THENCE EAST THREE HUNDRED (300) FEET; THENCE NORTH ONE HUNDRED FORTY-FIVE AND TWO TENTHS (145.2) FEET; THENCE WEST THREE HUNDRED (300) FEET TO THE POINT OF BEGINNING, BEING ONE ACRE OF LAND.

AND WHEREAS JEAN COCHRAN, MARRIED, OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE STATE OF MINNESOTA AND COUNTY OF ANOKA, TO WIT: THE SOUTH ONE-HALF OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER (1/2 OF W 1/2 OF E 1/2 OF SE 1/4) OF SECTION 13, TOWNSHIP 30 NORTH, RANGE 24 WEST, NOW KNOWN AS LOT 8, AUDITOR'S SUBDIVISION NUMBER 22, ANOKA COUNTY, MINNESOTA, EXCEPT THE NORTH TWO HUNDRED (200) FEET OF LOT 8, AUDITOR'S SUBDIVISION NUMBER 22, ANOKA COUNTY, MINNESOTA, ACCORDING TO THE DULY RECORDED PLAT THEREOF, AND THAT PART OF LOT 7, AUDITOR'S SUBDIVISION NUMBER 22, SECTION 13 TOWNSHIP 30 NORTH, RANGE 24 WEST DESCRIBED AS FOLLOWS: COMMENCING AT A POINT SIX HUNDRED TEN AND EIGHT TENTHS (610.8) FEET SOUTH OF THE CENTERLINE OF RICE CREEK ROAD FROM THE NORTHEAST CORNER OF SAID LOT 7, FOR THE POINT OF BEGINNING; THENCE SOUTH TO THE SOUTH LINE OF SAID LOT 7; THENCE WEST TO THE WEST LINE OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF LOT 7 TO A POINT SIX HUNDRED TEN AND EIGHT TENTHS (610.8) FEET SOUTH OF THE CENTERLINE OF RICE CREEK ROAD; THENCE IN AN EASTERLY DIRECTION TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS COCHRAN'S ADDITION, AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR THE PUBLIC USE FOREVER THE AVENUES, ROAD, AND BOULEVARD AS SHOWN ON THE ANNEXED PLAT AND SUBJECT TO UTILITY EASEMENTS AS SHOWN ON THE ANNEXED PLAT.

IN WITNESS WHEREOF SAID LEONARD COCHRAN AND JEAN COCHRAN, HIS WIFE, HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 4th DAY OF Aug. A.D. 1964. AND IN WITNESS WHEREOF SAID JEAN COCHRAN, AND LEONARD COCHRAN, HER HUSBAND HAS HEREUNTO SET THEIR HAND AND SEAL THIS 4th DAY OF Aug. A.D. 1964.

IN PRESENCE OF: SIGNED:
Jaakko D. Steiger LEONARD COCHRAN
Richard W. Gottwald JEAN COCHRAN
Jean Cochran JEAN COCHRAN
Leonard Cochran LEONARD COCHRAN

STATE OF MINNESOTA } S.S.
 COUNTY OF ANOKA }
 ON THIS 4 DAY OF Aug. A.D. 1964, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEONARD COCHRAN AND JEAN COCHRAN, HIS WIFE, AND JEAN COCHRAN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

Byron J. Bacon
 NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA
 MY COMMISSION EXPIRES Oct 4 1966

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED IN THIS PLAT AS COCHRAN'S ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON THE 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 THAT THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN AS SHOWN THEREON.

Leonard E. Nelson
 LEONARD E. NELSON, REGISTERED LAND SURVEYOR, MINNESOTA REG. NO. 3626
 STATE OF MINNESOTA } S.S.
 COUNTY OF HENNEPIN }

THE ABOVE CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF JULY A.D. 1964.

OFFICE OF REGISTER OF DEEDS
 STATE OF MINNESOTA, COUNTY OF ANOKA } S.S.
 I hereby certify that the within instrument was filed in this office for record on the 20th day of July, 1964, at 11:40 o'clock P.M., and was duly recorded in book 3 of Deeds, page 23.

Gertrude Skinner
 Register of Deeds
By Margaret R. ...

WE HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF FRIDLEY, ANOKA COUNTY, MINNESOTA, DULY ACCEPTED AND APPROVED THE ANNEXED PLAT OF COCHRAN'S ADDITION AT A REGULAR MEETING THEREOF HELD THIS DAY OF JULY A.D. 1964.

TAXES PAID
 This 21st day of Oct 1964
Kenneth W. Campbell
 Auditor, Anoka County, Minn.
Wayne A. ...

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1964 ON THE LANDS DESCRIBED WITHIN ARE PAID
Robert A. Peterson
 Anoka County Treasurer

Lois M. Thornton
 NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA
 LOIS M. THORNTON
 Notary Public, Hennepin County, Minn.
 My Commission Expires Jan. 24, 1965

MY COMMISSION EXPIRES
 BY *William J. Nee* MAYOR
 BY *Marshall A. Brunsell* CLERK

CHECKED AND APPROVED THIS 21st DAY OF October A.D. 1964.

FOR SURVEYOR'S CERTIFICATE OF CORRECTION SEE BK. 672 PG. 79, #272231

Robert W. Anderson
 ANOKA COUNTY SURVEYOR