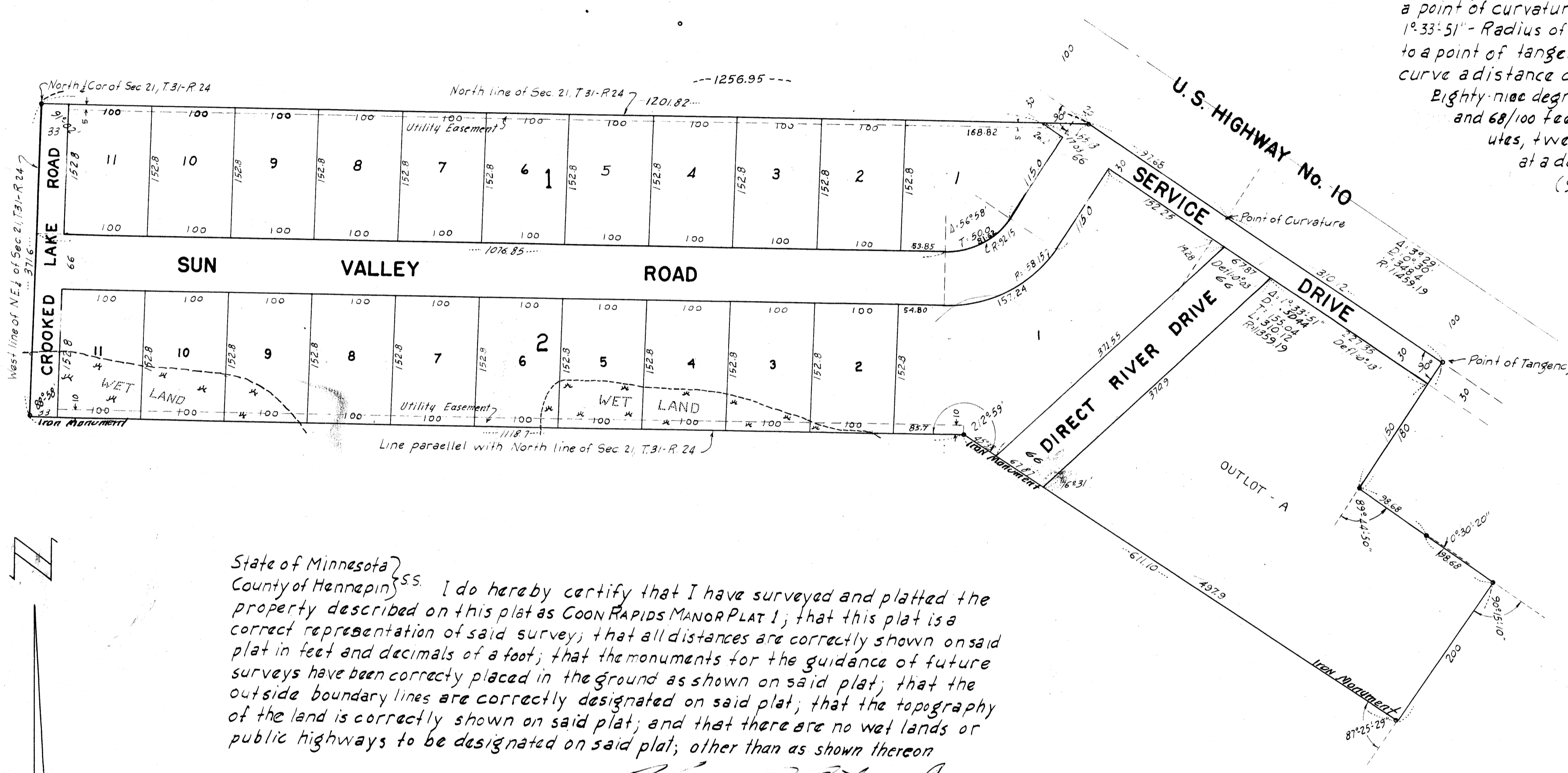


COON RAPIDS MANOR PLAT I

ANOKA COUNTY, MINN.

VILLAGE OF COON RAPIDS



KNOW ALL MEN BY THESE PRESENTS that we Joe Nelson and Ruth E. Nelson, his wife and Marvin Joe Nelson and Evelyn Marie Nelson, his wife owners and proprietors of the following described property situate in the State of Minnesota and County of Anoka to wit: That part of the Northeast One-quarter (1/4) of Section Twenty-one (21), Township Thirty-one (31), Range Twenty-four (24) described as follows; Commencing at a point of beginning at the intersection of the North line of said Section Twenty-one (21), and the Southerly Right-of-Way line of State Highway Number Ten (10); thence Southeasterly along the Southerly Right-of-Way line of State Highway Number Ten (10) a distance of One hundred ninety seven and 68/100 (197.68) feet to a point of curvature; thence Southeasterly along the curve to the right (Central angle of 1° 33' 51" - Radius of 11,359.19 feet) an arc distance of Three hundred ten and 12/100 (310.12) feet to a point of tangency; thence Southwesterly at right angles from the tangent line of said curve a distance of One hundred eighty (180) feet; thence at a deflection angle to the left of Eighty-nine degrees, forty-four minutes, fifty seconds (89° 44' 50") a distance of Ninety-eight and 68/100 (98.68) feet; thence at a deflection angle to the right of Zero degrees, thirty minutes, twenty seconds (0° 30' 20") a distance of Ninety-eight and 68/100 (98.68) feet; thence at a deflection angle to the right of Ninety degrees, fifteen minutes, ten seconds (90° 15' 10") a distance of Two hundred (200.0) feet; thence at a deflection angle to the right of Eighty-seven degrees, twenty-five minutes, twenty-nine seconds (87° 25' 29") a distance of Six hundred Eleven and 10/100 (611.10) feet; thence West parallel with and Three hundred Seventy-one and 55/100 (371.55) feet South of the North line of said Section Twenty-one (21) to a point of intersection with the West line of said North-east one-quarter (N.E. 1/4), thence North along said West line to a point of intersection with the North line of said Section Twenty-one (21); thence East along the North line of said Section Twenty-one (21) to the point of beginning; have caused the same to be surveyed and platted a COON RAPIDS MANOR PLAT I, and do hereby donate and dedicate to the public for public use forever the roads and drive as shown on the annexed plat and also subject to the easements for utility purposes as shown on the annexed plat. In witness whereof said Joe Nelson and Ruth E. Nelson his wife and Marvin Joe Nelson and Evelyn Marie Nelson his wife have here unto set our hands and seals this 15 day of June A.D. 1954

State of Minnesota }
 County of Hennepin } ss. I do hereby certify that I have surveyed and platted the property described on this plat as COON RAPIDS MANOR PLAT I, 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 said plat; that the outside boundary lines are correctly designated on said plat; that the topography of the land is correctly shown on said plat; and that there are no wet lands or public highways to be designated on said plat, other than as shown thereon.

Henry C. Carls
 Surveyor - Minn. Reg. No. 1983

Above certificate subscribed and sworn to before me, a Notary Public, within and for said County and State, on this 15 day of June A.D. 1954.

Clara Mae Dieck
 Notary Public, Hennepin County, Minnesota
 My Commission Expires April 11, 1964

This is to certify that the annexed plat of COON RAPIDS MANOR PLAT I was approved and accepted by the Village Council of the Village of Coon Rapids, Minnesota, at a regular meeting thereof held this 25 day of May A.D. 1954

VILLAGE OF COON RAPIDS, MINNESOTA
 by Glenn V. Harren its Mayor
 by Paul Jallit its Clerk

In presence of
Richard
William
James
James
James
James

Signed
Joe Nelson
Ruth E. Nelson
Marvin Joe Nelson
Evelyn Marie Nelson

State of Minnesota } ss. On this 15 day of June A.D. 1954 before me, a Notary Public, within and for said County and State, personally appeared Joe Nelson, Ruth E. Nelson, his wife and Marvin Joe Nelson and Evelyn Marie Nelson, his wife, 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.

Richard
 Notary Public, Anoka County, Minnesota
 My Commission Expires Feb. 4 - 1955

Office of Register of Deeds
 County of Anoka, Minn.
 I hereby certify that I have compared the within instrument with the original instrument and that it is a true and correct copy of the same, and of the whole thereof, and that the above is a true copy of the first thereof.

Dated July 19 54
 Register of Deeds
 157194

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 25 day of May A.D. 1954 at 9 o'clock A.M. and was duly recorded in Book 106 PLATS page 13.

James
 Register of Deeds

PROPERTY TAXES PAID FOR THE YEAR 1953
 ON THE LANDS DESCRIBED WITHIN ARE PAID

Richard
 County Treasurer

TAXES PAID
 25 day of June 1954
Richard
 Anoka, Anoka County, Minn.
 by *Richard* Deputy

SCALE: 1"=100'

