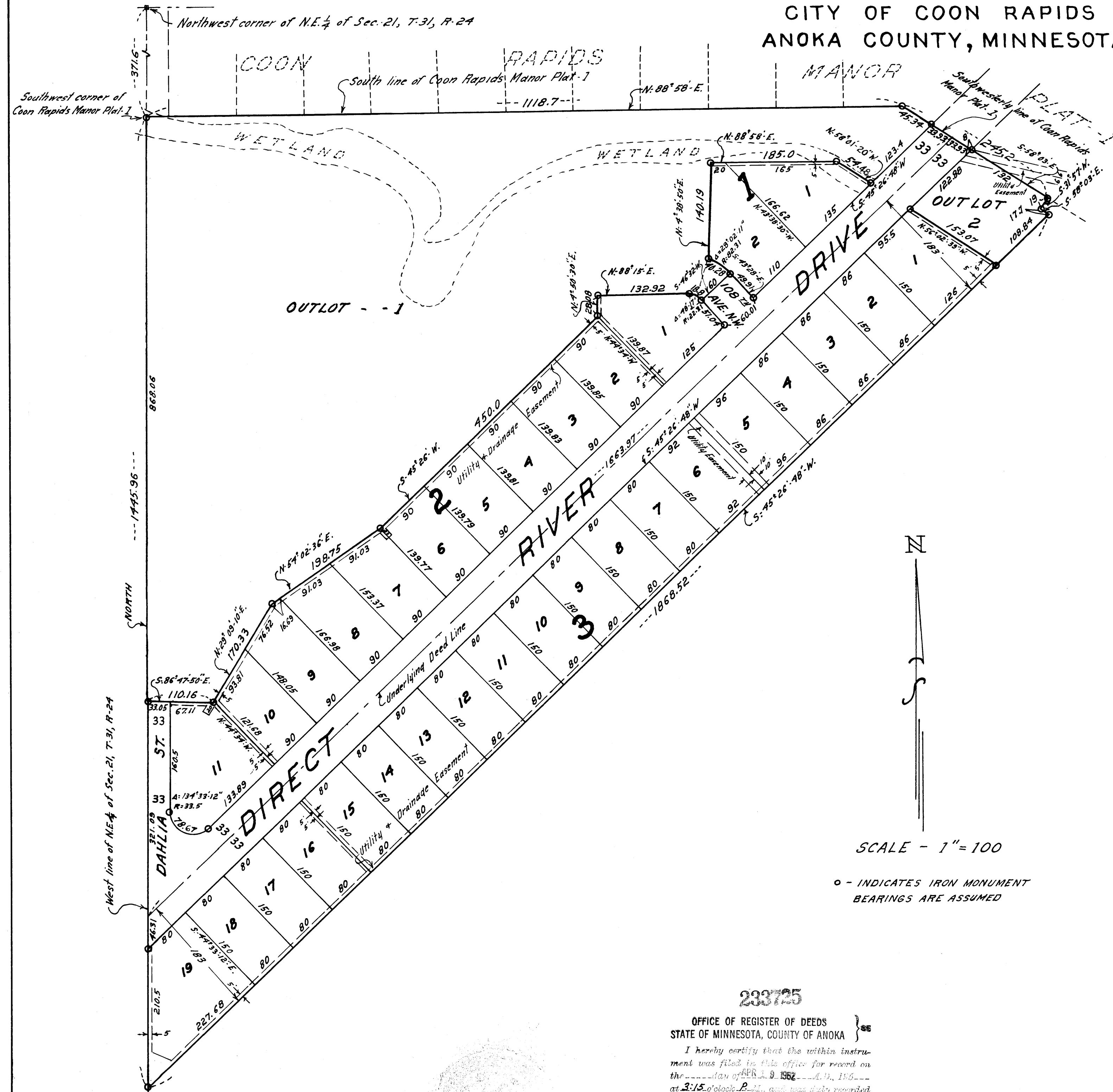


COON RAPIDS MANOR PLAT 2

CITY OF COON RAPIDS
ANOKA COUNTY, MINNESOTA

CARTWRIGHT & OLSON
LAND SURVEYORS



KNOW ALL MEN BY THESE PRESENTS: THAT NELSTONE INC., A MINNESOTA CORPORATION, OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN THE COUNTY OF ANOKA AND STATE OF MINNESOTA TO-WIT: THAT PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 31, RANGE 24, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER DISTANT 371.6 FEET SOUTH OF THE NORTHWEST CORNER THEREOF AND WHICH POINT IS THE SOUTHWEST CORNER OF COON RAPIDS MANOR PLAT 1; THENCE NORTH 88° 58' EAST ALONG THE SOUTH LINE OF SAID COON RAPIDS MANOR PLAT 1 A DISTANCE OF 1,118.7 FEET TO AN ANGLE POINT IN SAID PLAT; THENCE SOUTH 58° 03' EAST ALONG THE SOUTHWESTERLY LINE OF SAID COON RAPIDS MANOR PLAT 1 A DISTANCE OF 245.2 FEET; THENCE SOUTH 31° 57' WEST A DISTANCE OF 19 FEET; THENCE SOUTH 58° 03' EAST A DISTANCE OF 17.70 FEET; THENCE SOUTH 45° 26' 48" WEST A DISTANCE OF 1868.52 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1,445.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT OF RECORD. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS COON RAPIDS MANOR PLAT 2 AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREET, AVENUE AND DRIVE AS SHOWN ON THE ANNEXED PLAT. ALSO SUBJECT TO UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE ANNEXED PLAT. IN WITNESS WHEREOF SAID NELSTONE INC. HAS HEREBY CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICERS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS 29th DAY OF March A.D., 1962.

IN PRESENCE OF:

Charles R. Mean AND *Judith Steger*
Charles R. Mean AND *Judith Steger*

SIGNED: *Nelstone Inc.*
Marvin J. Nelson ITS PRESIDENT
Ruth E. Nelson ITS VICE PRESIDENT

STATE OF MINNESOTA
COUNTY OF ANOKA

ON THIS 29th DAY OF March A.D., 1962, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARVIN J. NELSON AND RUTH E. NELSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE PRESIDENT AND VICE PRESIDENT OF NELSTONE INC., THE 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 MARVIN J. NELSON AND RUTH E. NELSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

Charles R. Mean
 NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA
 MY COMMISSION EXPIRES Nov 30 1966

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THIS PLAT AS COON RAPIDS MANOR PLAT 2; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FIGURES DENOTING 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 BOUNDARIES OF THE PLAT ARE CORRECTLY DESIGNATED ON SAID PLAT; AND THAT THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN ARE SHOWN THEREON.

James A. Cartwright
 REGISTERED LAND SURVEYOR-MINNESOTA REG. NO. 1983

STATE OF MINNESOTA
COUNTY OF HENNEPIN

ABOVE CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 1st DAY OF April A.D., 1962.

Clara Mae Dickson
 NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA
 MY COMMISSION EXPIRES April 11 1962

WE HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA DULY ACCEPTED AND APPROVED THE ANNEXED PLAT OF COON RAPIDS MANOR PLAT 2 AT A REGULAR MEETING THEREOF HELD THIS 21st DAY OF February A.D. 1962.

CITY OF COON RAPIDS

Joseph A. Craig MAYOR
Paul J. Jank CLERK
Rich. E. Pease CHAIRMAN-ZONING AND PLANNING COMMISSION
W. J. McLean Jr. SECRETARY - ZONING AND PLANNING COMMISSION
 SECRETARY - PARK BOARD

CHECKED AND APPROVED THIS 16th DAY OF April 1962

Robert W. Anderson COUNTY SURVEYOR

233725
 OFFICE OF REGISTER OF DEEDS
 STATE OF MINNESOTA, COUNTY OF ANOKA } ss
 I hereby certify that the within instrument was filed in this office for record on the 29th day of March, 1962, A.D., 1962 at 3:15 o'clock P.M. and was duly recorded in book "N" of Plate 1

Hertaude Shinnick Register of Deeds
Margaret Russell Deputy

TAXES PAID
 This 19th day of April, 1962
Harold P. Campbell Auditor, Anoka County, Minn.
Robert W. Peterson Deputy

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1961 ON THE LANDS DESCRIBED WITHIN ARE PAID
Pearl J. Peterson County Treasurer
M. Nitrus Deputy