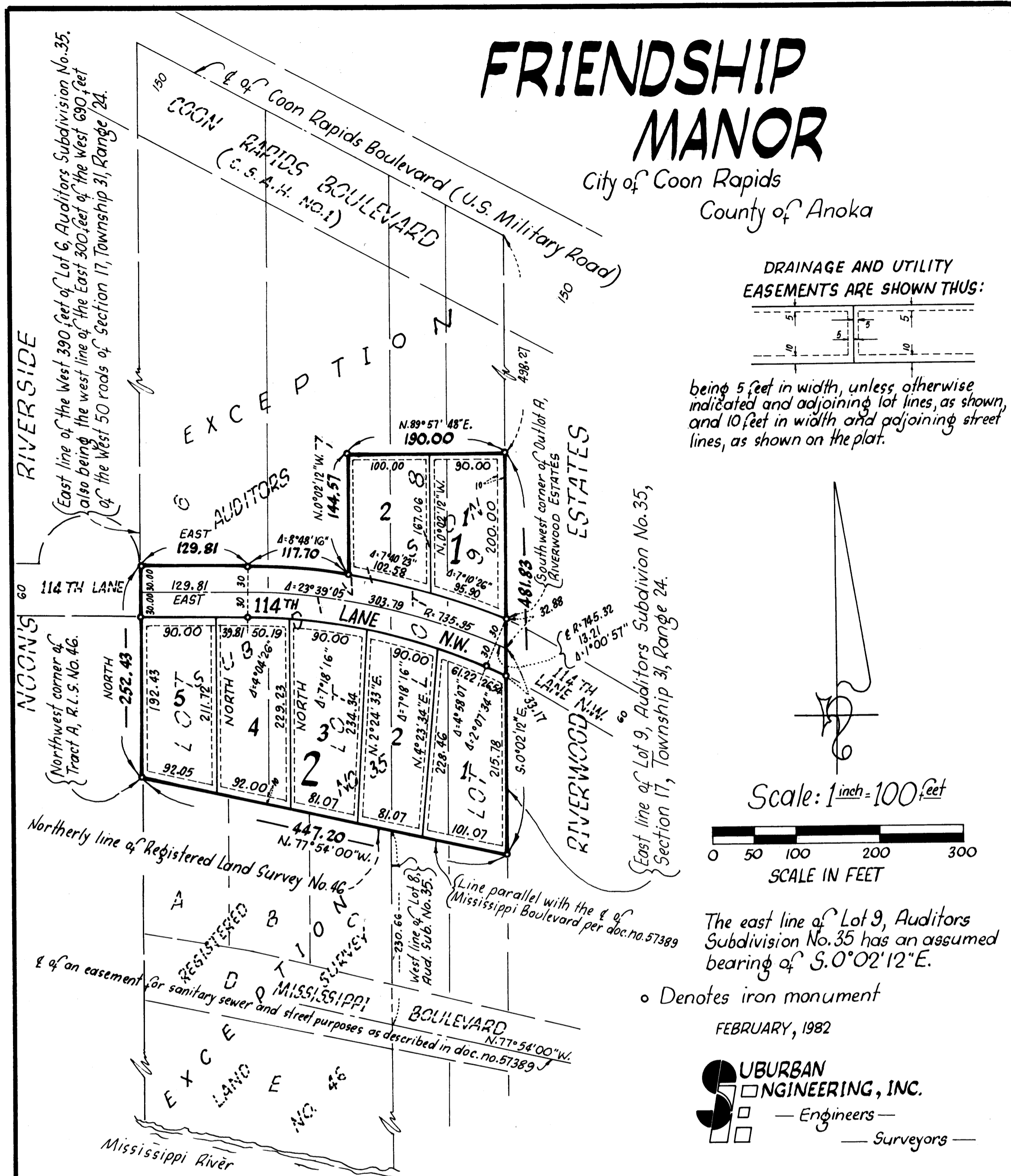
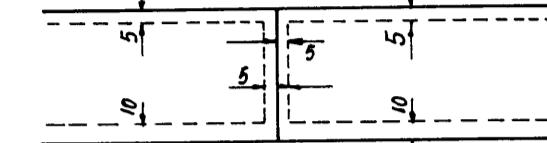


FRIENDSHIP MANOR

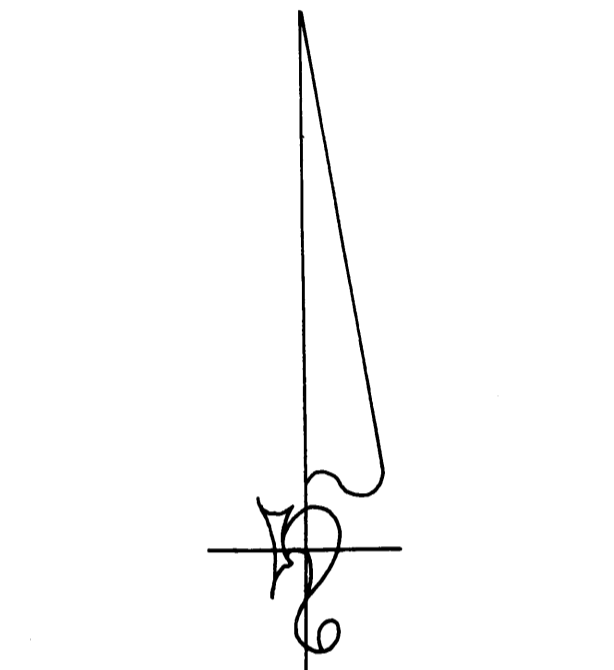
City of Coon Rapids
County of Anoka



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, unless otherwise indicated and adjoining lot lines, as shown, and 10 feet in width and adjoining street lines, as shown on the plat.



Scale: 1 inch = 100 feet
SCALE IN FEET

The east line of Lot 9, Auditors Subdivision No. 35 has an assumed bearing of $S. 0^{\circ} 02' 12'' E.$

o Denotes iron monument

FEBRUARY, 1982

UBURBAN ENGINEERING, INC.
— Engineers —
— Surveyors —

NO DELINQUENT TAXES AND TRANSFER ENTERED
July 19 19 82
Charles R. O'Brien
Auditor, Anoka County
BY: P. L. Souders
Deputy

KNOW ALL MEN BY THESE PRESENTS: That East River Baptist Church of Coon Rapids, religious corporation organized under the laws of the State of Minnesota, owner and proprietor, and John Crawford Thomson and Barbara Thomson, husband and wife, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:
The East 300 feet of the West 690 feet of the following described tract of land to wit:
The East 300 feet of that part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Seventeen (17), Township Thirty-one (31), Range Twenty-four (24), lying southerly of the center line of the United States Military Road, so called, excepting therefrom the right-of-way of the Minneapolis, Anoka and Cuyuna Range Railroad, and the West 50 rods of Government Lot Two (2), in Section Seventeen (17), Township Thirty-one (31), Range Twenty-four (24) Anoka County, Minnesota, said tract of land hereby conveyed being bounded on the east by the west line of the tract hereto fore conveyed to Christine M. Warren, except Tracts A, B, C, D and E, Registered Land Survey No. 46. Above described premises being a portion of Lots 6 and 7, Auditor's Subdivision No. 35; and except that part of the above described premises lying northerly, westerly and northerly of the following described line; beginning at a point on the east line of the West 390 feet of said Lot 6, distant 252.43 feet north of the northwest corner of Tract A, said Registered Land Survey No. 46, said east line has an assumed bearing of NORTH; thence on a bearing of EAST, a distance of 129.81 feet; thence southeasterly on a tangential curve to the right, 117.70 feet, said curve has a central angle of $8^{\circ} 48' 16''$ and radius of 765.95 feet; thence N. $0^{\circ} 02' 12'' W.$, a distance of 144.57 feet to its intersection with a line bearing S. $89^{\circ} 57' 48'' W.$ from a point on the east line of Lot 9, Auditor's Subdivision No. 35, distant 200.00 feet north of the south west corner of Outlot A, Riverwood Estates; thence N. $89^{\circ} 57' 48'' E.$, a distance of 190.00 feet to said point on said east line of Lot 9 and there terminating.

and that Lois G. Crowe, single owner and proprietor and Terrell K. Norring and Betty J. Norring, contract purchasers of the following described property situated in the County of Anoka, State of Minnesota, to wit:
That part of the following described tracts:

West one-half (1/2) of the easterly five (5) acres of that certain tract of land in said County of Anoka and State of Minnesota, containing 29.78 acres and described more particularly as follows: the west fifty (50) rods of that part of the northeast quarter of northwest quarter of Section Seventeen (17), Township Thirty-one (31), Range Twenty-four (24) lying southerly of the center line of the U. S. Military Road so called, excepting therefrom the right of way of the Minneapolis, Anoka and Cuyuna Range Railroad, and the west fifty (50) rods of Government lot two (2) Section Seventeen (17), Township Thirty-one (31), Range Twenty-four (24), containing 29.78 acres, subject however to the flowage rights heretofore granted to Charles C. Cokefair and his assigns by Document 31438, dated July 1, 1909; the five (5) acres of land hereby conveyed being that strip of land contained between the east line of grantor's land as above described, and a line drawn one hundred and thirty-five feet westerly of said east line and parallel thereto and running north and south from the center line of said U. S. Military Road sixteen hundred and sixteen feet more or less to the Mississippi River.
NOW KNOWN AS Lot Eight (8), Auditor's Subdivision Number 35.

Lot Nine (9), Auditor's Subdivision Number 35, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Anoka County, Minnesota.
Subject, however, to the flowage rights heretofore granted to Charles C. Cokefair and his assigns by Document 31438, Dated July 1, 1909. Which lies North of a line 230.66 feet North of, as measured along the West line of said Lot 8, and parallel with the center line of Mississippi Drive, as described in Document No. 57389 of record in the Office of said Registrar of Titles, and southerly of the following described line; beginning at a point on the east line of said lot 9, distant 200 feet north of the southwest corner of Outlot A, Riverwood Estates, said east line has an assumed bearing of N. $0^{\circ} 02' 12'' W.$; thence S. $89^{\circ} 57' 48'' W.$, a distance of 190 feet and there terminating. In witness whereof said East River Baptist Church of Coon Rapids, a religious corporation, organized under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this 23RD day of APRIL, 1982 and in witness whereof said John Crawford Thomson and Barbara Thomson, husband and wife, have hereunto set their hands this 26TH day of APRIL, 1982 and in witness whereof said Lois G. Crowe, single, has hereunto set her hand this 23RD day of APRIL, 1982 and in witness whereof, Terrell K. Norring, and Betty J. Norring, single have hereunto set their hands this 22ND day of APRIL, 1982.

EAST RIVER BAPTIST CHURCH OF COON RAPIDS
Tony Poole, Trustee Chairman
John Crawford Thomson
Lois G. Crowe
Perry Thompson, Trustee
Barbara Thomson
Terrell K. Norring
Loren Blackwell, Trustee
Loren Blackwell
Betty J. Norring

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 23rd day of April, 1982 by Tony Poole, trustee chairman and Perry Thompson, trustee and Loren Blackwell, trustee of East River Baptist Church of Coon Rapids, a religious corporation on behalf of the corporation.

Notary Public, Steven C. King, Anoka County, Minnesota
My Commission Expires August 16, 1988

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 26th day of April, 1982 by John Crawford Thomson and Barbara Thomson, husband and wife.

Notary Public, Steven C. King, Anoka County, Minnesota
My Commission Expires August 16, 1988

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 23rd day of April, 1982 by Lois G. Crowe, single.

Notary Public, Steven C. King, Anoka County, Minnesota
My Commission Expires August 16, 1988

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 22nd day of April, 1982 by Terrell K. Norring and Betty J. Norring, single.

Notary Public, Steven C. King, Anoka County, Minnesota
My Commission Expires August 16, 1988

I hereby certify that I have surveyed and platted the property described on this plat as FRIENDSHIP MANOR; that this plat is a correct representation of said survey; that all distances are correctly shown on the 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 wet lands or public highways to be designated on said plat other than as shown thereon.
Howard W. Rogers, Land Surveyor
Minnesota Registration No. 40945

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 8th day of April, 1982 by Howard W. Rogers, Land Surveyor.

Notary Public, Marietta L. Zuerfle, Anoka County, Minnesota
My Commission Expires APRN 14, 1984

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of FRIENDSHIP MANOR at a regular meeting thereof held this 27th day of April, 1982.

By: Robert B. Deane, Mayor
By: Betty Bell, Clerk

The plat of FRIENDSHIP MANOR was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 18th day of December, 1980.

By: Donna M. Naase, Chairman
By: David G. Zapp, Clerk

Checked and approved this 28th day of April, 1982.
Howard W. Rogers, Anoka County Surveyor

121604
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on the 4th day of JUL 6 1982 A.D. 1982 at 4 o'clock P.M.
Debra J. Omschick, Registrar of Titles
By: Adrians Boettcher, Deputy Registrar of Titles

