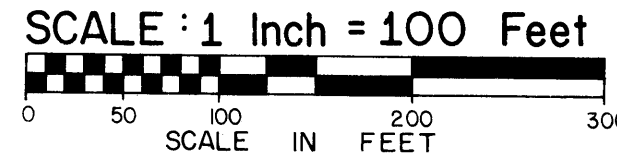


JONES' RIVER ESTATES

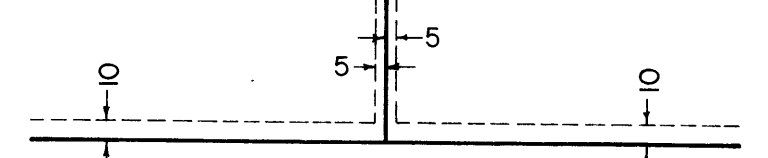
CITY OF COON RAPIDS - COUNTY OF ANOKA

NORTH

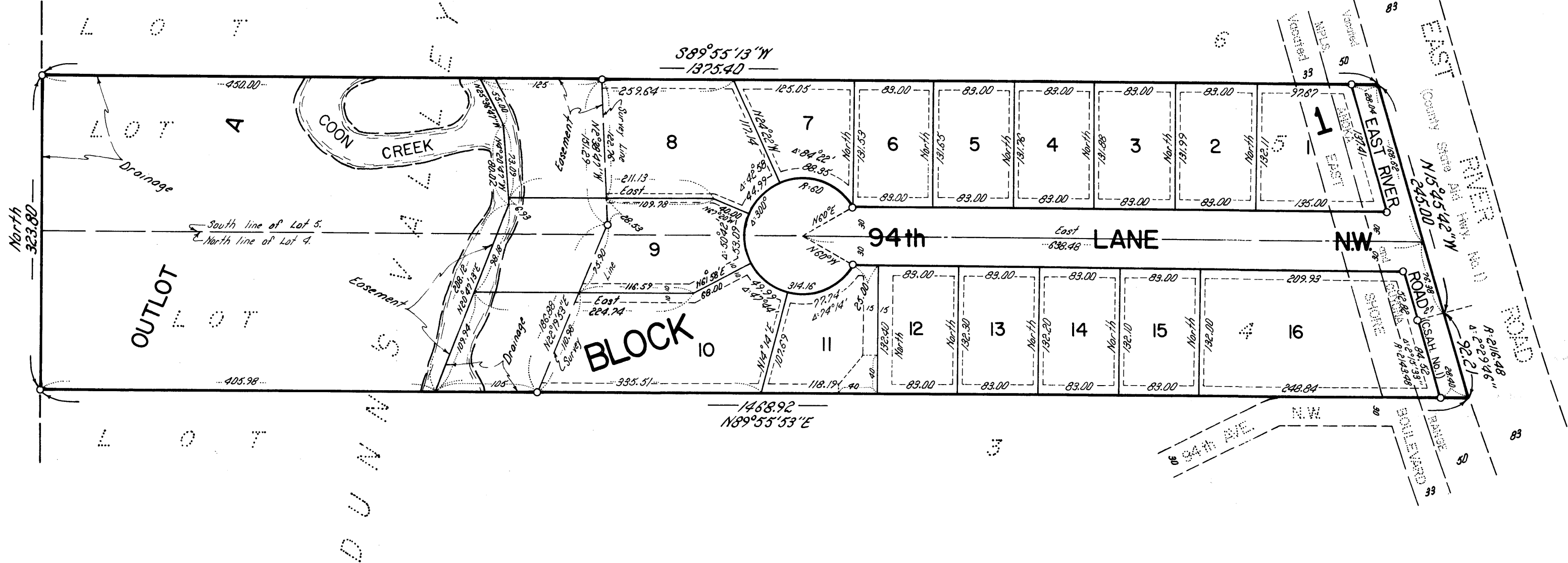


o Denotes Iron Monument Bearings Are Assumed

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining front and rear lot lines, and being 5 feet in width and adjoining side lot lines, unless otherwise shown.



KNOW ALL MEN BY THESE PRESENTS that Wallace A. Bengtson and June C. Bengtson, husband and wife, owners and Twin City Federal Savings and Loan Association, a United States corporation, mortgagee of the following described property situated in Anoka County, Minnesota.

Lot 4, DUNN'S VALLEY, Anoka County, Minnesota, together with that part of vacated Minneapolis, Anoka and Cuyuna Range railroad right-of-way and that part of vacated East Shore Boulevard accrued thereto.

and that Jerrold I. Carlson and Margaret A. Carlson, husband and wife, owners, and Marquette State Bank of Columbia Heights, a Minnesota corporation, mortgagee of the following described property situated in Anoka County, Minnesota.

Lot 5, DUNN'S VALLEY, Anoka County, Minnesota, together with that part of vacated Minneapolis, Anoka and Cuyuna Range railroad right-of-way and that part of vacated East Shore Boulevard accrued thereto.

Have caused the same to be surveyed, platted and known as JONES' RIVER ESTATES and do hereby dedicate to the public for the public use forever the lane, road and drainage and utility easements as shown on the plat, also dedicating to the County of Anoka the right of vehicle access to County State Aid Highway No. 1 from Lot 1, Block 1. In witness whereof said Wallace A. Bengtson and June C. Bengtson, husband and wife, have caused these presents to be signed this 19 day of Nov, 1979. In witness whereof said Twin City Federal Savings and Loan Association, a United States corporation, has caused these presents to be signed by its proper officers this 16 day of Nov, 1979. In witness whereof said Jerrold I. Carlson and Margaret A. Carlson, husband and wife, have caused these presents to be signed this 18 day of Nov, 1979. In witness whereof said Marquette State Bank of Columbia Heights, a Minnesota corporation, has caused these presents to be signed by its proper officers this 19 day of Nov, 1979.

Wallace A. Bengtson
Wallace A. Bengtson

June C. Bengtson
June C. Bengtson

Jerrold I. Carlson
Jerrold I. Carlson

Margaret A. Carlson
Margaret A. Carlson

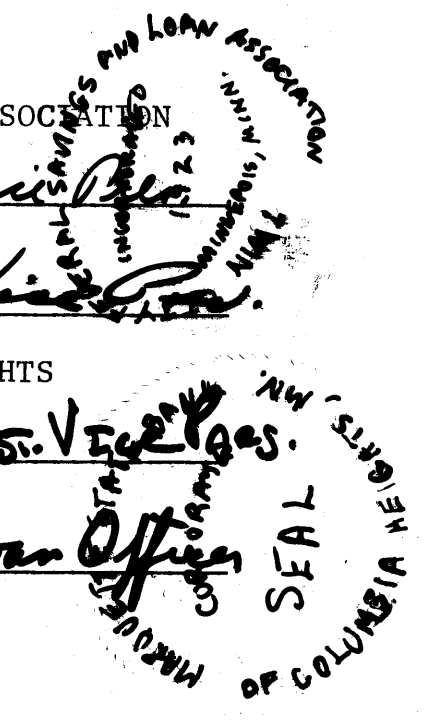
State of Minnesota)
County of Anoka
The foregoing instrument was acknowledged before me this 19th day of November, 1979, by Wallace A. Bengtson and June C. Bengtson, husband and wife.

SIGNED

TWIN CITY FEDERAL SAVINGS AND LOAN ASSOCIATION
By Henry C. West its Vice Pres

MARQUETTE STATE BANK OF COLUMBIA HEIGHTS
By David B. Carlstrom its Ass. Vice Pres

By Gay M. Lechko its Gen. Officer



Harriet O. Jones
Notary Public, Anoka County, Minnesota
My Commission Expires March 21, 1986

State of Minnesota)
County of HENNEPIN
The foregoing instrument was acknowledged before me this 16th day of NOVEMBER, 1979, by HENRY C. WEST its VICE PRESIDENT and by A. W. WINDSOR its Vice Pres of Twin City Federal Savings and Loan Association, a United States corporation on behalf of the corporation.

Glen J. Steh
Notary Public, Anoka County, Minnesota
My Commission Expires March 21, 1986

State of Minnesota)
County of Anoka
The foregoing instrument was acknowledged before me this 18th day of November, 1979, by Jerrold I. Carlson and Margaret A. Carlson, husband and wife.

Harriet O. Jones
Notary Public, Anoka County, Minnesota
My Commission Expires March 21, 1986

State of Minnesota)
County of Anoka
The foregoing instrument was acknowledged before me this 19th day of November, 1979 by David B. Carlstrom its Vice President and by Gay M. Lechko its Gen. Officer of Marquette State Bank of Columbia Heights, a Minnesota corporation, on behalf of the corporation.

Elaine Nyberg
Notary Public, Anoka County, Minnesota
My Commission Expires January 1, 1986

I, Ernest G. Rud, hereby certify that I have surveyed and platted the property described in the dedication of this plat as JONES' RIVER ESTATES; 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; that the outside boundary lines are correctly designated on the plat; and there are no wet lands or public highways other than as shown thereon.

Ernest G. Rud
Ernest G. Rud, Land Surveyor
Minnesota Registration No. 9808

State of Minnesota)
County of Anoka)
The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 12th day of November, 1979.

Marian E. Rud
Notary Public, Anoka County, Minnesota
My Commission Expires May 23, 1984

Approved and accepted by the City Council of the City of Coon Rapids, Minnesota, this 20th day of NOVEMBER, 1979.

George J. White
Mayor

Betty Bell, cmc
Clerk

Checked and approved this 21 day of Nov, 1979.

Roland W. Anderson
by M. D. Anderson
Roland W. Anderson M. D. Anderson
deputy Anoka County Surveyor

This plat of JONES' RIVER ESTATES was approved by the Planning and Zoning Commission of the City of Coon Rapids, Minnesota, at a regular meeting thereof held this 20 day of Nov, 1979.

Donna M. Naev
Chairman

William J. M. Lear Jr.
Secretary

539365
OFFICE OF COUNTY RECORDS
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the NOV 21 day of NOV, 1979 at 9:50 o'clock AM, and was duly recorded in book 30 of PLATS page 33

Dell G. Randall
County Recorder
By T. E. Hallman
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
Nov. 21st 1979
Charles Coffman
Auditor, Anoka County
By E. L. Kaminski
Deputy