

MISSISSIPPI BLUFFS

KNOW ALL PERSONS BY THESE PRESENTS: That Pinewski Builders Inc., a Minnesota corporation, fee owner and The Bank of Elk River, a Minnesota corporation, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota to wit:

Lots 30 and 31, TALBOT'S RIVER LOTS, Anoka County, Minnesota.
AND

That part of Lots 32 and 33, TALBOT'S RIVER LOTS, according to the recorded plat thereof, Anoka County, Minnesota, lying northerly of the following described line:

Commencing at the northwest corner of said Lot 32; thence on an assumed bearing of South 00 degrees 05 minutes 21 seconds West, along the west line of said Lot 32, a distance of 389.35 feet to the point of beginning of the line to be described; thence North 46 degrees 41 minutes 13 seconds East a distance of 76.05 feet; thence easterly a distance of 49.11 feet along a non-tangential curve concave to the north having a radius of 60.00 feet, a central angle of 46 degrees 53 minutes 49 seconds and whose chord bears South 66 degrees 45 minutes 42 seconds East to a point on the east line of said Lot 33 distant 308.85 feet south of the northeast corner of said Lot 33 and said line there terminates.

AND

Lot 34, TALBOT'S RIVER LOTS, according to the recorded plat thereof, Anoka County, Minnesota, except that part lying southerly and westerly of the following described line:

Commencing at the northwest corner of Lot 32, TALBOT'S RIVER LOTS; thence on an assumed bearing of South 00 degrees 05 minutes 21 seconds West, along the west line of Lot 32 of said TALBOT'S RIVER LOTS, a distance of 389.35 feet; thence North 46 degrees 41 minutes 13 seconds East a distance of 76.05 feet; thence easterly a distance of 49.11 feet along a non-tangential curve concave to the north having a radius of 60.00 feet, a central angle of 46 degrees 53 minutes 49 seconds and whose chord bears South 66 degrees 45 minutes 42 seconds East to a point on the east line of Lot 33 of said TALBOT'S RIVER LOTS, also being the west line of said Lot 34 distant 308.85 feet south of the northeast corner of said Lot 33 also being the northwest corner of said Lot 34, to the point of beginning of the line to be described; thence continuing easterly along said curve a distance of 8.44 feet, a central angle of 8 degrees 03 minutes 19 seconds; thence SOUTH, not tangential to last described curve, to the northerly shore line of the Mississippi River and said line there terminates.

AND

Lots 35 and 36, TALBOT'S RIVER LOTS, Anoka County Minnesota.
AND

Lot 37, TALBOT'S RIVER LOTS, Anoka County, Minnesota, except that part thereof described as follows: Commencing at a point on the East line of said Lot 37, distant 369.42 feet South from the Northeast corner of said Lot 37; thence deflecting 30 degrees from South to West a distance of 44.0 feet to a point distant 22 feet West of the East line of said Lot 37 as measured at right angles to said East line; thence South and parallel with the East line of said Lot 37 to the shoreline of the Mississippi River; thence Southeastly along said shoreline to its intersection with the East line of said Lot 37; thence North along said East line a distance of 159.82 feet, more or less to the point of commencement.

And Lynn O. Schrupp and Cheryl M. Raymond-Schrupp, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of Lots 32 and 33, TALBOT'S RIVER LOTS, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the following described line:

Commencing at the northwest corner of said Lot 32; thence on an assumed bearing of South 00 degrees 05 minutes 21 seconds West, along the west line of said Lot 32, a distance of 389.35 feet to the point of beginning of the line to be described; thence North 46 degrees 41 minutes 13 seconds East a distance of 76.05 feet; thence easterly a distance of 49.11 feet along a non-tangential curve concave to the north having a radius of 60.00 feet, a central angle of 46 degrees 53 minutes 49 seconds and whose chord bears South 66 degrees 45 minutes 42 seconds East to a point on the east line of said Lot 33 distant 308.85 feet south of the northeast corner of said Lot 33 and said line there terminates.

AND

That part of Lot 34, TALBOT'S RIVER LOTS, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly and westerly of the following described line:

Commencing at the northwest corner of Lot 32, TALBOT'S RIVER LOTS; thence on an assumed bearing of South 00 degrees 05 minutes 21 seconds West, along the west line of Lot 32 of said TALBOT'S RIVER LOTS, a distance of 389.35 feet; thence North 46 degrees 41 minutes 13 seconds East a distance of 76.05 feet; thence easterly a distance of 49.11 feet along a non-tangential curve concave to the north having a radius of 60.00 feet, a central angle of 46 degrees 53 minutes 49 seconds and whose chord bears South 66 degrees 45 minutes 42 seconds East to a point on the east line of Lot 33 of said TALBOT'S RIVER LOTS, also being the west line of said Lot 34 distant 308.85 feet south of the northeast corner of said Lot 33 also being the northwest corner of said Lot 34, to the point of beginning of the line to be described; thence continuing easterly along said curve a distance of 8.44 feet, a central angle of 8 degrees 03 minutes 19 seconds; thence SOUTH, not tangential to last described curve, to the northerly shore line of the Mississippi River and said line there terminates.

Have caused the same to be surveyed and platted as MISSISSIPPI BLUFFS and do hereby donate and dedicate to the public for public use forever the street and easements for drainage and utility purposes as shown on this plat.

In witness whereof said Pinewski Builders, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 22nd day of April, 2005.

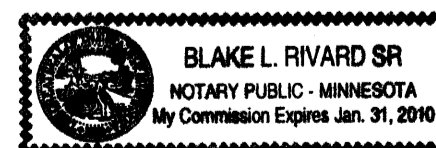
PINEWSKI BUILDERS, INC.

BY: Stephen A. Pinewski
Stephen A. Pinewski, President

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 22nd day of April, 2005, by Stephen A. Pinewski as President of Pinewski Builders, Inc., a Minnesota corporation, on behalf of the corporation.

Blake L. Rivard Sr.
Notary Public, Anoka County, Minnesota
My commission expires Jan 31st 2010



1975 99.003 Abstract
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 16th day of April, A.D., 2005 at 12:33 o'clock P.M. and was duly recorded in book 69 page 38
Maurice J. Devine
County Recorder
By: JMH

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
MAY 16 2005
MAURICE J. DEVINE
PROPERTY TAX ADMINISTRATOR
BY: S. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR

In witness whereof said The Bank of Elk River, a Minnesota corporation, has caused these presents to be signed by its proper officer this 25 day of April, 2005.

THE BANK OF ELK RIVER

By: Leroy I. Lindenfelser
Leroy I. Lindenfelser, Assistant Vice President

STATE OF MINNESOTA
COUNTY OF SHEEBVENE

The foregoing instrument was acknowledged before me this 25th day of April, 2005, by Leroy I. Lindenfelser, as Assistant Vice President of The Bank of Elk River, a Minnesota corporation, on behalf of the corporation.

Mary Gadach
Notary Public, Sheebvене County, Minnesota
My commission expires 1-31-10



In witness whereof said Lynn O. Schrupp and Cheryl M. Raymond-Schrupp, husband and wife, have hereunto set their hands this 4th day of May, 2005.

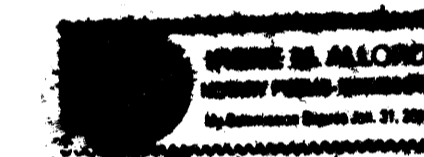
Lynn O. Schrupp
Lynn O. Schrupp

Cheryl M. Raymond-Schrupp
Cheryl M. Raymond-Schrupp

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 4th day of May, 2005, by Lynn O. Schrupp and Cheryl M. Raymond-Schrupp, husband and wife.

June M. Allard
Notary Public, Anoka County, Minnesota
My commission expires JAN. 31, 2010



I hereby certify that I have surveyed and platted the land described on this plat as MISSISSIPPI BLUFFS; that this plat is a true and 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 or will be placed as required by the local government unit as designated on said plat; that the boundary lines are correctly designated on the plat and that there are no wetlands as defined in MS 505.02, Subd. 1 or public highways to be designated on said plat other than as shown.

James E. Napier
James E. Napier, Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 22nd day of April, 2005, by James E. Napier, Land Surveyor.

Blake L. Rivard Sr.
Notary Public, Anoka County, Minnesota
My Commission expires Jan 31st 2010



The foregoing plat of MISSISSIPPI BLUFFS was approved and accepted by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 1st day of February, 2005. If applicable, the written comments and recommendations of the Commissioner of Transportation and County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

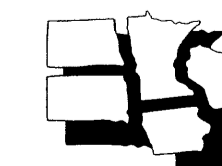
CITY COUNCIL OF COON RAPIDS, MINNESOTA

By: John A. Anderson, Mayor By: John A. Anderson, Clerk

Checked and approved this 16th day of MAY, 2005.

Larry D. ...
Anoka County Surveyor

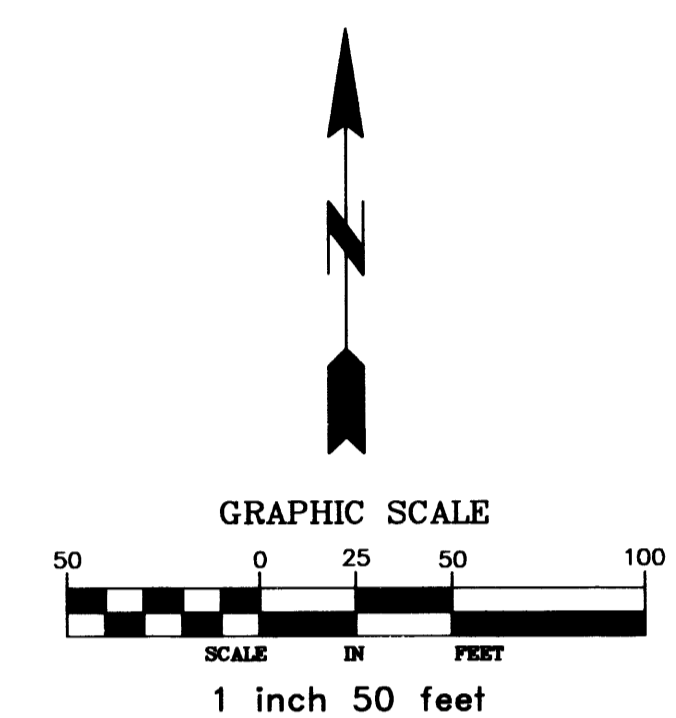
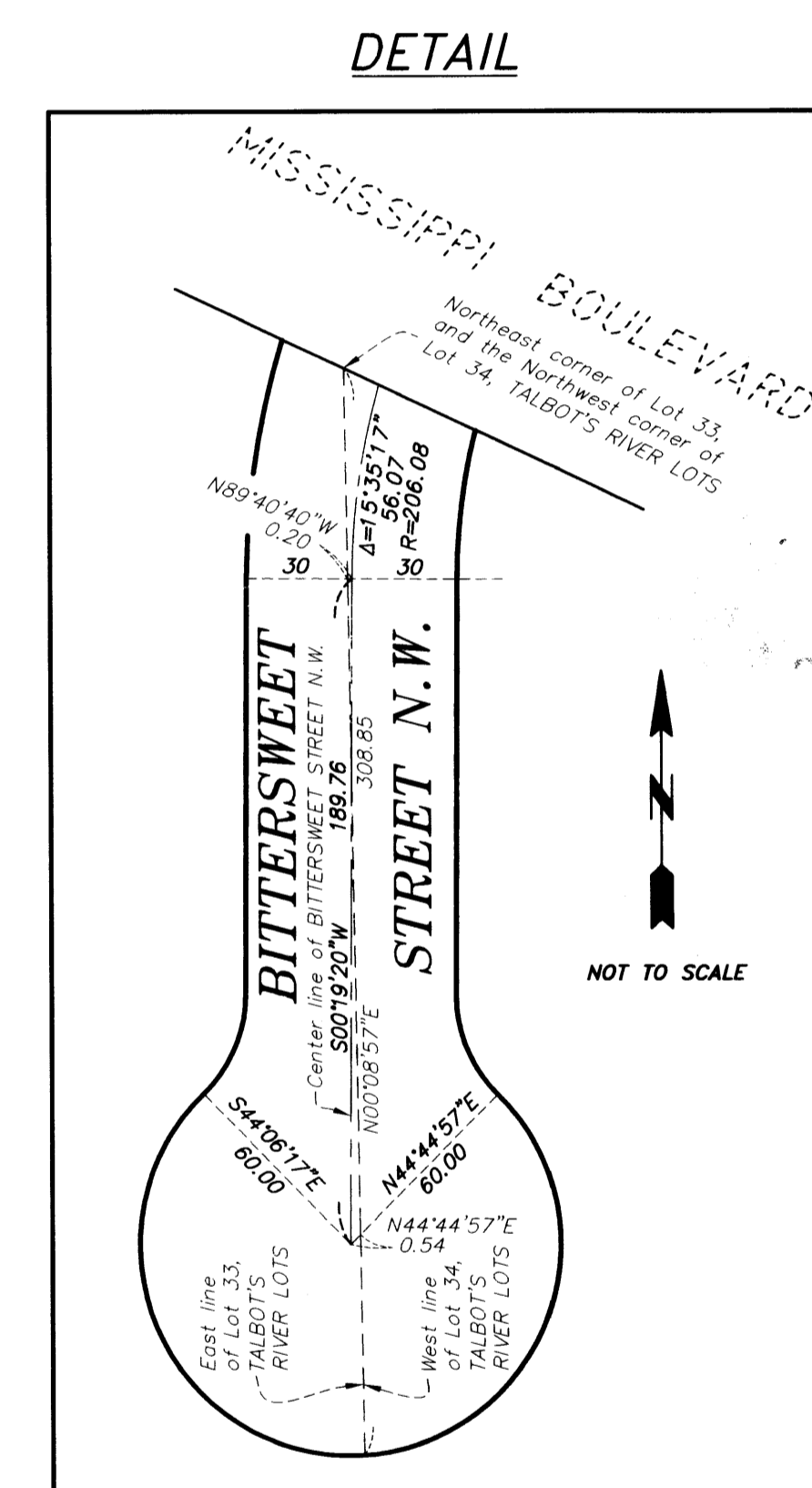
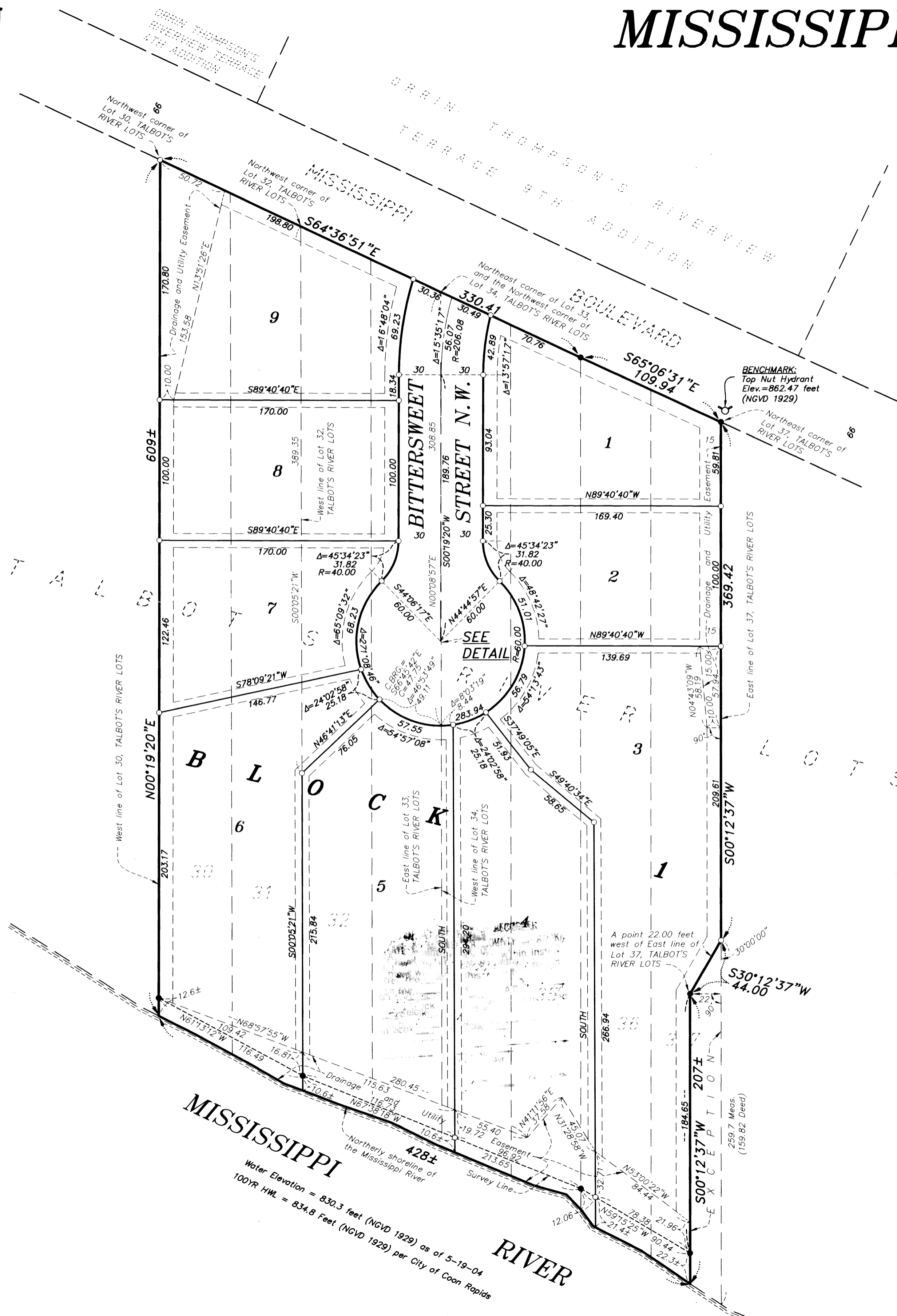
\$ 365.00



MIDWEST
Land Surveyors & Civil Engineers, Inc.

MISSISSIPPI BLUFFS

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 21, T31, R24.

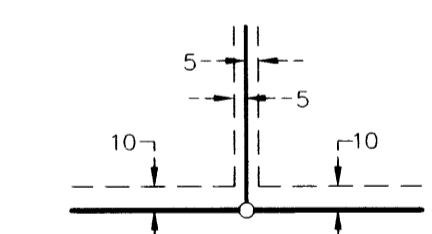


FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF LOT 37, TALBOT'S RIVER LOTS IS ASSUMED TO BEAR SOUTH 00 DEGREES 12 MINUTES 37 SECONDS WEST.

- - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED WITH A PLASTIC CAP INSCRIBED "RLS 25343"
- - DENOTES MONUMENT FOUND

BENCHMARK: TOP NUT OF HYDRANT AT NORTHEAST CORNER OF LOT 1, BLOCK 1, MISSISSIPPI BLUFFS. ELEV.=862.47 FEET (NGVD1929)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AND PLAT BOUNDARY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.