

ORRIN THOMPSON'S RIVERVIEW TERRACE 13th ADDITION

CITY OF COON RAPIDS - COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Midwest Breeders Cooperative, a Wisconsin corporation, owner and proprietor, and Orrin E. Thompson Construction Corporation, a Minnesota corporation, contract purchaser, of the following described property situated in the State of Minnesota and County of Anoka, to wit: That part of Lot 12, Auditor's Subdivision No. 104 and of that part of the West half of the Southwest quarter of Section 22, Township 31, Range 24, Anoka County, Minnesota to be hereinafter described and said Orrin E. Thompson Construction Corporation, owner and proprietor of that part of the West 654.5 feet of Lot 13, Auditor's Subdivision No. 104 and of that part of the East half of the Southwest quarter of Section 22, Township 31, Range 24, Anoka County, Minnesota described as follows: Commencing at the Southwest corner of said Lot 12; thence North 0° 01' 25" East along the West line of said Lot 12 a distance of 30 feet; thence South 89° 17' 56" East 143.31 feet; thence Easterly along a tangential curve to the right, the radius of said curve is 760.97 feet, an arc distance of 478.35 feet; thence South 53° 16' 56" East 365 feet to the actual point of beginning of the land to be hereinafter described, said point also being on the Northerly line of 105th Avenue, according to the plat of Orrin Thompson's Riverview Terrace 10th Addition, on file and of record in the office of the Register of Deeds in and for said County and State; thence North 36° 43' 02" East 125 feet; thence North 12° 00' 59" East 90.82 feet; thence North 3° 46' 57" East 242.53 feet; thence North 61° 02' 24" West 117.72 feet; thence North 56° 07' 17" West 168.63 feet; thence North 74° 37' 25" West 82.97 feet; thence North 38° 04' 07" West 155.46 feet; thence North 18° 03' 54" West 109.62 feet; thence North 38° 59' 11" East 285.81 feet more or less to the Northeasterly line of said Lot 12, Auditor's Subdivision No. 104; thence South 54° 27' 52" East, along said Northeasterly line 315.61 feet; thence South 32° 25' 09" East 53.29 feet; thence South 54° 27' 52" East 253.60 feet; thence North 35° 32' 08" East 20 feet more or less to a point on the Northeasterly line of said Lot 13, Auditor's Subdivision No. 104 distant 3.0 feet Southeasterly from the Southeast or most Southerly corner of Lot 16, Block 1, Oakdale, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Anoka County; thence South 54° 27' 52" East along said Northeasterly line of Lot 13 a distance of 60 feet; thence South 35° 32' 08" West 30 feet; thence South 54° 27' 52" East 480.17 feet; thence South 53° 04' 41" East 176.16 feet; thence North 89° 16' 58" East 57.93 feet more or less to the Southwesterly line of said Oakdale; thence South 54° 27' 52" East along said Southwesterly line of Oakdale to the Southeast corner of Lot 9, Block 2, said Oakdale; thence South 35° 32' 08" West 150 feet; thence South 54° 27' 52" East 34.13 feet more or less to the intersection with a line drawn parallel with and 450 feet west from the East line of the Southwest quarter of said Section 22; thence South 0° 05' 37" West, and parallel with said East line of Southwest quarter 511.63 feet; thence Westerly along a curve concave to the North, the radius of said curve is 1463.69 feet and the chord of said curve bears North 87° 27' 30" West, an arc distance of 125.07 feet; thence South 4° 59' 25" West 84.53 feet; thence South 33° 22' 20" West 58.0 feet; thence North 62° 50' 08" West 137.49 feet; thence Southwesterly along a curve concave to the Northwest, the radius of said curve is 287.73 feet and the chord of said curve bears South 30° 16' 06" West, an arc distance of 31.17 feet; thence South 33° 22' 20" West and tangent to last described curve 67.95 feet; thence North 56° 37' 40" West 133.53 feet; thence North 76° 45' 39" West 66.28 feet; thence South 33° 22' 20" West 572.29 feet; thence South 52° 49' 30" West 59.36 feet; thence South 65° 38' 56" West 310.30 feet; thence North 24° 21' 04" West 28.89 feet; thence South 74° 43' 04" West 123.14 feet; thence South 88° 36' 04" West 178.0 feet; thence Northerly along a curve concave to the East, the radius of said curve is 561.29 feet and the chord of said curve bears North 0° 20' 12" West, an arc distance of 20.81 feet; thence North 89° 16' 28" West 116.29 feet more or less to a point on the Southeasterly line of Lot 1, Block 6, said Orrin Thompson's Riverview Terrace 10th Addition distant 152 feet Southerly from the Northeast or most Easterly corner of said Lot 1; thence Northerly along the Easterly line of said Orrin Thompson's Riverview Terrace 10th Addition, North 15° 44' 16" East 152 feet, North 19° 40' 56" East 206 feet, South 70° 19' 04" East 75 feet, North 7° 20' 42" East 163.8 feet, North 26° 10' 09" East 227.18 feet, North 30° 31' 56" East 487.37 feet and North 36° 43' 04" East 70 feet to the Northeast or most Easterly corner of said Orrin Thompson's Riverview Terrace 10th Addition; thence North 53° 16' 56" West along the Northerly line of said Orrin Thompson's Riverview Terrace 10th Addition 87 feet to the actual point of beginning, have caused the same to be surveyed and platted as ORRIN THOMPSON'S RIVERVIEW TERRACE 13th ADDITION, and do hereby donate and dedicate to the public for the public use forever the Streets, Circle and Avenues as shown on the annexed plat, also subject to drainage and utility easements as shown on the annexed plat. In witness whereof said Midwest Breeders Cooperative has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 3rd day of APRIL A.D. 1969. In witness whereof said Orrin E. Thompson Construction Corporation has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 1st day of APRIL A.D. 1969.

In Presence Of:

Stafford P. Erickson
Notary Public
As to F. C. Van Dyck

Stafford P. Erickson
Jerome L. Suter
As to Orrin E. Thompson
and Gary W. Thompson

MIDWEST BREEDERS COOPERATIVE

F. C. Van Dyck
F. C. VAN DYCK - Treasurer

ORRIN E. THOMPSON CONSTRUCTION CORPORATION

Orrin E. Thompson
ORRIN E. THOMPSON - President
Gary W. Thompson
GARY W. THOMPSON - Vice President

State of Minnesota
County of Hennepin On this 3rd day of APRIL A.D. 1969, before me a Notary Public, within and for said County and State personally appeared F. C. Van Dyck, who being by me duly sworn did say that he is Treasurer of Midwest Breeders Cooperative, the corporation named in the foregoing instrument; that the corporate 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 F. C. Van Dyck acknowledged said instrument to be the free act and deed of said corporation.

STAFFORD P. ERICKSON
Notary Public, Hennepin County, Minnesota
My Commission Expires September 10, 1971

Stafford P. Erickson
Notary Public, Hennepin County, Minnesota
My Commission Expires SEP 10-1971

State of Minnesota
County of Hennepin On this 1st day of APRIL A.D. 1969, before me a Notary Public, within and for said County and State personally appeared Orrin E. Thompson and Gary W. Thompson, who being each by me duly sworn did say that they are respectively President and Vice President of Orrin E. Thompson Construction Corporation, the corporation named in the foregoing instrument; that the corporate 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 Orrin E. Thompson and Gary W. Thompson acknowledged said instrument to be the free act and deed of said corporation.

STAFFORD P. ERICKSON
Notary Public, Hennepin County, Minnesota
My Commission Expires September 10, 1971

Stafford P. Erickson
Notary Public, Hennepin County, Minnesota
My Commission Expires SEP 10-1971

I hereby certify that I have surveyed and platted the property described on this plat as ORRIN THOMPSON'S RIVERVIEW TERRACE 13th ADDITION, 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 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 wetlands or public highways to be designated on said plat other than as shown thereon.

Charles R. Winden
Surveyor - Minnesota Registration No. 7726

State of Minnesota
County of Hennepin Above certificate subscribed and sworn to before me, a Notary Public, within and for said County and State this 3rd day of March A.D. 1969.

ERNEST G. RUD
Notary Public, Hennepin County, Minn.
My Commission Expires July 10, 1975.

Ernest G. Rud
Notary Public, Hennepin County, Minnesota
My Commission Expires July 10, 1975

We hereby certify that the City Council of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the annexed plat of ORRIN THOMPSON'S RIVERVIEW TERRACE 13th ADDITION, at a regular meeting thereof held this 4th day of March A.D. 1969.
CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA

by Robert C. Voss its Mayor
by Mary A. Neuman its Clerk

The annexed plat of ORRIN THOMPSON'S RIVERVIEW TERRACE 13th ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 20th day of February A.D. 1969.
CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA

by Robert McOmman its Chairman
by William J. McLean Jr. its Clerk

Checked and approved this 17th day of April A.D. 1969.

Roland W. Anderson
Anoka County Surveyor

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1969 ON THE LANDS DESCRIBED WITHIN ARE PAID
Robert A. Johnson
Anoka County Treasurer

TAXES PAID

This 17th day of April 1969
Henrietta H. Campbell
Auditor, Anoka County, Minn.
Mary Beaudin

COON RAPIDS
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 17th day of APRIL 1969 A.D. at 3:40 o'clock P.M. and was duly recorded in book 4 of PLATS page 5

Ed J. Campbell
Register of Deeds
By A. Alina Swanson
Deputy

Surveyed By:
C.R. WINDEN & ASSOCIATES, INC.
LAND SURVEYORS

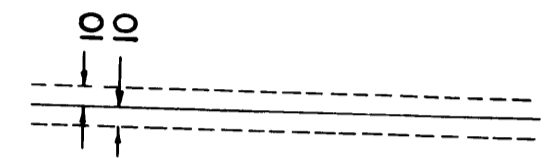
ORRIN THOMPSON'S RIVERVIEW TERRACE 13th ADDITION

CITY OF COON RAPIDS COUNTY OF ANOKA



SCALE = 1" = 100'

o Denotes Iron Monument
Marked "R.L.S. 7726"
Bearings are Assumed
JANUARY 1969



Dashed lines denote drainage and utility easement being 10 feet on each side of lot line unless otherwise shown.

Surveyed By:
C.R. WINDEN & ASSOCIATES, INC.
LAND SURVEYORS

