

ORRIN THOMPSON'S RIVERVIEW TERRACE 2ND ADDITION

CITY OF COON RAPIDS,

COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That we, John A. Smith and Gladys L. Smith, his wife, owners and proprietors and Orrin E. Thompson Construction Corporation, a Minnesota Corporation, contract purchaser of the following described property situate in the County of Anoka, State of Minnesota to wit; That part of the Southeast quarter of the Northeast quarter and the Southwest quarter of the Northeast quarter of Section 21, Township 31, Range 24 described as follows; beginning at the intersection of the Westerly line of Orrin Thompson's Riverview Terrace, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Anoka County, and the South line of said Southeast quarter of Northeast quarter, said point being 961.71 feet West of the Southeast corner of said Southeast quarter of Northeast quarter; thence North 16° 56' 57" West along the Westerly line of said Orrin Thompson's Riverview Terrace a distance of 49.16 feet; thence North 6° 30' West along the Westerly line of said Orrin Thompson's Riverview Terrace a distance of 700 feet; thence South 83° 30' West 36.09 feet; thence on a tangential curve to the left, the radius of which is 687.89 feet, a distance of 456.12 feet; thence South 45° 30' 33" West and tangent to said curve a distance of 386.75 feet; thence South 34° 30' 33" West 42.57 feet; thence South 68° 11' 44" West 72.12 feet; thence South 34° 30' 33" West 176.02 feet; thence South 49° 00' East 35.22 feet; thence South 1° 50' 35" West a distance of 66.91 feet more or less to a point on the South line of said Southwest quarter of distant 1931.83 feet West of the Southeast corner of the Southeast quarter of the Northeast quarter of Northeast quarter; thence Easterly along the South line of said Southwest quarter of Northeast quarter and Southeast quarter of Northeast quarter to the point of beginning; and said Orrin E. Thompson Construction Corporation owner and proprietor of the following described property; that part of the Northeast quarter of the Southeast quarter, Government Lot 4, and Government Lot 5, all in Section 21, Township 31, Range 24 described as follows; beginning at the intersection of the Westerly line of Orrin Thompson's Riverview Terrace, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Anoka County, and the North line of said Northeast quarter of Southeast quarter, said point being 961.71 feet West of the Northeast corner of said Northeast quarter of Southeast quarter; thence in a Southerly direction along the Westerly boundary of said Orrin Thompson's Riverview Terrace to its intersection with the Northeasterly line of Talbot's River Lots, 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 North 64° 33' 20" West along the Northeasterly line of said Talbot's River Lots a distance of 1022 feet; thence North 25° 26' 40" East 216 feet; thence South 64° 33' 20" East 2.0 feet; thence North 25° 26' 40" East 135 feet; thence North 48° 03' 51" East 65 feet; thence North 25° 26' 40" East 135 feet; thence North 64° 33' 20" West 65 feet; thence North 1° 50' 35" East 665.66 feet more or less to a point on the North line of said Government Lot 4; thence Easterly along the Northerly line of said Government Lot 4 and the Northeast quarter of the Southeast quarter to the point of beginning; excepting therefrom all that part of said Government Lot 4 described as follows; beginning at the intersection of the East line of Section 21, Township 31, Range 24 and the Northerly line of the Town Road, now known as Mississippi Boulevard, which Town Road forms the North Boundary of the plat entitled Talbot's River Lots; thence Northwesterly along said Northerly line for a distance of 1561 feet to the actual point of beginning of the tract to be hereinafter described; thence continuing Northwesterly along said Northerly line of the same course a distance of 600 feet; thence at right angles to said Northerly line and in a Northeasterly direction a distance of 150 feet; thence Southeasterly and parallel to said Northerly line of Town Road a distance of 600 feet; thence at right angles and in a Southwesterly direction a distance of 150 feet more or less to the actual point of beginning; have caused the same to be surveyed and platted as ORRIN THOMPSON'S RIVERVIEW TERRACE 2ND ADDITION and do hereby donate and dedicate to the public for the public use forever the Streets, Avenue, Place, Boulevard and Walk as shown on the annexed plat, also subject to drainage and utility easements as shown on the annexed plat. In witness whereof said John A. Smith and Gladys L. Smith have hereunto set their hands and seals this 16 day of JANUARY A.D. 1962. 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 14 day of JANUARY A.D. 1962.

In Presence Of:

Stafford P. Erickson
Donald J. Larson
As to John A. Smith and Gladys L. Smith

Stafford P. Erickson
Donald J. Larson
As to Orrin E. Thompson and Idore S. Pedersen

SIGNED BY:

John A. Smith
JOHN A. SMITH
Gladys L. Smith
GLADYS L. SMITH

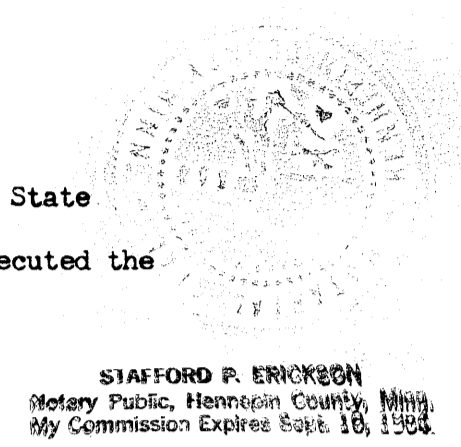
Orrin E. Thompson
ORRIN E. THOMPSON - President
Idore S. Pedersen
IDORE S. PEDERSEN - Secretary

State of Minnesota

County of Anoka On this 16 day of January A.D. 1962, before me a Notary Public, within and for said County and State personally appeared John A. Smith and Gladys L. Smith, his wife, to me personally known to be the persons described in and who executed the foregoing instrument and they acknowledged that they executed the same as their own free act and deed.

Stafford P. Erickson
Notary Public, Anoka County, Minnesota

My Commission Expires 9-10-64

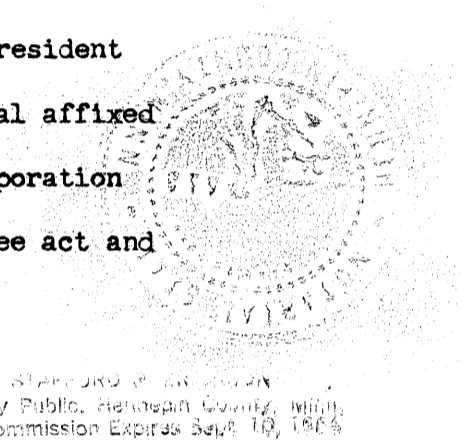


State of Minnesota

County of Hennepin On this 14 day of January A.D. 1962, before me a Notary Public, within and for said County and State personally appeared Orrin E. Thompson and Idore S. Pedersen, who being each by me duly sworn did say that they are respectively President and Secretary 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 Idore S. Pedersen acknowledged said instrument to be the free act and deed of said corporation.

Stafford P. Erickson
Notary Public, Hennepin County, Minnesota

My Commission Expires 9-10-64



I hereby certify that I have surveyed and platted the property described on this plat as ORRIN THOMPSON'S RIVERVIEW TERRACE 2ND 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 the monuments for guidance of future surveys 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.

Harold R. Olson
Surveyor - Minnesota Registration No. 2039



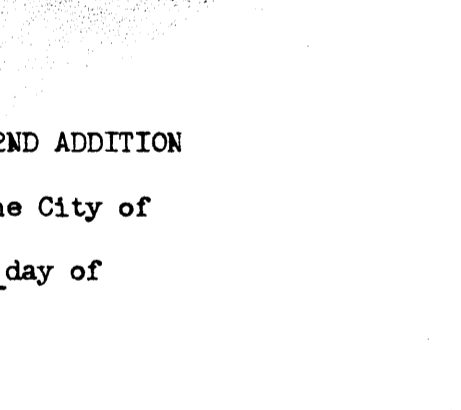
State of Minnesota

County of Hennepin Above certificate subscribed and sworn to before me, a Notary Public, within and for said County and State this 7 day of December A.D. 1962.

Leo S. Sosnowski
Notary Public, Hennepin County, Minnesota
My Commission Expires Nov. 5, 1968

Leo S. Sosnowski
Notary Public, Hennepin County, Minnesota

My Commission Expires Nov 5-1968



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 2ND ADDITION, at a regular meeting thereof held this 17 day of April A.D. 1962.
CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA.

By Joseph A. Craig Its Mayor
By Margaret Pedersen Its Clerk

Checked and approved this 23rd day of May A.D. 1962.

Poland W. Anderson
Anoka County Surveyor

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1962 ON THE LANDS DESCRIBED WITHIN ARE PAID
Robert A. Peterson
County Treasurer

TAXES PAID

This 3rd day of June 1963
Kenneth W. Campbell
Auditor, Anoka County, Minn.
Wayne A. Oles Deputy

The annexed plat of ORRIN THOMPSON'S RIVERVIEW TERRACE 2ND ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 17 day of April A.D. 1962.
CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA.

By Rich. E. Pease Its Chairman
By William J. McLean Jr. Its Clerk

248283
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 17th day of April 1962 A.D. 1952 at 4 o'clock P.M. and was duly recorded in book 24 of Plats page 9

Restrude Peterson
Register of Deeds
By Margaret Pedersen
County

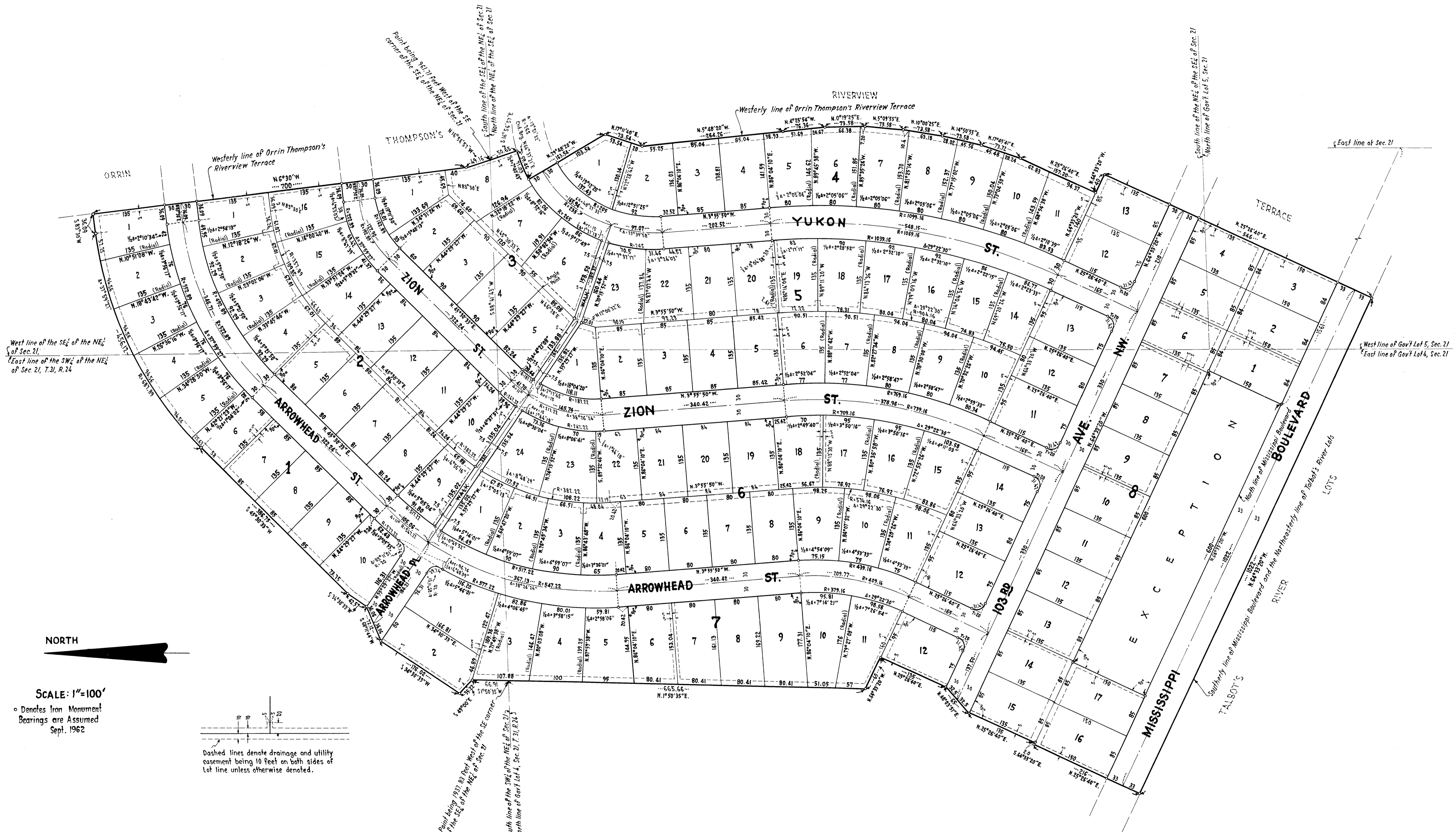
MINDER ENGINEERING CO., INC.
Engineers and Surveyors



ORRIN THOMPSON'S RIVERVIEW TERRACE 2ND ADDITION

CITY OF COON RAPIDS,

COUNTY OF ANOKA



West line of the SE₄ of the NE₄ of Sec. 21.
 East line of the SW₄ of the NE₄ of Sec. 21, 7, 31, R. 24

West line of Gov't Lot 5, Sec. 21
 East line of Gov't Lot 4, Sec. 21



SCALE: 1"=100'
 o Denotes Iron Monument
 Bearings are Assumed
 Sept. 1962

Dashed lines denote drainage and utility easement being 10 feet on both sides of Lot line unless otherwise denoted.

Point being 1933 83 feet West of the SE corner of the SW₄ of the NE₄ of Sec. 21
 North line of Gov't Lot 4, Sec. 21, R. 24, S.

MINDER ENGINEERING CO., INC.
 Engineers and Surveyors