

ORRIN THOMPSON'S RIVERVIEW TERRACE 3rd ADDITION

CITY OF COON RAPIDS

COUNTY OF ANOKA

OFFICE OF REGISTER OF DEEDS
STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within plat was filed in this office for record on the _____ day of _____ A.D. 1963, at _____ o'clock P.M., and was duly recorded in Book _____ of Plate _____ page _____.

Stefanie Spinner
Register of Deeds
By *Margaret O'Connell* Deputy

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 Southwest quarter of the Northeast quarter, the Northwest quarter of the Northeast quarter, the Northeast quarter of the Northeast quarter, and the Southeast quarter of the Northeast quarter of Section 21, Township 31, Range 24, Anoka County, Minnesota described as; Beginning at the Southwesterly or most Southerly corner of Block 3 Coon Rapids Manor Plat 2, thence North 45°30'33" East (assumed bearing) along the Southeasterly line of said Block 3 Coon Rapids Manor Plat 2 to an intersection with a line drawn parallel to and distant 19 feet Southwesterly as measured at right angles from the Southwesterly line of Outlot A, Coon Rapids Manor Plat 1, thence South 57°54'35" East and parallel with the Southwesterly line of said Outlot A a distance of 92.30 feet; thence North 32°05'25" East a distance of 19 feet to a point on the Southwesterly line of said Outlot A distant 242 feet Southeasterly from the most Westerly corner of said Outlot A, thence South 57°54'35" East a distance of 255.92 feet more or less to the Southeasterly or most Southerly corner of said Outlot A, said corner also being the Northwesterly or most Northerly corner of Outlot 1, Orrin Thompson's Riverview Terrace; thence South 33°54'28" West along the Northwesterly line of Outlot 1, Orrin Thompson's Riverview Terrace, a distance of 264.33 feet to the Northwesterly corner of Lot 1, Block 2, said Orrin Thompson's Riverview Terrace thence Southerly along the Westerly line of said Orrin Thompson's Riverview Terrace to the Northeasterly corner of Block 1, Orrin Thompson's Riverview Terrace 2nd Addition, thence South 83°30' West along the Northerly line of said Block 1, Orrin Thompson's Riverview Terrace 2nd Addition a distance of 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 a distance of 42.57 feet, thence South 68°11'44" West a distance of 72.12 feet, thence South 34°30'33" West a distance of 176.02 feet to the most Westerly corner of Lot 2 Block 7 in said Orrin Thompson's Riverview Terrace 2nd Addition, thence North 49°00' West a distance of 322.04 feet, thence North 55°29'27" West a distance of 235 feet, thence North 75°29'27" West a distance of 225.24 feet, thence North 89°54'25" West to an intersection with the West line of the Southwest quarter of the Northeast quarter of said Section 21, thence Northerly along the West line of said Southwest quarter of Northeast quarter to the point of beginning excepting therefrom all that part of the above described premises lying within said Northeast quarter of Northeast quarter, also excepting all that part of the above described property lying within the North 166 feet of the Southeast quarter of the Northeast quarter of said Section 21. And said Orrin E. Thompson Construction Corporation, owner and proprietor of the following described property; all that part of the first above described property lying within the Northeast quarter of the Northeast quarter of said Section 21 and that part of the 1st above described property lying within the North 166 feet of the Southeast quarter of the Northeast quarter of said Section 21, Township 31, Range 24 Anoka County, Minnesota described as beginning at the intersection of the Southerly line of Direct River Drive as platted in Mississippi Shores Plat 4 and the East line of said Southeast quarter of Northwest quarter, thence South 85°28'25" West (assumed bearing) along the Southerly line of said Direct River Drive a distance of 600.26 feet to the Northeasterly corner of Lot 1, Block 1 in said Mississippi Shores Plat 4, thence South 0°05'35" West along the Easterly line of said Lot 1, Block 1 to the Southeast corner of said Lot 1, Block 1, Mississippi Shores Plat 4, thence North 88°54'35" East along the Northerly line of Lot 2, Block 1, in said Mississippi Shores Plat 4 to the Northeasterly corner thereof, thence South 0°05'35" West (assumed bearing) along the Easterly line of said Block 1, Mississippi Shores Plat 4 a distance of 405 feet, thence South 89°54'25" East a distance of 195 feet, thence South 0°05'35" West a distance of 10 feet, thence South 89°54'25" East a distance of 135 feet, thence North 0°05'35" East a distance of 35 feet, thence South 89°54'25" East to an intersection with the East line of said Southeast quarter of Northwest quarter, thence Northerly along said East line of Southeast quarter of Northwest quarter to the point of beginning; have caused the same to be surveyed and platted as ORRIN THOMPSON'S RIVERVIEW TERRACE 3RD ADDITION and do hereby donate and dedicate to the public for the public use forever the Lanes, Avenue, Place and Boulevard 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 18th day of November A.D. 1963. 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 18th day of November A.D. 1963.

In Presence Of:

Stafford P. Erickson
Donald J. Pedersen

As to John A. Smith and Gladys L. Smith

Stafford P. Erickson
Donald J. Pedersen

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 CONSTRUCTION CORPORATION

Orrin E. Thompson
ORRIN E. THOMPSON - President

Idore S. Pedersen
IDORE S. PEDERSEN - Secretary

State of Minnesota
County of Anoka On this 18th day of November A.D. 1963, 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, Hennepin County, Minn.
My Commission Expires Sept. 10, 1964

Stafford P. Erickson
Notary Public, Hennepin County, Minnesota
My Commission Expires 9-10-64

State of Minnesota
County of Hennepin On this 18th day of November A.D. 1963, 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, Minn.
My Commission Expires Sept. 10, 1964

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 3RD 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 5th day of November A.D. 1963.

LEO S. SOSZNIK
Notary Public, Hennepin County, Minn.
My Commission Expires Nov. 5, 1968

Leo S. Sosznik
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 3RD ADDITION, at a regular meeting thereof held this 6th day of November A.D. 1963.
CITY OF COON RAPIDS, ANOKA COUNTY MINNESOTA.

TAXES PAID
This 23rd day of Jan 1964
Kenneth R. Campbell
Collector, Anoka County, Minn.
Wayne Ahlades Deputy

By *Joseph A. Craig* Its Mayor
By *Norman J. Steuber* Its Clerk

The annexed plat of ORRIN THOMPSON'S RIVERVIEW TERRACE 3RD ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 24th day of October A.D. 1963.
CITY OF COON RAPIDS, ANOKA COUNTY MINNESOTA.

By *Rich E. Pease* Its Chairman
By *Wm. J. McLean Jr.* Its Clerk

Checked and approved this 17th day of January A.D. 1964.

Roland W. Anderson
Anoka County Surveyor

PAYABLE IN
I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1964 ON THE LANDS DESCRIBED WITHIN ARE PAID
Robert A. Peterson
County Treasurer

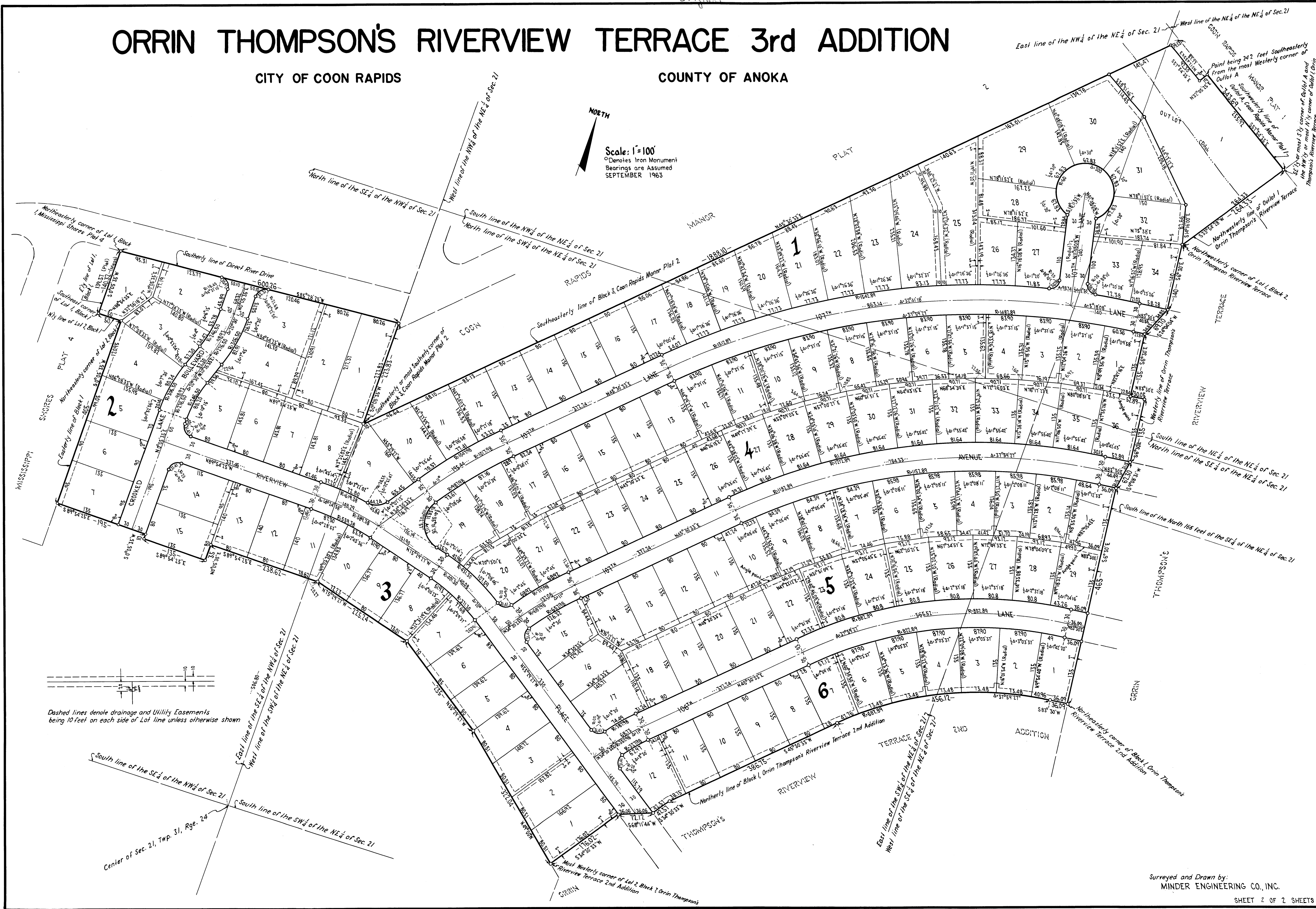
ORRIN THOMPSON'S RIVERVIEW TERRACE 3rd ADDITION

CITY OF COON RAPIDS

COUNTY OF ANOKA



Scale: 1"=100'
© Denotes Iron Monument
Bearings are Assumed
SEPTEMBER 1963



Dashed lines denote drainage and Utility Easements being 10 feet on each side of Lot line unless otherwise shown