

ORRIN THOMPSON'S RIVERVIEW TERRACE 4th 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 Southwest quarter of the Northeast quarter of Section 21, Township 31, Range 24 lying Southerly of Orrin Thompson's Riverview Terrace 3rd Addition and lying Westerly of Orrin Thompson's Riverview Terrace 2nd Addition; and said Orrin E. Thompson Construction Corporation owner and proprietor of that part of Government Lot 4, Section 21, Township 31, Range 24 described as follows: Commencing at a point on the North line of said Government Lot 4 distant 1937.83 feet West of the Southeast corner of the Southeast quarter of the Northeast quarter of said Section 21; thence South 1° 50' 35" West along the Westerly line of said Orrin Thompson's Riverview Terrace 2nd Addition 665.66 feet; thence South 64° 33' 20" East 65 feet; thence South 25° 26' 40" West 135 feet; thence South 48° 03' 51" West 65 feet; thence South 25° 26' 40" West 135 feet; thence North 64° 33' 20" West 2.0 feet; thence South 25° 26' 40" West 216 feet to the Southwesterly corner of said Orrin Thompson's Riverview Terrace 2nd Addition; thence North 64° 33' 20" West along the Northeasterly line of Talbot's River Lots, Anoka County, Minnesota 366.05 feet to the East line of "Appleton's River Drive", Anoka County, Minnesota; thence North along the East line of said "Appleton's River Drive" to the North line of said Government Lot 4; thence East along the North line of said Government Lot 4 to the point of beginning; also that part of the Southeast quarter of the Northwest quarter of said Section 21 described as follows: Beginning at the Southeast corner of said Southeast quarter of Northwest quarter; thence South 89° 41' 43" West along the South line thereof 632.53 feet to the Southeasterly corner of Mississippi Shores Plat 3; thence North 0° 05' 35" East 400.58 feet to the Southerly line of Block 1, Mississippi Shores Plat 4; thence North 88° 54' 35" East 84 feet to the Southeasterly corner of said Block 1, Mississippi Shores Plat 4; thence North 0° 05' 35" East along the East line of said Block 1 a distance of 94.55 feet more or less to the Southwesterly corner of Block 2, Orrin Thompson's Riverview Terrace 3rd Addition; thence South 89° 54' 25" East 195 feet; thence South 0° 05' 35" West 10 feet; thence South 89° 54' 25" East 135 feet; thence North 0° 05' 35" East 35 feet; thence South 89° 54' 25" East to the East line of said Southeast quarter of Northwest quarter; thence South along the East line of said 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 4th ADDITION and do hereby donate and dedicate to the public for the public use forever the Street, Boulevards 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 John A. Smith and Gladys L. Smith, his wife, have hereunto set their hands and seals this 2nd day of November A.D. 1964. 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 2nd day of November A.D. 1964.

In Presence Of:

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

Donald Pedersen

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

Donald Pedersen

SIGNED BY:

John A. Smith
JOHN A. SMITH

Gladys L. Smith
GLADYS L. SMITH

Orrin E. Thompson Construction Corporation
Orrin E. Thompson - President
Idore S. Pedersen - Secretary

State of Minnesota
County of Hennepin On this 2nd day of November A.D. 1964, 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, Minnesota
My Commission Expires 9-10-71

State of Minnesota
County of Hennepin On this 2nd day of November A.D. 1964, 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 9-10-71

I hereby certify that I have surveyed and platted the property described on this plat as ORRIN THOMPSON'S RIVERVIEW TERRACE 4th 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 K. 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 28th day of October A.D. 1964.

Leo S. Soshnik
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 4th ADDITION, at a regular meeting thereof held this 4th day of November A.D. 1964.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA.

by Joseph A. Craig Its Mayor

by Norman J. Starnes Its Clerk

The Annexed plat of ORRIN THOMPSON'S RIVERVIEW TERRACE 4th ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 22 day of October A.D. 1964.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA.

by Hubert G. Pease Its Chairman

by W. J. McLean, Jr. Its Clerk

TAXES PAID

This 20th day of July 1965

Francis W. Campbell
Auditor, Anoka County, Minn.

By Raymond A. Kessler Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1965 ON THE LANDS DESCRIBED WITHIN ARE PAID

Robert O. Peterson
Anoka County Treasurer

Checked and approved this 19th day of July A.D. 1965.

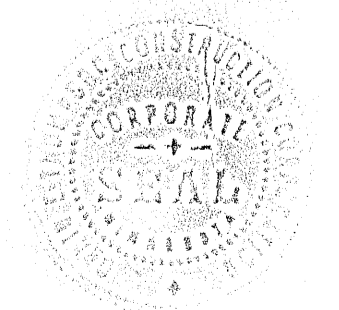
Robert W. Anderson
Anoka County Surveyor

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 26th day of JUL 26 1965 A.D., 1965 at 11:00 A.M., and was duly recorded in book 1 of Plats page 17

Gertrude Schinner
Register of Deeds

By Margaret Russell Deputy



Surveyed and Drawn By:
MINDER ENGINEERING CO., INC.

ORRIN THOMPSON'S RIVERVIEW TERRACE 4th ADDITION

CITY OF COON RAPIDS

COUNTY OF ANOKA

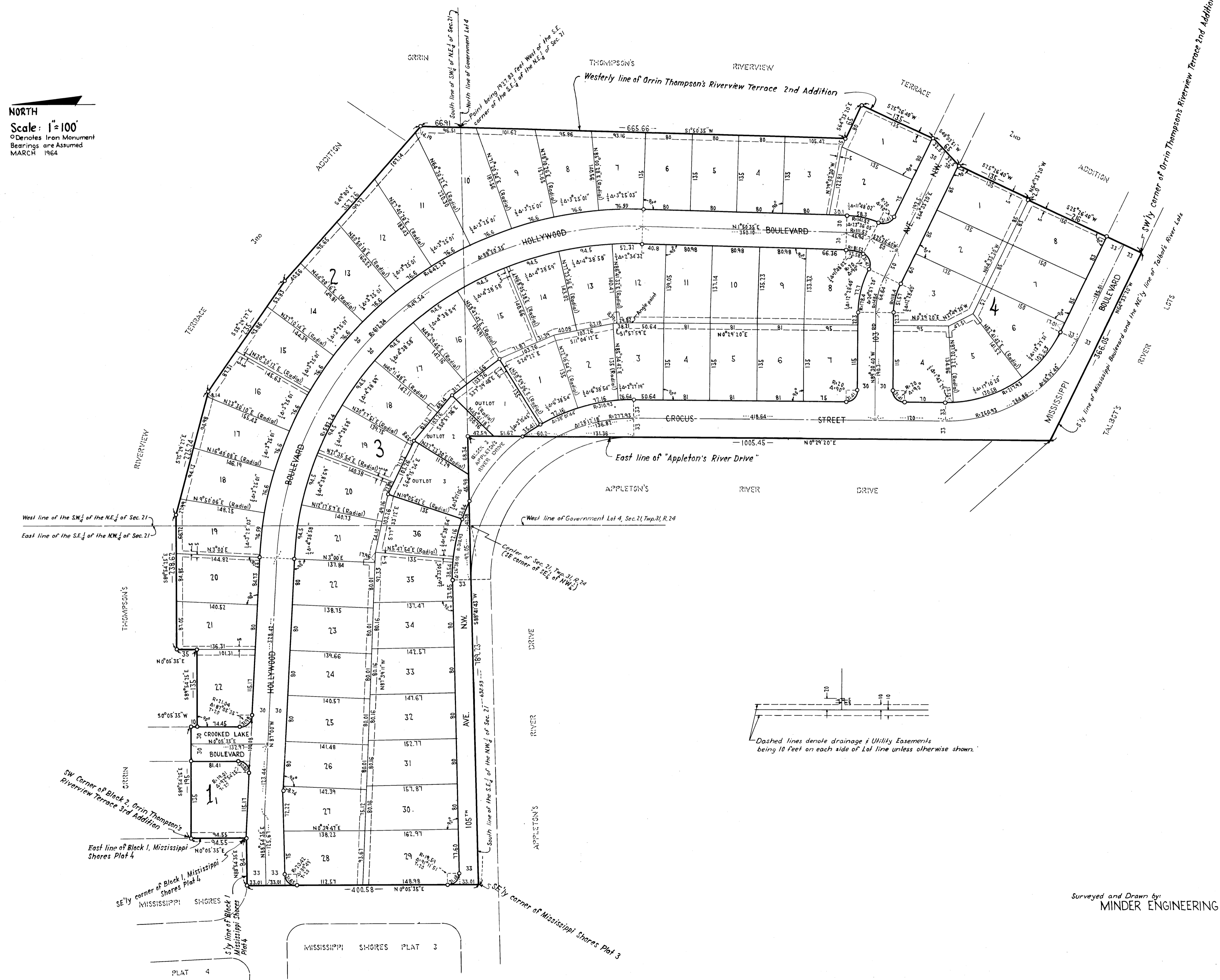
NORTH

Scale: 1" = 100'

○ Denotes Iron Monument

Bearings are Assumed

MARCH 1964



Surveyed and Drawn by:
MINDER ENGINEERING CO., INC.