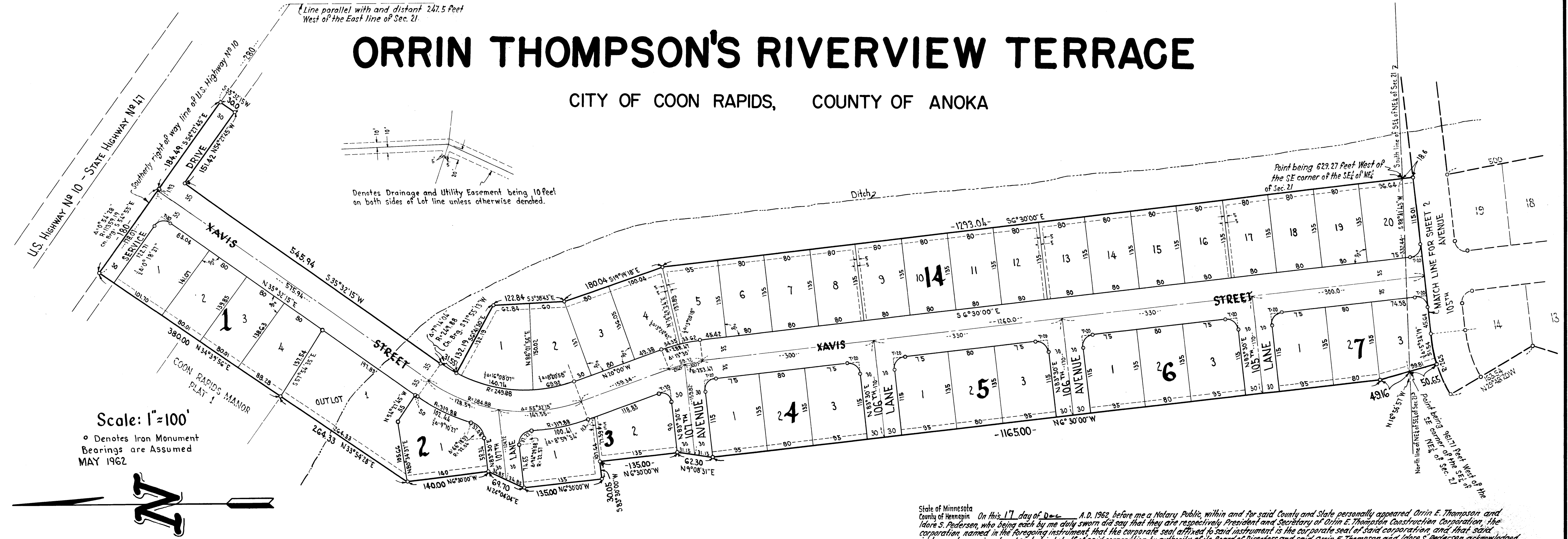


ORRIN THOMPSON'S RIVERVIEW TERRACE

CITY OF COON RAPIDS, COUNTY OF ANOKA



KNOW ALL MEN BY THESE PRESENTS: That Orrin E. Thompson Construction Corporation, a Minnesota corporation, owners and proprietors of the following described property situate in the State of Minnesota, County of Anoka to wit: That part of Government Lot 5 the Northeast quarter of the Southeast quarter, the Southeast quarter of the Northeast quarter and the Northeast quarter of the Northeast quarter of Section 21, Township 31, Range 24 described as commencing at the point of intersection of the southerly right of way line of U.S. Highway No. 10 and a line parallel with and 247.5 feet West of the East line of said Section 21 thence Northwesterly along the southerly right of way line of said Highway a distance of 280 feet to the actual point of beginning of the land to be hereinafter described; thence South 35°32'15" West and at right angles to said right of way line a distance of 30 feet; thence North 54°27'45" West a distance of 151.42 feet; thence South 35°32'15" West a distance of 545.94 feet; thence on a tangential curve to the left, the radius of which is 249.88 feet a distance of 31.55 feet; thence South 61°41'50" East a distance of 132.19 feet; thence South 3°38'43" East a distance of 122.84 feet; thence South 19°19'18" East a distance of 180.04 feet; thence South 6°30'00" East a distance of 1293.04 feet more or less to a point on the South line of said Southeast quarter of Northeast quarter distant 629.27 feet West of the Southeast corner thereof; thence continuing South 6°30'00" East a distance of 18.6 feet; thence North 84°11'40" East a distance of 236.02 feet more or less to a point on the South line of said Southeast quarter of Northeast quarter distant 382.28 feet West of the Southeast corner thereof; thence continuing North 84°11'40" East a distance of 281.10 feet; thence on a tangential curve to the right the radius of which is 1789.25 feet a distance of 102.81 feet to the East line of said Southeast quarter of Northeast quarter; thence South 0°01'25" West a distance of 27.19 feet more or less to the Southeast corner thereof; thence South 0°25'05" West along the East line of said Northeast quarter of Southeast quarter and Government Lot 5 to the Northeast line of Talbot's River Lots according to the plat thereof a distance of record in the office of the Register of Deeds in and for said Anoka County, Minnesota; thence North 64°33'20" West along the Northeast line of said Talbot's River Lots a distance of 1339.81 feet; thence North 25°26'40" East a distance of 546. feet; thence North 64°33'20" West a distance of 40 feet; thence North 25°26'40" East 157.2 feet; thence North 17°45'41" East 73.72 feet; thence North 14°50'53" East 73.58 feet; thence North 10°00'25" East 73.58 feet; thence North 5°09'55" East 73.58 feet; thence North 0°19'25" East 73.58 feet; thence North 4°25'54" West 76.36 feet; thence North 5°48'20" West 264.26 feet; thence North 17°11'40" East 73.54 feet; thence North 29°48'20" West 163.54 feet; thence Northwesterly on a curve to the right, the radius of which is 265 feet and the chord of which bears North 66°37'21" East a distance of 59.46 feet; thence North 16°56'57" West a distance of 50.65 feet more or less to a point on the South line of said Southeast quarter of Northeast quarter distant 961.71 feet West of the Southeast corner thereof; thence continuing North 16°56'57" West a distance of 49.16 feet; thence North 6°30'00" West a distance of 1165.00 feet; thence North 9°08'31" East 62.30 feet; thence North 6°30'00" West 135 feet; thence South 83°30'00" East 30.05 feet; thence North 34°39'55" East a distance of 380.00 feet more or less to the southerly right of way line of U.S. Highway No. 10; thence Southeast along said right of way line to the actual point of beginning, excepting therefrom that part of Government Lot 5 described as follows: Beginning at the intersection of the East line of Government Lot 5 and the North line of Mississippi Boulevard; thence Northwesterly on said North line for a distance of 175 feet; thence North and parallel to the East line of said Section 21 a distance of 178.82 feet; thence East on a deflection angle of 90°00' a distance of 158.52 feet more or less to a point of intersection; thence South along the East line of said Section 21 a distance of 252.96 feet more or less to the point of beginning; have caused the same to be surveyed and platted as ORRIN THOMPSON'S RIVERVIEW TERRACE and do hereby donate and dedicate to the public for the public use forever the Streets, Avenues, Lanes, Boulevard and Drive, also subject to drainage and utility easements as shown on the annexed plat. 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 17 day of December A.D. 1962

State of Minnesota
County of Hennepin
On this 17 day of Dec 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 _____

I hereby certify that I have surveyed and platted the property described on this plat as ORRIN THOMPSON'S RIVERVIEW TERRACE; that this plat is a correct representation of said survey; that all distances are correctly shown on the 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 the 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 Certificate 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 18 day of July A.D. 1962.

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

Leo S. Sushnik
Notary Public, Hennepin County, Minnesota
My Commission expires Nov 5-1968

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the annexed plat of ORRIN THOMPSON'S RIVERVIEW TERRACE at a regular meeting thereof held this 18 day of July A.D. 1962.

The annexed plat of ORRIN THOMPSON'S RIVERVIEW TERRACE was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 29 day of June A.D. 1962.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA.
by *Joseph H. Craig* Its Mayor
by *Paul J. Jett* Its Clerk

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA.
by *Paul E. Peave* Its Chairman
by *W. J. M. Lean Jr.* Its Clerk

In Presence Of:
Stafford P. Erickson
Donald J. Pedersen
AS to Orrin E. Thompson and Idore S. Pedersen

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

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1961 ON THE LANDS DESCRIBED WITHIN ARE PAID
Paul J. Jett
County Treasurer

Roland W. Anderson
Anoka County Surveyor.

TAXES PAID
The 17 day of Dec. 1962
Kenneth W. Campbell
Anoka County Assessor

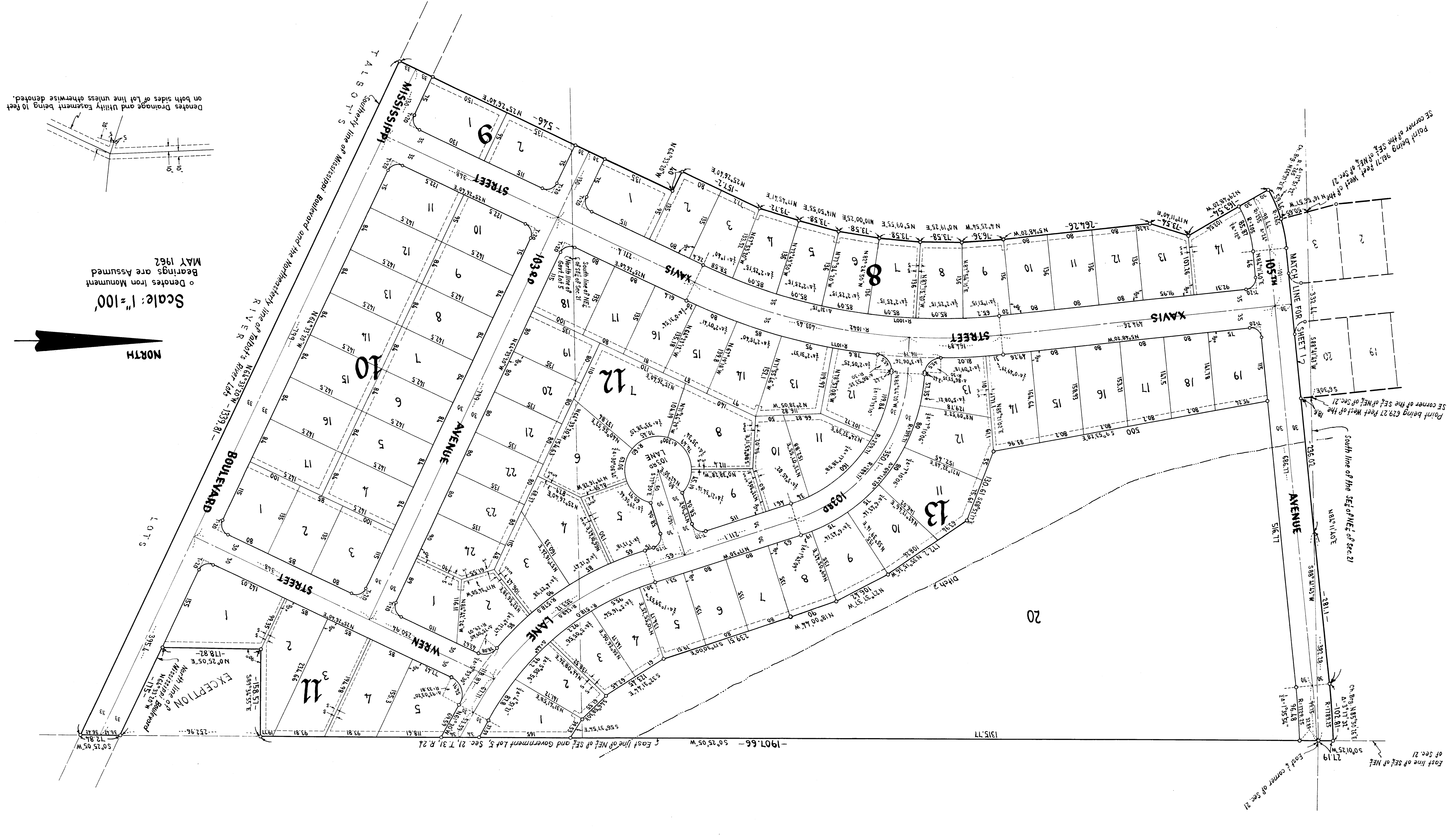
OFFICE OF REGISTER OF DEEDS
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that this instrument was filed in this office on the 17 day of DEC 21 1962 at 11:45 o'clock A.M., and was duly recorded in book 1 of Plate 6
Estrelle Skinner
Register of Deeds
Surveyed and Drawn by: *Margaret Skene*
MINDER ENGINEERING CO., INC.
Engineers and Surveyors.

ORRIN THOMPSON'S RIVERVIEW TERRACE

CITY OF COON RAPIDS, COUNTY OF ANOKA

MINDER ENGINEERING CO, INC.
Engineers and Surveyors

SHEET 2 OF 2 SHEETS



Scale: 1" = 100'
Bearings are Assumed
Denotes Iron Monument
MAY 1962

