The state of the s

- CITY of COON RAPIDS - COUNTY of ANOKA -KNOW ALL MEN BY THESE PRESENTS: that Donald M. Dunn, executor of the estate of Laura G. Dunn, deceased, owner and proprietor of the following described property situate in the State of Minnesota, County of Anoka, towit: That part of the South % of the Northwest 1/4 and a part of Government Lot 1, in the Northeast 1/4 of the Southwest 1/4 of Section 26, Township of the Northwest 1/4 and 31, Range 24, Anoka County, Minnesota, described as follows, towit: Beginning at a point 33.01 feet West of the Southwest corner of Coon Hollow on an extended South line of said Plat; on an extended South line of said Plat; thence Southerly on a line drawn parallel to the extended Westerly line of Dunn's UNPLATTED Valley, said line also being parallel to the West line of Lot 16, Coon Hollow Southerly, a distance of 200 feet, to a point of curve; thence on a curve to the left, with a radius of 178.31 feet, and a central angle of 85 degrees, a distance of 264.53 feet; thence Dashed lines denote Utility Southeasterly a distance of 182.98 feet to a point on a line drawn parallel with and 200 feet West (as measured along the South line of said Coon Hollow **- 497,85 -**Westerly line of Dunn's Valley, said point being 400 feet South from the South line of said being 10 feet on each side of Coon Hollow Addition; thence Southerly along said parallel line to the South line of said Southeast 1/4 of the Northwest 1/4; thence East along the South line of said Southeast 1/4 of the Northwest 1/4; thence East along the South line of said Southeast 1/4 of the Northwest 1/4 to its intersection with the northerly extension of the westerly line of said Dunn's Valley; thence south along said extension and west line of Dunn's Valley (on an assumed bearing of S.0217-26"E.), a distance of 407.8 feet; the lot line, unless otherwise thence N. 60°-27'-37" W., a distance of 150 feet; thence N. 68°-49'-03" W., a distance of 397.19 feet; thence N. 73°-31'-53" W., a distance of 286.15 feet to an angle point of Northern States Power Co. Easement; thence N. 73°-18'-37" W. along the Northerly line of said Easement a distance of 377.2/ feet; thence N. 21°-21'-50" E., a distance of 130.6/ feet; thence N. 33°-04'-38" E., a distance of 61.28 feet; thence N. 21°-21'-50" E., a distance of 120 feet; thence N. 29°-58'-56" W., a distance of 51.22 feet; thence N. 21°-21'-50" E., a distance of 220.54 feet; thence N. 11°-00'-47" E., a distance of 142.75 feet; thence on a bearing of North a distance of 331 feet; thence on a bearing of East a distance of 497.85 feet to the intersect COOM o Denotes Iron Monument Bearings shown are assumed a distance of 331 feet; thence on a bearing of East a distance of 497.85 feet to the intersec-Scale 1": 100' September, 1964 a distance of 331 feet; thence on a state tion with the West line of said Coon Hollow; thence South along said mest tion with the West along the extended South line of the thence West along the extended South line of the said Coon Hollow. thence South along said West line to the Southwest corner of said Coon Hollow; thence West along the extended South line of said Plot to the point of beginning; and that Donald M. Dunn and Florence I. Dunn, his wife, owners and proprietors of the following described property situate in the State of Minnesota, County of Anoka, towit: That part of the Southeast Quarter of the Northwest Quarter (SE-1/4 of NW-1/4) of Section Twenty-six (26), Township Thirty-one (31) North, Range Twenty-four (24) West, Anoka County, Minnesota, described as follows, to-wit: Commencing at a point on the South line of Coon Hollow, as now on record and on file in the office of the Register of Deeds of Coon Hollow, in Anoka County, Two Hundred (200) feet West of the Extended Westerly line of Dunn's Valley; a distance of Three Hundred Twelve thence West along the South line of Coon Hollow, a distance of T and one-tenth (312.1) feet, to the Southwest corner of said Coon Hollow, tinuing West along the extended South line of Coon Hollow, a dis a distance of Thirty-three NORTH HOLLOW and one-hundreth (33.01) feet; thence Southerly on a line drawn parallel to the Extended Westerly line of Dunn's Valley, said line also being parallel to the West line of Lot Sixteen (16), , South line of Coon Hollow produced Southerly, a distance of Two Hundred (200) feet, to a point of Coon Hollow (Point being 200' west of the N'ly extension of the west line of curve; thence on a curve to the left, with a radius of 178.31 feet, and a central angle of 85 degrees, a distance of Two Hundred Sixty-four and fifty-three hundreths (264.53) feet; thence Southeasterly, a distance of One Hundred Eighty-two and 98 hundreths (182.98) feet, to a point - 312.10on a line drawn parallel to the said Extended Westerly line of Dunn's Valley and Four Hundred (400) feet South from the point of beginning; thence Northerly on the aforementioned parallel line a distance of Four Hundred (400) feet to the point of beginning. Excepting therefrom the following described tract of land: That part of the Southeast Quarter of the Northwest Quarter (SE-1/4 of NW-1/4), Section Twenty-six (26), Township Thirty-one (31) North, Range Twenty-four (24) West, Anoka County, Minnesota, described as follows: From the Southwest corner of Lot Sixteen (16), in Coon Hollow, a platted Addition in said Anoka County, thence South on the Extended West line of said Lot Sixteen (16), a distance of One Hundred (100) feet to the actual point of beginning; thence continuing South on said extended line a distance of One Hundred (100) feet; thence East and parallel with the South line of said Coon Hollow, a distance of Two Hundred Seventy-nine and one-tenth (279.1) feet; thence North and parallel with the first course One Hundred (100) feet; thence West and parallel with second course Two Hundred Seventy-nine and one-tenth (279.1) feet to the place of beginning; and that Richard E. Hipp and Grace L. Hipp, his wife, owners and proprietors of the following described property situate in the State of Minnesota, County of Anoka, towit: That part of the Southeast Quarter of the Northwest Quarter (SE-1/4 of NW-1/4), Section Twenty-six (26), Township Thirty-one (31) North, Range Twenty-four (24) West, Anoka County, Minnesota, described as follows: From the Southwest corner of Lot Sixteen (16), in Coon Hollow, a platted Addition in said Anoka County, thence South on the Extended West line of said Lot Sixteen (16), a distance of One Hundred (100) feet to the actual point of beginning; thence continuing South on said extended line a distance of One Hundred (100) feet; thence East and parallel with the South line of said Coon Hollow, distance of Two Hundred Seventy-nine and one-tenth (279.1) feet; thence North and parallel with the first course One Hundred (100) feet; thence West and parallel with second course Two Hundred Seventy-nine and one-tenth (279.1) feet to the place of beginning; and that Park River Estates, I a Minnesota Corporation, owner and proprietor of the following described property situate in the State of Minnesota and County of Anoka, towit: That part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 31, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the South line of Coon Hollow, a platted Addition in said County, said point being 312.1 feet East of the Southwest corner of said Plat ; thence S. 0°-17'-26" E. along a line parallel with the extended West line of Dunn's Valley, a platted Addition in said Anoka County, a distance of 85 feet to the actual point of beginning on the tract of land to be described; thence continuing S. 0°-17'-26" E. along said parallel line a distance of 566.ll feet more or less to a point on the South line of said Southeast 1/4 of the Northwest 1/4, said point being 342.69 feet West of the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence N. 88°-33'-08" E. along the South line of said Southeast 1/4 of the Northwest 1/4 a distance of 30.01 feet; thence N. 0°-17'-26" W. along a line parallel with said extended West line of Dunn's Valley, a distance of 453.53 feet to intersection with a curve concave to the West and not being tangential to the last described course, the radius being 60 feet; thence Northeasterly, Northerly and Northwesterly along said curve a distance of 157.08 feet to the point of beginning, Delta Angle of said curve being 150°, the chord of said curve bears N. 15°-17'-26" W.; have caused the same to be surveyed and platted as PARK RIVER ESTATES 2ND; and do hereby donate and dedicate to the public for public use forever the Avenues, Street, Drive, Lane and Road as shown on the annexed plat; subject to Utility and Drainage Easements as shown on the annexed plat. In witness whereof said Donald M. Dunn has hereunto set his hand and Point being 342.69 west of the SE corner of SE1/4 of the NW% 116.31 A : 26: 30: 30: 09 97TH N.88º 33-08"E. 12-3203-11" - 166.2the South of the NW 1/4 of Sec. 26 , South line of rerly Right of Way line of Northern States Power Co. Easement Suburban Engineering, Inc. Engineers - Surveyors TOPA! 71679 UNPLATTED STATE OF MINNESOTA, COUNTY OF ANOKA NW corner of Dunns Office of REGISTRAR OF TITLES
TATE OF MINNESOTA
GOUNTY OF ANOKA . North line of Dunn's Valley I hereby earlify that the vithin instrument Point being 407.8' south, (as measured alone the extension north of the west line of Dunn's Volley) from the north line of Gov't Lot 1 eas filed in this office on the _____ day of JUN 1 5 1965 4 p. 194 at 2:/00'clock P. M. By Margaret Russell Chrtuele Skinner Registrar of Titles

87712 2 2 2 5 6 July 3 45

& Ellen Boetteher

seal this day of A.D.1964; and in witness whereof said Donald M. Dunn and Florence I. Dunn, his wife, have hereunto set their hands and seals this day of A.D.1964; and in witness whereof said Richard E. Hipp and Grace L. Hipp, his wife, have hereunto set their hands and seals this day of A.D.1964; and in witness whereof said Park River Estates/has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this day of O.70868

Public personally appeared Donald M. Dunn, executor of the estate of who executed the foregoing instrument and he acknowledged ARTHUR W. MCCAULEY

Notary Public, Anoka County, Minto My Commission Expires Oct. 31, 1969 State of Minnesota On this 15th day of October A.D.1964, before me, a Notary Public personally appeared Donald M. Dunn and Florence I. Dunn, his wife to me known to be the persons described in and who executed the foregoin instrument and they acknowledged that they executed the sam

ARTHUR W. MCCAULEY Notary Public, Anoka County, Minn. My Commission Expires Oct. 31, 1969

State of Minnesota On this & day of October A.D.1964, before me, a Notary Public personally appeared Richard E. Hipp and Grace L. Hipp, his wife, to me known to be the persons described in and who executed the foregoing

Ondin 95. 97. Cast.
Notary Public, Hennepin County, Minnesota

My Commission Expires Mach 13 - 1968 On this 15th day of Octoben A.D.1964, before me, a Notary County of Anoka

Public within and for said County and State, personally appeared

Albert A. Kordiak and Peter Tema to me personally known, who being by me each duly sworn, did say that they are respectively president of Park River Estates; the corporation named in the foregoing instrument, County of Anoka that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Albert A. Kordiak and Peter Tema acknowledged said instru-

ment to be the free act and deed of said corporation. JOANNE M. ORR Loanne M. Orr Notary Public, Anoka County, Minn. My Commission Expires Jan. 8, 1970

Notary Aublic, Anoka County, Minnesota

I hereby certify that I have surveyed and platted the property described on this plat as PARK RIVER ESTATES 2ND; 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 the plat, and that there are no wet lands

E.a. Rathbun Surveyor - Minnesota Registration No. 3795

State of Minnesota
County of Hennepin

The surveyors certificate subscribed and sworn to before me, a No. 1964.

Public, this 4th day of 1000 Manes 0. Olson

Notary Public, Hennepin County, Minnesota, WARREN Q. OLSON, My Commission Expires Notary Public, Wennepin County, M My Commission, Expires July 12, 1 We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota,

duly accepted and approved the presed plat of PARK RIVER ESTATES 2ND, at a regular meeting thereof held this day of recurrence A.D.190. CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA

By Surf & Craig Its Mayor

By W. J. M. Lean J. Its Clerk Checked and approved this 12 th day of _ Robert W. Andlesson

OFFICE OF REGISTER OF DEEDS

I hereby certify that the within instrument was filed in this office for record on the ____day of MAY 2 1965 4.1., 195___ at-2-o'clock A.M., and was duly recorded in book-1-of Platspage-12----Gestrude Skumer

TAXES PAID

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

Anoka County Treasurer