

RIVER CREST ADDITION

CITY OF COON RAPIDS, COUNTY OF ANOKA

LOT SURVEYS COMPANY, INC.

Land Surveyers

KNOW ALL MEN BY THESE PRESENTS: That Gaughan Land Inc., a Minnesota Corporation, owner and proprietor, of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

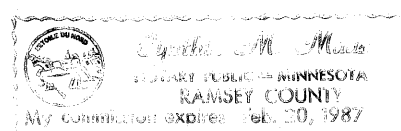
That part of the West Half of the Northwest Quarter of Section 26, Township 31, Range 24, Anoka County, Minnesota, described as follows to-wit: Commencing at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 26; thence on an assumed bearing of North 0 degrees 50 minutes 24 seconds West along the East line of said West half, a distance of 236.93 feet; thence on a bearing of West a distance of 30 feet; thence South 0 degrees 50 minutes 24 seconds East along a line 30 feet West of and parallel with the East line of the West Half, a distance of 261.14 feet; thence Southeasterly on a tangential curve to the left with a radius of 226.56 feet a distance of 55.66 feet; thence on a bearing of West a distance of 576.66 feet to the point of beginning of the tract of land to be herein described; thence on a bearing of North a distance of 316.11 feet to the South line of PARKVIEW CORP. NO. 2 according to the plat thereof on file and of record in the office of the County Recorder in and for said County and State; thence West along said South line a distance of 70.78 feet to the Southwest corner of said PARKVIEW CORP. NO. 2; thence South 0 degrees 50 minutes 24 seconds East a distance of 10.00 feet; thence West 410.00 feet; thence South 0 degrees 50 minutes 24 seconds East 41.79 feet; thence West 260.87 feet, more or less, to the West line of said West Half; thence South 0 degrees 05 minutes 58 seconds West along said West line 512.35 feet to a point distant 1656.4 feet South of the Northwest corner of said West Half; thence South 85 degrees 45 minutes East 274.60 feet; thence South 0 degrees 05 minutes 58 seconds West 208.6 feet; thence South 85 degrees 45 minutes East 216.57 feet to the West line of ORRIN THOMPSONS PARK RIVER ESTATES 3RD; thence Northwesterly and Northeasterly along the West line of said ORRIN THOMPSONS PARK RIVER ESTATES 3RD to the point of beginning.

Have caused the same to be surveyed and platted as RIVER CREST ADDITION and do hereby donate and dedicate to the public for public use forever the Avenue, Circle, Boulevard and Lane, and utility and drainage easements as shown on the plat. In witness whereof said Gaughan Land Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer to be hereunto affixed this 30th day of November 1984.

Signed: GAUGHAN LAND INC.

P.J. Gaughan
P.J. Gaughan, President

State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 30th day of November 1984, by P.J. Gaughan, president of Gaughan Land Inc., on behalf of the corporation.



Cynthia M. Madia
Notary Public, Ramsey County, Minnesota
My Commission Expires 11-6-2001

I hereby certify that I have surveyed and platted the property described on this plat as RIVER CREST ADDITION; that this plat is a correct representation of said survey; that the distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments 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 other than as shown thereon.

Raymond A. Prasch
Raymond A. Prasch, Registered Land Surveyor
Minnesota Registration No. 6743

State of Minnesota

County of Hennepin The foregoing instrument was acknowledged by me this 3rd day of SEPTEMBER 1984, by Raymond A. Prasch, Registered Land Surveyor.

Milton E. Hyland

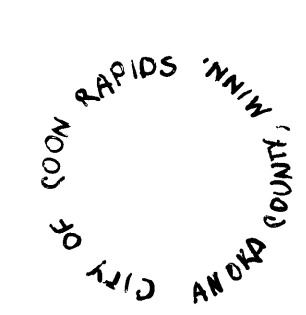
Milton E. Hyland - Notary Public, Hennepin County, MN
My Commission Expires November 19, 1987

The plat of the RIVER CREST ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 17th day of MAY 1984.

By Dorva M. Naue Chairman

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of RIVER CREST ADDITION, at a regular meeting thereof held this 9th day of October 1984.

By Robert B. Lewis Mayor By Betty Bell, CmC Clerk



Check and approved this 19th day of December 1984.

Poland W. Anderson
Anoka County Surveyor

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Dec 19th 1984

Charles R. Helmer
Auditor, Anoka County

BY J.P. [Signature]
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1984 ON THE LANDS DESCRIBED WITHIN ARE PAID

Donald A. [Signature]
Anoka County Treasurer

661500

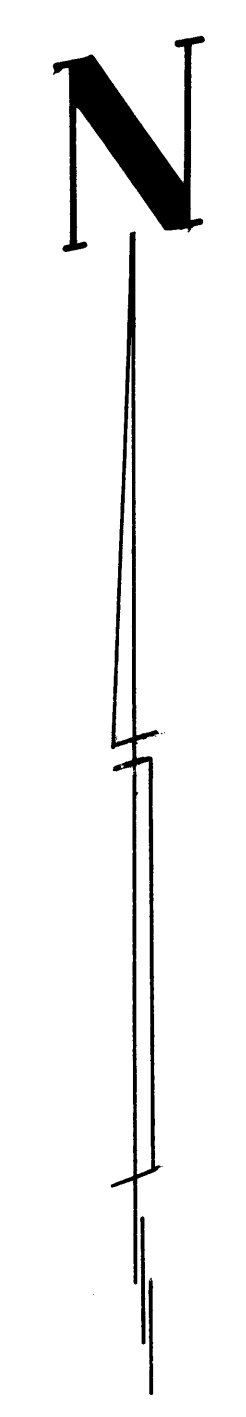
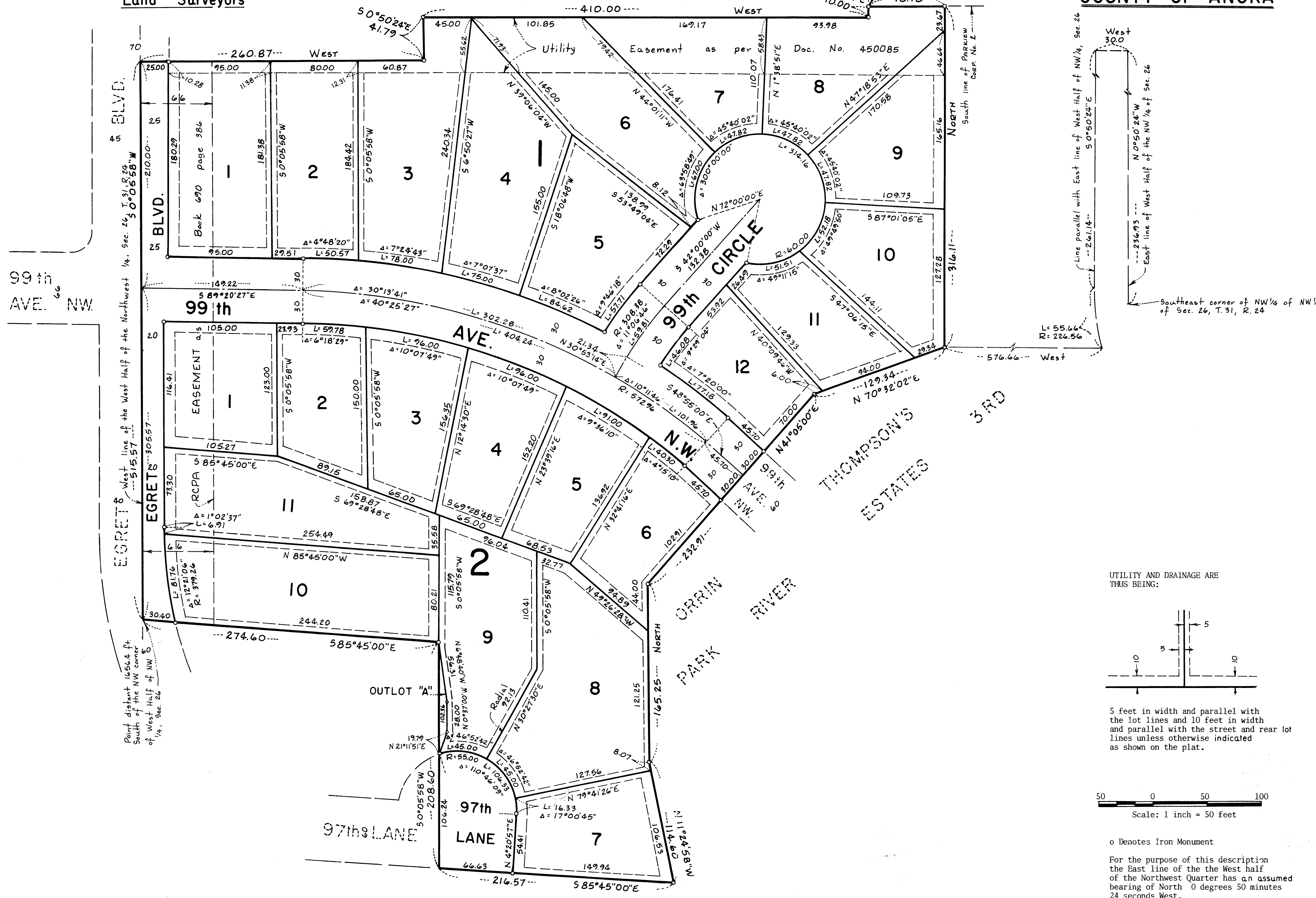
OFFICE OF THE
STATE OF MINNESOTA
I hereby certify that this instrument was filed in this office on the DEC 19 1984
3:10 PM
In Book 34 OF PLATS page 441

Fred J. [Signature]
County Recorder
by J.P. [Signature]

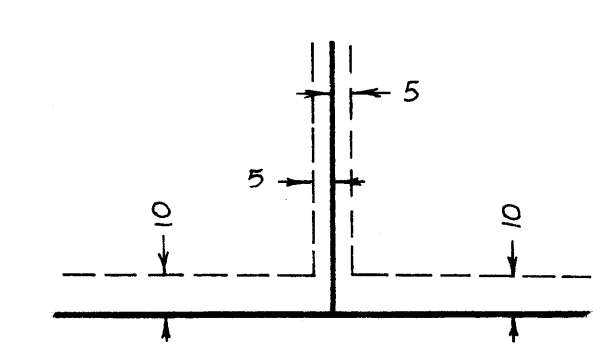
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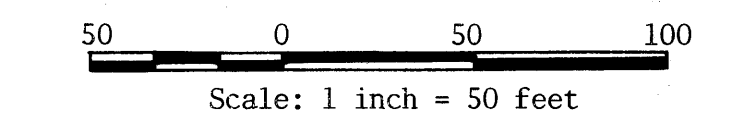
CITY OF COON RAPIDS
COUNTY OF ANOKA



UTILITY AND DRAINAGE ARE
THUS BEING:



5 feet in width and parallel with
the lot lines and 10 feet in width
and parallel with the street and rear lot
lines unless otherwise indicated
as shown on the plat.



o Denotes Iron Monument

For the purpose of this description
the East line of the West half
of the Northwest Quarter has an assumed
bearing of North 0 degrees 50 minutes
24 seconds West.