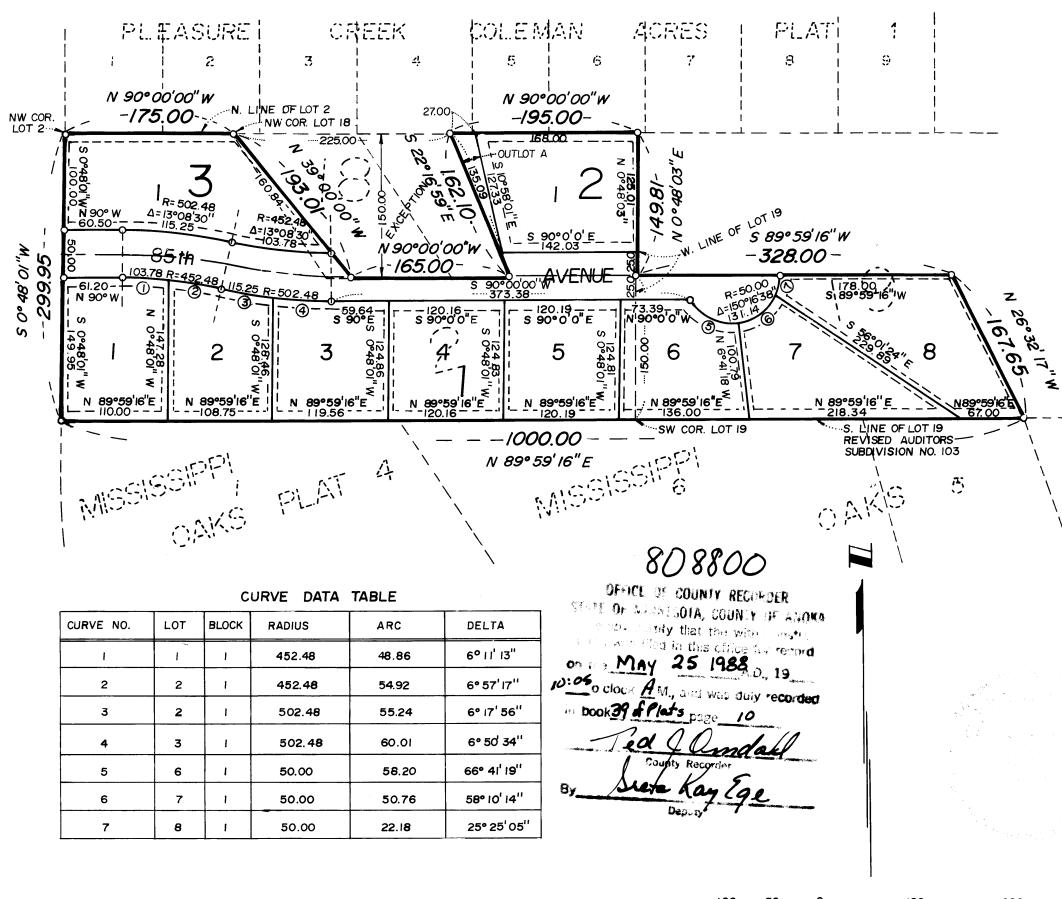
## CITY OF COON RAPIDS

## COUNTY OF ANOKA

## RIVER PLACE



O DENOTES IRON PIPE MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS

SCALE: I inch = 100 feet

BEING IO FEET IN WIDTH AND ADJOINING FRONT LOT LINES, ALSO BEING 5 FEET IN WIDTH AND ADJOINING SIDE AND REAR LOT LINES, UNLESS NOTED OTHERWISE

The West line of Lot 19 is assumed to have a bearing of N 0°48'03" E

KNOW ALL MEN BY THESE PRESENTS: That Arnold E. Kelley and Lois F. Kelley, husband and wife, joint fee owners and Todd Christenson, contract purchaser of the following described property situated in the State of Minnesota, County of Anoka, to wit:

All of Lots 2 and 18, Revised Auditor's Subdivision No. 103, Anoka County, Minnesota, except the following described tract:

Commencing at the Northwest corner of said Lot 2; thence easterly along the North line of said Lot 2 a distance of 175.00 feet to the actual point of beginning of the tract of land to be hereby described, said point also being the Northwest corner of said Lot 18; thence deflect to the right 51 degrees 00 minutes a distance of 193.01 feet, more or less, to its intersection with a line drawn parallel with and distant 150.00 feet South from the North line of said Lots 2 and 18, as measured at right angles to said North line; thence easterly along said parallel line a distance of 165.00 feet; thence northwesterly in a straight line a distance of 162.10 feet, more or less, to a point on the North line of said Lot 2 distant 225.00 feet easterly from the actual point of beginning; thence westerly along the North line of said Lots 2 and 18 a distance of 225.00 feet to the actual point of beginning.

And Todd Christenson, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to wit:

That part of Lot 19, Revised Auditor's Subdivision No. 103, according to the plat thereof on file in the office of the County Recorder, Anoka County, Minnesota, described as follows:

Beginning at the Southwest corner of said Lot 19; thence North 0 degrees 48 minutes 03 seconds East on an assumed bearing along the West line of Lot 19 a distance of 150.00 feet; thence North 89 degrees 59 minutes 16 seconds East parallel with the South line of Lot 19 a distance of 328.00 feet; thence South 26 degrees 32 minutes 17 seconds East a distance of 167.65 feet to the South line of Lot 19; thence South 89 degrees 59 minutes 16 seconds West along the South line 405.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as RIVER PLACE, and do hereby donate and dedicate to the public for the public use forever the avenue as shown on this plat. Also dedicating to the public the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Arnold E. Kelley and Lois F. Kelley, husband and wife, have hereunto set their hands this 13th day of 19 88.

3th day of \_\_\_\_\_\_, 19 88, by Arnold E. Kelley and The foregoing instrument was acknowledged before me this Lois F. Kelley, husband and wife.

In witness whereof said Todd Christenson, contract purchaser, have hereunto set his hand this 5th day of May, 19 88.

STATE OF MINNESOTA COUNTY OF Dakota

The foregoing instrument was acknowledged before me this  $5^{th}$  day of May, 19 8, by Todd Christenson, single.

I hereby certify that I have surveyed and platted the property described in this plat as RIVER PLACE and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundreths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on the plat other than as shown thereon.

STATE OF MINNESOTA COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 5th day of May

Notary Public ANOKA County, Minnesota My Commission Expires May 23, 1990 i para dan 2**1, 1930** j

Annexed plat of RIVER PLACE was approved by the Planning Commission of the City of Coon Rapids, Minnesota, this low day of Junc 1987.

By: Dorene M. Name, Chairman

Annexed plat of RIVER PLACE was approved by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof held this \( \frac{1}{2}N \) day of \( \frac{1}{2}N \) 19 \( \frac{1}{2}O \). If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes Section 505.03, Subdivision 2.