

SAND CREEK TERRACE

CITY OF COON RAPIDS, COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Northdale Incorporated, a Minnesota Corporation and E. G. Minder Jr. and Alberta Mary Minder, his wife, owners and proprietors and Land Holding Company, a partnership comprised of O. B. Thompson, also known as Olin B. Thompson, Dennis O. Thompson and Orrin E. Thompson, contract purchasers of the following described property situate in the County of Anoka, State of Minnesota to wit: That part of the Northeast quarter of Section 12, all in Township 31, Range 24, Anoka County, Minnesota described as follows; commencing at the intersection of the Southwesterly line of 115th Avenue N. W. and the Easterly line of Ilex Street (as both are laid out in Northdale Second Addition, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Anoka County) said point being the most Southerly corner of said Northdale Second Addition; thence North 22° 41' 42" East along said Easterly line of Ilex Street a distance of 50 feet; thence continuing along said Easterly line of Ilex Street on a tangential curve to the left, the radius of which is 2415.21 feet, a distance of 535 feet to the actual point of beginning of the land to be hereinafter described; thence continuing Northerly along the Easterly line of said Ilex Street to its intersection with the Northerly line of Sand Creek Drive, said point of intersection being the Northeast corner of said Northdale Second Addition; thence Westerly along the Northerly line of said Sand Creek Drive as the same is laid out in Northdale Second Addition and Northdale Third Addition, according to the plats thereof on file and of record in the office of the Register of Deeds in and for said Anoka County, to a point thereon distant 68.02 feet Easterly as measured along the Northerly line of said Ilex Street from the point of curvature on the Northerly line of said Ilex Street opposite the Northeast corner of Lot 1, Block 2 in said Northdale Third Addition; thence North 23° 49' 42" East to the center line of said Sand Creek; thence Southeasterly along the center line of said Sand Creek to its intersection with the North line of the Southeast quarter of the Southwest quarter of said Section 12; thence Easterly along said North line of the Southeast quarter of the Southwest quarter to the Northeast corner thereof; thence Southerly along the East line of said Southeast quarter of Southwest quarter to the Southeast corner thereof; thence Southerly along the East line of the Northwest quarter of said Section 13 to a point thereon distant 614.31 feet North from the intersection of the East line of said Northwest quarter of Section 13 and the extension South-easterly of the northeasterly line of said 115th Avenue N. W.; thence North 79° 59' 50" West a distance of 161.73 feet more or less to the actual point of beginning; and Northdale Developers, Inc., a Minnesota Corporation and said Land Holding Company, contract purchaser of the following described property to wit; that part of the Northwest quarter of the Southwest quarter of Section 12 and of the Northeast quarter of the Southeast quarter of Section 11, all in Township 31, Range 24, Anoka County, Minnesota described as follows; beginning at a point on the Northerly line of Sand Creek Drive as the same is platted in Northdale Third Addition distant 68.02 feet Easterly of the point of curvature on the Northerly line of said Sand Creek Drive opposite the Northeast corner of Lot 1, Block 2 in said Northdale Third Addition; thence Westerly along the Northerly line of said Sand Creek Drive to the Northwesterly corner of said Northdale Third Addition; thence North 35° 41' 48" West to the center line of Sand Creek; thence Easterly along the center line of said Sand Creek to its intersection with a line which bears North 23° 49' 42" East from the point of beginning; thence South 23° 49' 42" West along said last described line to the point of beginning; and Twin City Federal Savings and Loan Association, a banking corporation organized under the laws of the United States, mortgagee of the following described property; that part of the Southwest quarter of Section 12, Township 31, Range 24, Anoka County, Minnesota described as beginning at a point in the center line of said Sand Creek Drive distant 46.0 feet Southeasterly from the point of curvature in the center line of said Sand Creek Drive opposite the Northeast corner of Lot 1, Block 2, Northdale Third Addition; thence continuing along said center line of Sand Creek Drive South 80° 47' 18" East (said bearing determined from the assumed bearings of Northdale Third Addition) a distance of 150 feet; thence North 9° 12' 42" East to the shore of Sand Creek; thence along the shore of Sand Creek to a point on a line which bears North 23° 49' 42" East from the point of beginning; thence Southwesterly along last described line to the point of beginning, except the Northwesterly 15 feet thereof and the Southwesterly 25 feet thereof, and being a part of the first above described property, have caused the same to be surveyed and platted as Sand Creek Terrace and do hereby donate and dedicate to the public for the public use forever the Street, Drive 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 E. G. Minder Jr. and Alberta Mary Minder, his wife, have hereunto set their hands and seals this 19 day of September A.D. 1962. In witness whereof said Northdale Incorporated has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 19 day of September A.D. 1962. In witness whereof said Northdale Developers, Inc. has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 19 day of September A.D. 1962. In witness whereof said Twin City Federal Savings and Loan Association has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 19 day of September A.D. 1962. In witness whereof said Land Holding Company has caused these presents to be signed by Olin B. Thompson, Dennis O. Thompson and Orrin E. Thompson, partners in said Co-Partnership this 22 day of December A.D. 1962.

SIGNED BY:

Leo S. Soshnik
Notary Public, Hennepin County, Minnesota
My Commission Expires Mar 5-1968

James R. Hill
As to E. G. Minder Jr. and Alberta Mary Minder

James R. Hill
As to E. G. Minder Jr. and Alberta Mary Minder

James R. Hill
As to E. G. Minder Jr. and A. W. Smith

Marie Heitman
As to Harvey Kuhnley and A. J. Farrington

Stafford P. Erickson
As to Olin B. Thompson, Dennis O. Thompson and Orrin E. Thompson

E. G. Minder Jr.
E. G. MINDER JR.

Alberta Mary Minder
ALBERTA MARY MINDER

NORTHDALE INCORPORATED

E. G. Minder Jr.
E. G. MINDER JR. - President

Alberta Mary Minder
ALBERTA MARY MINDER - Vice President

NORTHDALE DEVELOPERS, INC.

E. G. Minder Jr.
E. G. MINDER JR. - President

A. W. Smith
A. W. SMITH - Vice President

TWIN CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

Harvey Kuhnley
HARVEY KUHNLEY - Assistant Vice President

A. J. Farrington
A. J. FARRINGTON - Assistant Secretary

LAND HOLDING COMPANY

Olin B. Thompson
OLIN B. THOMPSON

Dennis O. Thompson
DENNIS O. THOMPSON

Orrin E. Thompson
ORRIN E. THOMPSON

State of Minnesota County of Hennepin On this 19 day of September A.D. 1962, before me a Notary Public, within and for said County and State personally appeared E. G. Minder Jr. and Alberta Mary Minder, 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.

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

Leo S. Soshnik
Notary Public, Hennepin County, Minnesota
My Commission Expires Mar 5-1968

State of Minnesota County of Hennepin On this 19 day of September A.D. 1962, before me a Notary Public, within and for said County and State personally appeared E. G. Minder Jr. and Alberta Mary Minder, who being each by me duly sworn did say that they are respectively President and Vice President of Northdale Incorporated, 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 E. G. Minder Jr. and Alberta Mary Minder acknowledged said instrument to be the free act and deed of said corporation.

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

Leo S. Soshnik
Notary Public, Hennepin County, Minnesota
My Commission Expires Mar 5-1968

State of Minnesota County of Hennepin On this 19 day of September A.D. 1962, before me a Notary Public, within and for said County and State personally appeared E. G. Minder Jr. and A. W. Smith, who being each by me duly sworn did say that they are respectively President and Vice President of Northdale Developers, Inc., 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 E. G. Minder Jr. and A. W. Smith acknowledged said instrument to be the free act and deed of said corporation.

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

Leo S. Soshnik
Notary Public, Hennepin County, Minnesota
My Commission Expires Mar 5-1968

State of Minnesota County of Hennepin On this 19 day of September A.D. 1962, before me a Notary Public, within and for said County and State personally appeared Harvey Kuhnley and A. J. Farrington, who being each by me duly sworn did say that they are respectively Assistant Vice President and Assistant Secretary of Twin City Federal Savings and Loan Association, 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 Harvey Kuhnley and A. J. Farrington acknowledged said instrument to be the free act and deed of said corporation.

Stafford P. Erickson
Notary Public, Hennepin County, Minnesota
My Commission Expires Mar 5-1968

State of Minnesota County of Hennepin On this 20 day of December A.D. 1962, before me, a Notary Public, within and for said County and State personally appeared Olin B. Thompson, Dennis O. Thompson and Orrin E. Thompson, who being each by me duly sworn did say that they are Co-Partners of Land Holding Company, the Co-Partnership named in the foregoing instrument; that said instrument was signed and sealed in behalf of said Co-Partnership and said Olin B. Thompson, Dennis O. Thompson and Orrin E. Thompson acknowledged said instrument to be the free act and deed of said Co-Partnership.

Stafford P. Erickson
Notary Public, Hennepin County, Minnesota
My Commission Expires Mar 5-1968

I hereby certify that I have surveyed and platted the property described on this plat as SAND CREEK TERRACE; 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 R. 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 17 day of September A.D. 1962.

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

Leo S. Soshnik
Notary Public, Hennepin County, Minnesota
My Commission Expires Mar 5-1968

243266
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 _____ day of _____ A.D. 1962 at _____ o'clock P.M. and was duly recorded in book "T" of plat page _____

Gertrude Schumacher
Register of Deeds
By Margaret Russell
Deputy

TAXES PAID
This 27th day of Dec 1962
Kenneth D. Campbell
Auditor, Anoka County, Minn.
Robert A. Peterson Deputy

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the annexed plat of SAND CREEK TERRACE at a regular meeting thereof held this 19 day of September A.D. 1962.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA

By Joseph A. Craig Its Mayor

By Margaret Flanagan Its Clerk

Checked and approved this 21st day of December A.D. 1962.

Robert W. Anderson
Anoka County Surveyor

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1961 ON THE LANDS DESCRIBED WITHIN ARE PAID

Paul J. Peterson
County Treasurer

The annexed plat of SAND CREEK 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 August A.D. 1962.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA

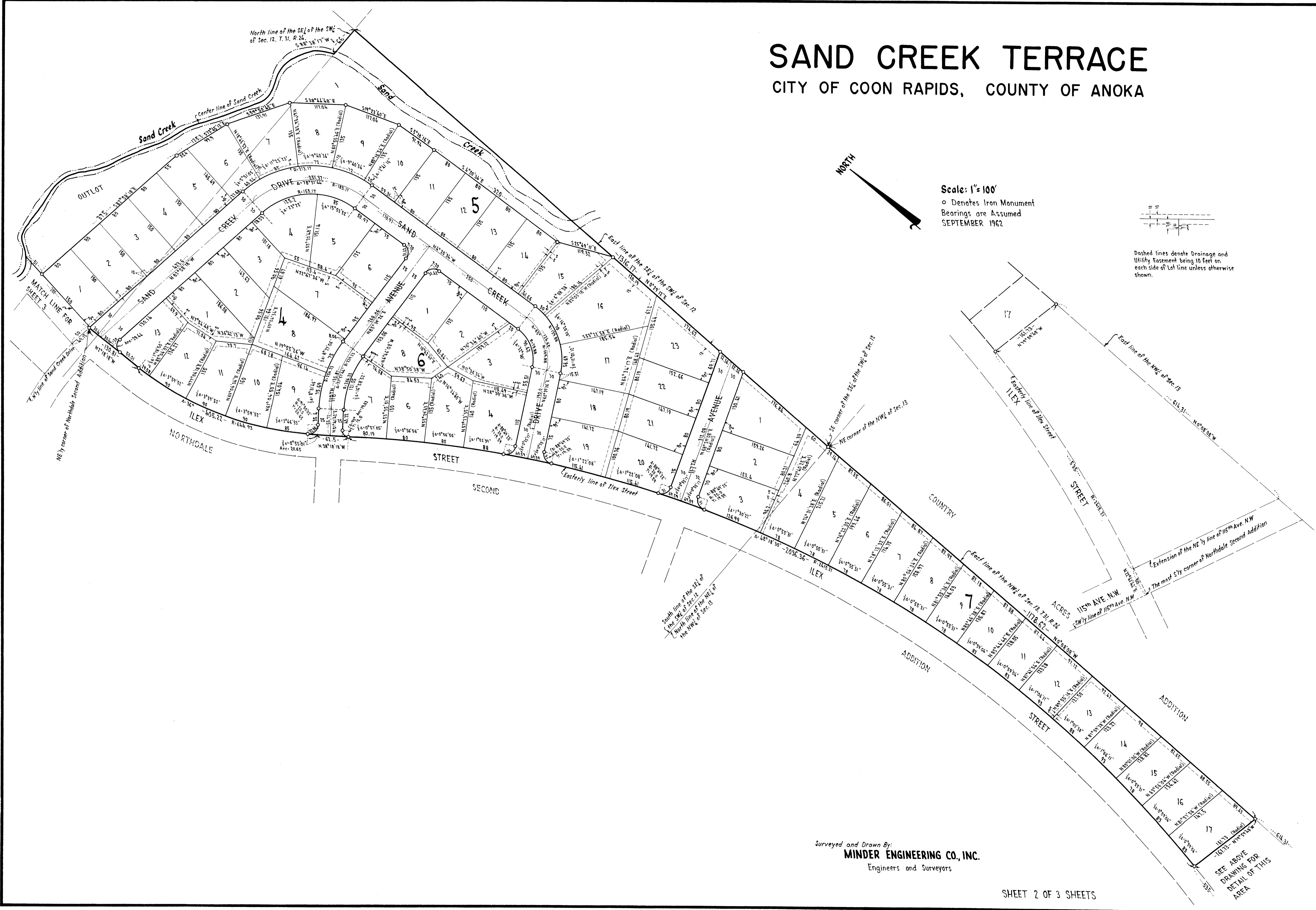
By Rich G. Pease Its Chairman

By W. J. McLean Jr. Its Clerk

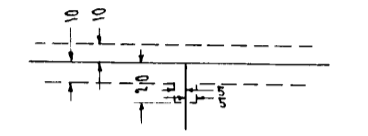
MINDER ENGINEERING CO., INC.
Engineers and Surveyors

SAND CREEK TERRACE

CITY OF COON RAPIDS, COUNTY OF ANOKA



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



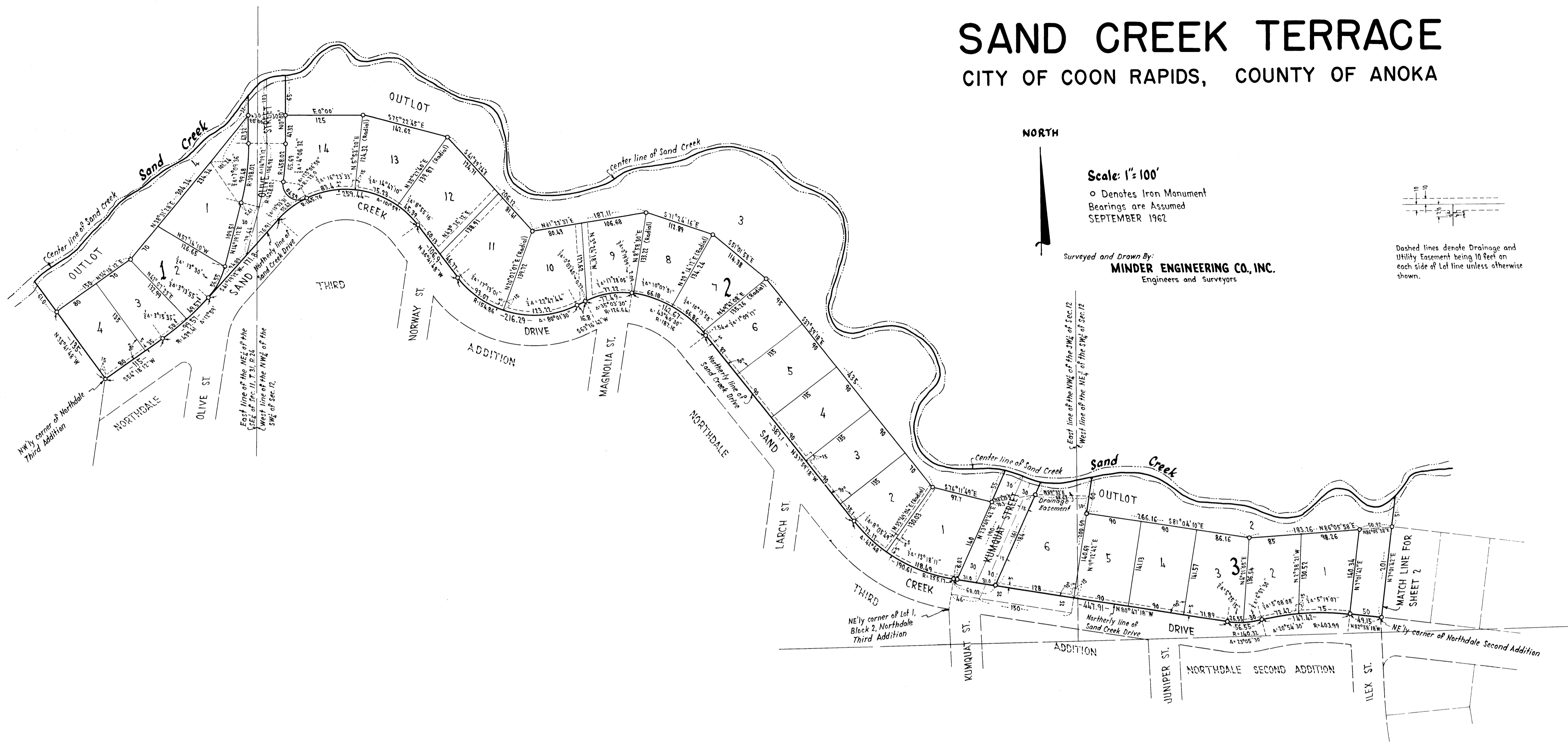
Dashed lines denote Drainage and Utility Easement being 10 feet on each side of lot line unless otherwise shown.

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

SEE ABOVE
DRAWING FOR
DETAIL OF THIS
AREA

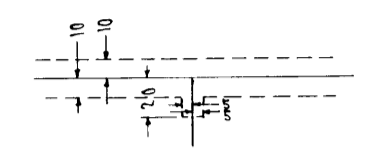
SAND CREEK TERRACE

CITY OF COON RAPIDS, COUNTY OF ANOKA



NORTH

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



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

Dashed lines denote Drainage and Utility Easement being 10 feet on each side of Lot line unless otherwise shown.