

SANDRA TERRACE

CITY OF ANOKA, ANOKA COUNTY, MINNESOTA

104620

\$24100

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
CITY OF ANOKA

I hereby certify that the within instrument was filed in this office on the 30 day of APR 1979 A.D. 1979 at 1 o'clock P.M.

Tracy G. Gendahl Registrar of Titles
By *William Goettlicher* Deputy Registrar of Titles

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office for record on the APR 30 A.D. 1979 at 1 o'clock P.M. and was duly recorded in book 228 page 54

Tracy G. Gendahl
County Recorder

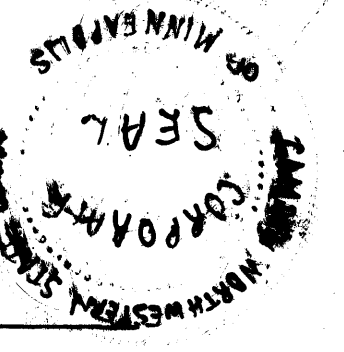
NO DELINQUENT TAXES AND TRANSFER ENTERED

April 27 1979

Charles R. Allmore
Auditor, Anoka County

By *98kmm* Deputy

LOT SURVEYS COMPANY
LAND SURVEYORS



KNOW ALL MEN BY THESE PRESENTS: That Theodora M. Brown, a widow, owner and proprietor, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

That part of Government Lot 1, Section 7, Township 31, Range 24, described as follows: Commencing 44 1/2 feet West and 791 feet South of the Southeast corner of Block 2, Moberg's Addition to the City of Anoka, said point being the Southwest corner of "DUFFY'S RIVERVIEW SUBDIVISION NUMBER THREE"; thence on an assumed bearing of South parallel with the East line of said Lot 1 a distance of 106.15 feet to the actual point of beginning of the tract of land to be herein described; thence South 59 degrees 43 minutes 03 seconds East 96.95 feet; thence Southeasterly 55.69 feet along a nontangential curve concave to the Northeast, having a radius of 50.00 feet and a chord bearing of South 26 degrees 45 minutes 23 seconds East; thence South 58 degrees 40 minutes 00 seconds East 30.00 feet; thence South 31 degrees 20 minutes 00 seconds West 140 feet more or less, to the shore of the Mississippi River; thence Northwesterly along said shore to its intersection with a line drawn parallel with said East line from the actual point of beginning; thence North parallel with said East line to the actual point of beginning.

And that Clarence F. Peterson and Blanche B. Peterson, his wife, owners and proprietors, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

All that portion of Auditors Subdivision No. 12 described as follows: Commencing at the point of intersection of the East line of 5th Avenue and the South line of River Street, said point also being the Northwest corner of Lot 3, Auditors Subdivision No. 12; thence South along the East line of 5th Avenue 330.00 feet to the actual point of beginning of the tract of land to be herein described; thence on an assumed bearing of East perpendicular to said East line 117.00 feet; thence South 5 degrees 53 minutes 38 seconds West 127.00 feet; thence North 76 degrees 18 minutes 26 seconds West 107.00 feet to said East line; thence North along said East line 101.00 feet to the actual point of beginning.

And that Sandra Terrace Land Development Inc., a Minnesota Corporation, owner and proprietor, and Camden Northwestern State Bank of Minneapolis, a Minnesota corporation, mortgagee, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

All that portion of Auditors Subdivision No. 12 described as follows: Commencing at the point of intersection of the East line of 5th Avenue and the South line of River Street, said point also being the Northwest corner of Lot 3 of Auditors Subdivision No. 12; thence South along the East line of 5th Avenue 330 feet to the point of beginning; thence East at right angles to said line 16 rods; thence South and parallel with the East line of 5th Avenue to the Mississippi River; thence Northwesterly along the Mississippi River to its intersection with the East line of 5th Avenue; thence North to the point of beginning. Except that part described as follows: Commencing at the point of intersection of the East line of 5th Avenue and the South line of River Street, said point also being the Northwest corner of Lot 3, Auditors Subdivision No. 12; thence South along the East line of 5th Avenue 330.00 feet to the actual point of beginning of the tract of land to be herein described; thence on an assumed bearing of East perpendicular to said East line 117.00 feet; thence South 5 degrees 53 minutes 38 seconds West 127.00 feet; thence North 76 degrees 18 minutes 26 seconds West 107.00 feet to said East line; thence North along said East line 101.00 feet to the actual point of beginning.

Also that part of Government Lot 1, Section 7, Township 31, Range 24, described as follows: Commencing 44 1/2 feet West and 791 feet South of the Southeast corner of Block 2, Moberg's Addition to the City of Anoka, said point being the Southwest corner of "DUFFY'S RIVERVIEW SUBDIVISION NUMBER THREE"; thence South parallel with the East line of said Lot 1 to the Mississippi River; thence Southeasterly along said river to a point where the West line of 5th Avenue intersects with the Mississippi River; thence North along the West line of 5th Avenue to the Southeast corner of said "DUFFY'S RIVERVIEW SUBDIVISION NUMBER THREE"; thence Northwesterly along the Southerly line of said "DUFFY'S RIVERVIEW SUBDIVISION NUMBER THREE" 450 feet to the place of commencement. Except that part described as follows: Commencing 44 1/2 feet West and 791 feet South of the Southeast corner of Block 2, Moberg's Addition to the City of Anoka, said point being the Southwest corner of "DUFFY'S RIVERVIEW SUBDIVISION NUMBER THREE"; thence on an assumed bearing of South parallel with the East line of said Lot 1 a distance of 106.15 feet to the actual point of beginning of the tract of land to be herein described; thence South 59 degrees 43 minutes 03 seconds East 96.95 feet; thence Southeasterly 55.69 feet along a nontangential curve concave to the Northeast having a radius of 50.00 feet and a chord bearing of South 26 degrees 45 minutes 23 seconds East; thence South 58 degrees 40 minutes 00 seconds East 30.00 feet; thence South 31 degrees 20 minutes 00 seconds West 140 feet, more or less, to the shore of the Mississippi River; thence Northwesterly along said shore to its intersection with a line drawn parallel with said East line from the actual point of beginning; thence North parallel with said East line to the actual point of beginning.

Lot 9, "DUFFY'S RIVERVIEW SUBDIVISION NUMBER THREE"

That part of 5th Avenue vacated described as follows: Commencing at the intersection of the East line of 5th Avenue and the South line of River Street; thence on an assumed bearing of South along said East line 482.46 feet to the point of beginning of the tract of land to be herein described; thence North 76 degrees 18 minutes 26 seconds West 16.02 feet; thence Northwesterly on a tangential curve to the right having a radius of 476.12 feet, delta angle of 6 degrees 20 minutes 41 seconds 52.72 feet to the West line of 5th Avenue; thence South along said West line to the shore of the Mississippi River; thence Southeasterly along said shore to said East line; thence North along said East line to the actual point of beginning.

Have caused the same to be surveyed and platted as SANDRA TERRACE and do hereby donate and dedicate to the public for public use forever the Lane and utility and drainage easements as shown on the plat. In witness whereof said Theodora M. Brown, a widow, has hereunto set his hand and seal this 1st day of NOVEMBER 1978. In witness whereof said Clarence F. Peterson and Blanche B. Peterson, also known as Blanche Howell Peterson, his wife, have hereunto set their hands and seals this 1st day of NOVEMBER 1978. In witness whereof said Sandra Terrace Land Development Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 1st day of NOVEMBER 1978. In witness whereof said Camden Northwestern State Bank of Minneapolis, a Minnesota corporation has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 1st day of NOVEMBER 1978.

Signed: *Thomas E. McKee*
Thomas E. McKee, President

Clarence F. Peterson
Clarence F. Peterson

SANDRA TERRACE LAND DEVELOPMENT INC.

David W. Hyllengren
David W. Hyllengren, Vice President

Blanche B. Peterson, also known as Blanche Howell Peterson
Blanche B. Peterson, also known as Blanche Howell Peterson

Theodora M. Brown
Theodora M. Brown

CAMDEN NORTHWESTERN STATE BANK OF MINNEAPOLIS

Donald E. Giles its VICE PRES.

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 1st day of NOVEMBER 1978, by EDWIN H. BYER its SEC. V.P. and DONALD E. GILES its VICE PRES. of Camden Northwestern State Bank of Minneapolis, a Minnesota corporation, on behalf of the corporation.

Julie I. Everson
Notary Public, Hennepin County, Minnesota
My Commission Expires NOVEMBER 2nd 1982

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 1st day of NOVEMBER 1978, by Theodora M. Brown, a widow.

Julie I. Everson
Notary Public, Hennepin County, Minnesota
My Commission Expires NOVEMBER 2nd 1982

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 1st day of NOVEMBER 1978, by Clarence F. Peterson and Blanche B. Peterson, also known as Blanche Howell Peterson, his wife.

Julie I. Everson
Notary Public, Hennepin County, Minnesota
My Commission Expires NOVEMBER 2nd 1982

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 1st day of NOVEMBER 1978, by Thomas E. McKee, President and David W. Hyllengren, Vice President, of Sandra Terrace Land Development Inc., a Minnesota corporation, on behalf of the corporation.

Julie I. Everson
Notary Public, Hennepin County, Minnesota
My Commission Expires NOVEMBER 2nd 1982

I hereby certify that I have surveyed and platted the property described on this plat as SANDRA TERRACE; 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 wet lands or public highways to be designated other than as shown thereon.

Raymond A. Prasch
Raymond A. Prasch, Registered Land Surveyor, Minn. Reg. No. 6762

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 2nd day of NOVEMBER 1978, by Raymond A. Prasch, Registered Land Surveyor.

Gerald T. Coyne
Gerald T. Coyne, Notary Public, Hennepin County, Minnesota
My Commission Expires September 14, 1983

Approved by the City Commission of Anoka, Minnesota this 9 day of April 1979.

Signed *Richard F. Blomquist* Mayor Attest *John D. Edgar* City Clerk

Approved by the Planning Commission of the City of Anoka, Minnesota this 3rd day of October 1978.

Signed *Janet M. Cotton* Chairman Attest *Erny S. Whitson* Secretary

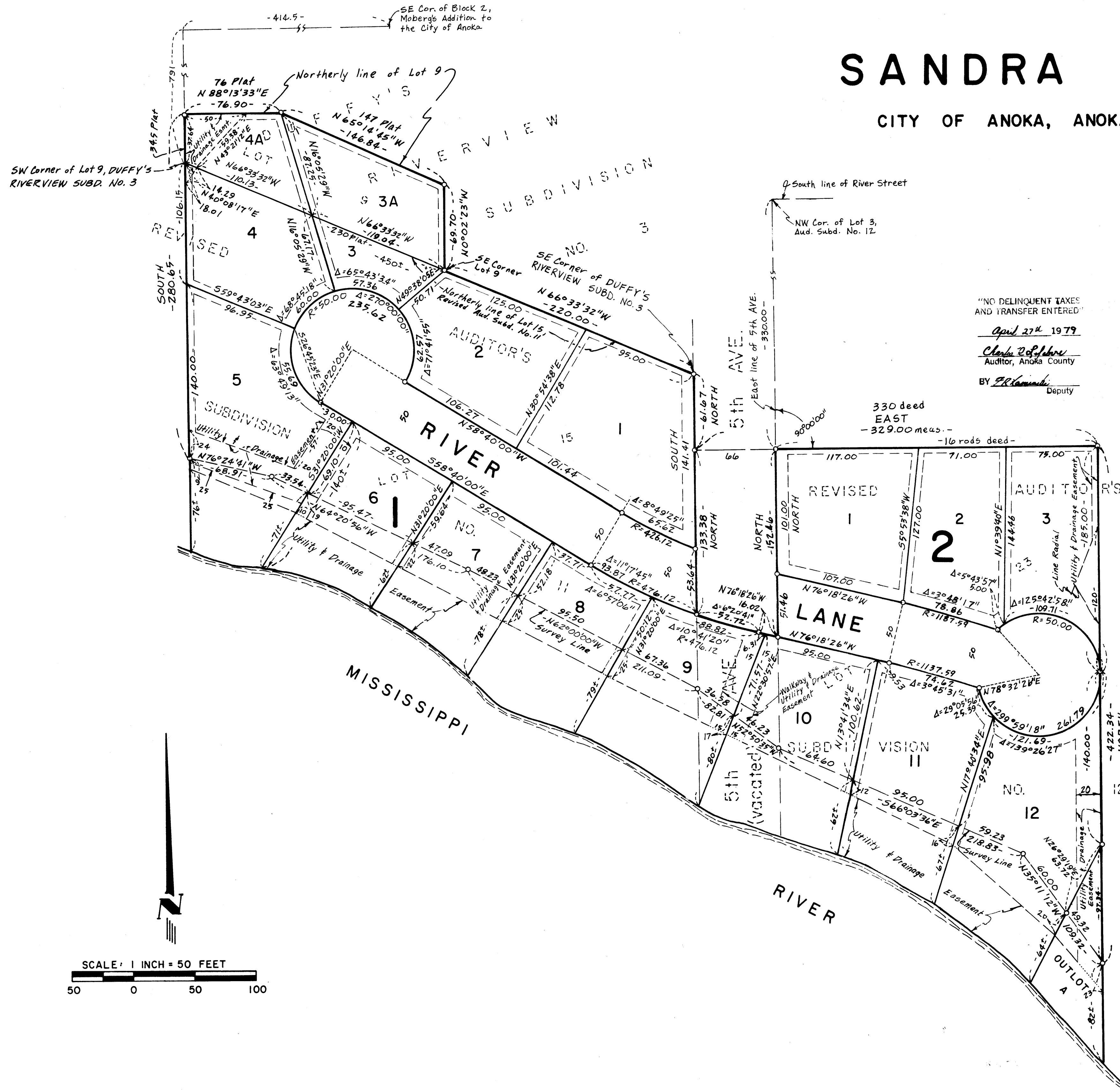
Checked and approved this 25th day of April 1979.

Blond W. Anderson
Anoka County Surveyor

SANDRA TERRACE

CITY OF ANOKA, ANOKA COUNTY, MINNESOTA

LOT SURVEYS COMPANY
LAND SURVEYORS



"NO DELINQUENT TAXES AND TRANSFER ENTERED"

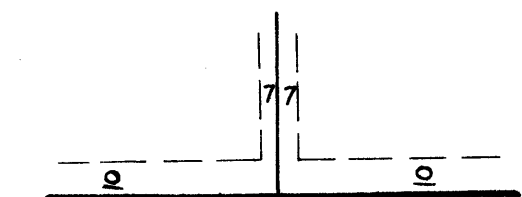
April 27th 1979

Charles R. Johnson
Auditor, Anoka County

BY P. R. Hamrick
Deputy

Highest Known Water Elevation: Is 843.00 feet (1929 Adj.) according to the records of the Engineering Department of the City of Anoka.

Water Elevation: As of May, 1977 = 827.4 feet (1929 Adj.)



Utility and Drainage Easement shown thus being 7 feet in width and parallel with lot lines, and 10 feet in width and parallel with right of way lines, unless otherwise indicated, as shown on the plat.

Bearings shown are assumed.

o Denotes Iron Monument

August, 1978

