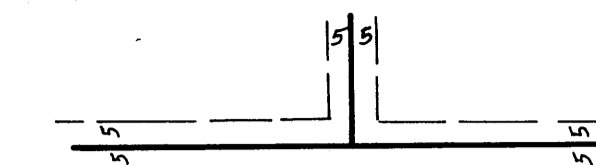


484377

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 NOV 30 1977 A.D., 19-  
0:20 o'clock P.M., and was duly recorded in book 25 of Plans page 3



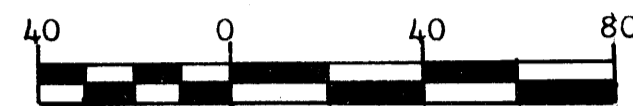
Utility and Drainage Easements shown thus being 5 feet in width and parallel with lot lines unless otherwise indicated.

R. J. Anderson  
County Recorder  
By V. E. Hollenhorst  
Deputy

# TERRACE HILL

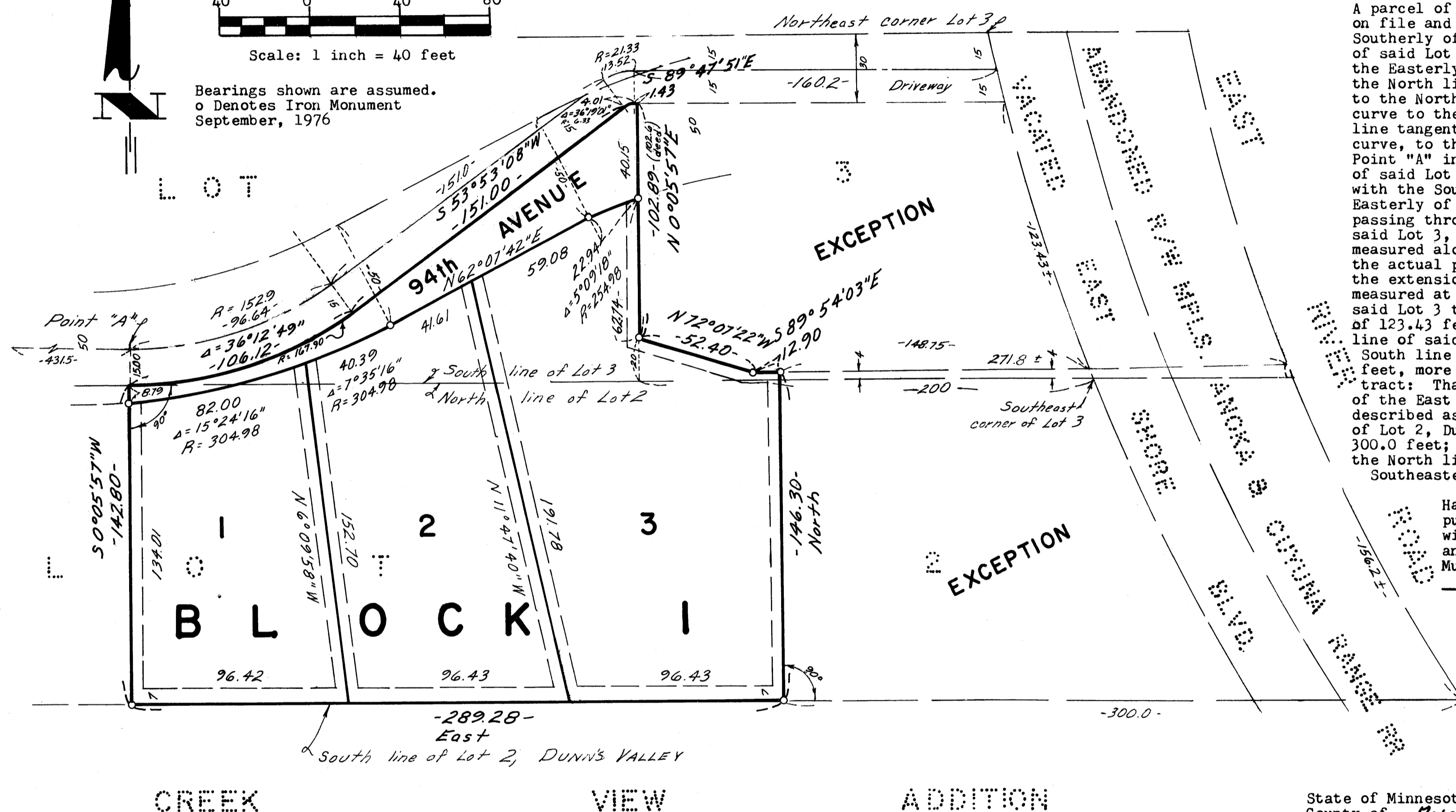
CITY OF COON RAPIDS  
ANOKA COUNTY, MINNESOTA

LOT SURVEYS CO.  
LAND SURVEYORS



Scale: 1 inch = 40 feet

Bearings shown are assumed.  
o Denotes Iron Monument  
September, 1976



KNOW ALL MEN BY THESE PRESENTS: That Curtis L. Johnson and Beverly D. Johnson, his wife and Richard J. Murphy and Deloris L. Murphy, his wife, owners and proprietors of the following described property situate in the County of Anoka, State of Minnesota to-wit:

A parcel of land being a part of Lots 2 and 3, Dunn's Valley, Anoka County, Minnesota, according to the plat thereof on file and of record in the office of the County Recorder, in and for said county and state, which said parcel lies Southerly of the Southerly line of the following described 30 foot easement for driveway purposes over that portion of said Lot 3, the center line of said 30 foot easement being described as follows, to-wit: Beginning at a point on the Easterly line of said Lot 3 distant 15 feet Southerly of, measured at right angles to the extension Easterly of the North line of said Lot 3; thence West on a line parallel with and 15 feet Southerly of, measured at right angles, to the North line of said Lot 3 and same extended, a distance of 160.2 feet; thence Southwesterly on a tangential curve to the left, having a radius of 21.33 feet, a distance of 13.52 feet; thence continuing Southwesterly on a line tangent to the last described curve a distance of 151 feet; thence continuing Southwesterly on a tangential curve, to the right having a radius of 152.9 feet, a distance of 96.64 feet to a point hereinafter referred to as Point "A" in this description, said Point "A" being 15 feet Northerly of, measured at right angles to the South line of said Lot 3; thence West on a line tangent to the last described curve, said course also being a line parallel with the South line of said Lot 3, a distance of 431.5 feet and there at terminating; and which said parcel lies Easterly of a line which is drawn perpendicular to the North line of said Lot 2, said perpendicular line, so-drawn, passing through Point "A", as referred to heretofore in this description, and EXCEPTING, therefrom, that part of said Lot 3, described as follows: Beginning at a point on the South line of said Lot 3 distant 200 feet West of, measured along said South line from the Southeast corner of said Lot 3; thence North at right angles 20 feet to the actual point of beginning of the tract of land to be described; thence continuing North in a straight line along the extension of the last described course, a distance of 102.6 feet, more or less, to a point 30 feet South of, measured at right angles, from the North line of said Lot 3; thence East on a line parallel with the North line of said Lot 3 to the Easterly line of said Lot 3; thence Southeasterly along the Easterly line of said Lot 3 a distance of 123.43 feet, more or less, to a point therein distant 4 feet Northerly of, measured at right angles, to the South line of said Lot 3; thence West on a line parallel with and 4 feet Northerly of, measured at right angles, to the South line of said Lot 3, a distance of 148.75 feet; thence Northwesterly in a straight line a distance of 52.4 feet, more or less, to the actual point of beginning; and also excepting from said parcel the following described tract: That part of Lot 2, Dunn's Valley; and that part of the South 4 feet of Lot 3, Dunn's Valley; and that part of the East Shore Boulevard, now vacated; and that part of Minneapolis Anoka Cuyuna Range Railroad, now abandoned; described as follows: Beginning at a point on the West line of the East River Road that intersects the South line of Lot 2, Dunn's Valley extended; thence West along the South line of Lot 2, Dunn's Valley and its Easterly extension, 300.0 feet; thence North 146.3 feet to the North line of the South 4 feet of Lot 3, Dunn's Valley; thence East along the North line of the South 4 feet of Lot 3, Dunn's Valley, 271.8 feet more or less, to East River Road; thence Southeasterly along East River Road 156.2 feet to the point of beginning.

Have caused the same to be surveyed and platted as TERRACE HILL and do hereby donate and dedicate to the public for public use forever the Avenue and Utility and Drainage Easements as shown on the plat. In witness whereof said Curtis L. Johnson and Beverly D. Johnson, his wife, have hereunto set their hands and seals this 13 day of OCTOBER A.D., 1976. In witness whereof said Richard J. Murphy and Deloris L. Murphy, his wife, have hereunto set their hands and seals this 16 day of OCTOBER A.D., 1976.

Signed:

Curtis L. Johnson  
Curtis L. Johnson

Richard J. Murphy  
Richard J. Murphy

Beverly D. Johnson  
Beverly D. Johnson

Deloris L. Murphy  
Deloris L. Murphy

State of Minnesota  
County of Anoka The foregoing instrument was acknowledged before me this 13 day of October A.D., 1976, by Curtis L. Johnson and Beverly D. Johnson, his wife.

Robert W. Juvin  
Notary Public, Anoka County, Minnesota  
My Commission Expires July 31, 1982

State of MINNESOTA  
County of HENNEPIN The foregoing instrument was acknowledged before me this 16 day of OCTOBER A.D., 1976, by Richard J. Murphy and Deloris L. Murphy, his wife.

Ab Price  
Notary Public, HENNEPIN County MINNESOTA  
My Commission Expires APRIL 16, 1981

State of Minnesota  
County of Hennepin The foregoing instrument was acknowledged this 15 day of October A.D., 1976, by Raymond A. Prasch, Registered Land Surveyor.

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

I hereby certify that I have surveyed and platted the property described on this plat as TERRACE HILL; 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. 6743

The plat of TERRACE HILL was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 20th day of May A.D., 1976.

CITY OF COON RAPIDS, MINNESOTA  
By Donald J. Olson Chairman By William J. McLean, Jr. Clerk

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota duly accepted and approved the plat of TERRACE HILL, at a regular meeting thereof held this 18th day of January A.D., 1977.

CITY OF COON RAPIDS, MINNESOTA  
By George J. Hubbs Mayor By Betty Bell Clerk

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Nov 29 1977  
Charles Hollenhorst  
Auditor, Anoka County  
By R. J. Anderson  
Deputy

Checked and approved this 7th day of July A.D., 1977.

Robert W. Anderson  
Anoka County Surveyor