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# THE RIVER RUNS BY IT

KNOW ALL MEN BY THESE PRESENTS: That Mark R. Smith and Amy E. Smith, husband and wife, owners and proprietors, of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

Outlot I, CUTTERS GROVE 1ST ADDITION, according to the duly recorded plat thereof.

AND

That part of the following described land lying westerly of the northerly extension of the centerline of Benton Street as dedicated and shown on said plat of River Terrace Addition:

That part of Government Lot 2, Section 2, Township 31, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 2, thence on an assumed bearing of North 89 degrees 25 minutes 49 seconds West along the north line of said Government Lot 2, a distance of 638.25 feet to the center line of Park Street according to the plat thereof recorded in Book A of Street Plats at page 1, and the point of beginning of the land to be described; thence South 26 degrees 07 minutes 33 seconds East along said center line a distance of 14.94 feet to the north line of River Terrace Addition as monumented; thence South 89 degrees 55 minutes 55 seconds West along said monumented north line and its westerly extension, a distance of 1175 feet more or less to the shore line of the Mississippi River; thence north along said shore line a distance of 28 feet more or less to the north line of said Government Lot 2; thence South 89 degrees 25 minutes 49 seconds East along said north line a distance of 1171 feet more or less to the point of beginning.

Have caused the same to be surveyed and platted as THE RIVER RUNS BY IT and do hereby donate and dedicate to the public for public use forever the street, park and easements for utility and drainage purposes as shown on the plat. In witness whereof said Mark R. Smith and Amy E. Smith, husband and wife, have hereunto set their hands this 26<sup>th</sup> day of September, 2000.

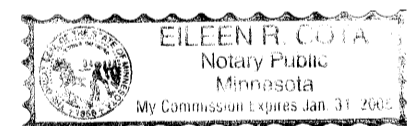
Signed:

Mark R. Smith  
Mark R. Smith

Amy E. Smith  
Amy E. Smith

State of Minnesota

County of Anoka The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of September, 2000, by Mark R. Smith and Amy E. Smith, husband and wife.



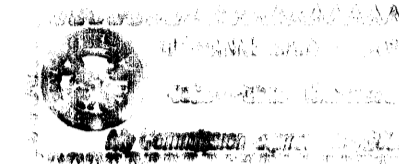
Eileen Cota  
Notary Public, Anoka County, Minnesota  
My commission expires January 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat of THE RIVER RUNS BY IT and that this plat is a correct representation of said survey; that all 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 public highways of wetlands to be designated on said plat other than as shown thereon.

Milton E. Hyland  
Milton E. Hyland, Licensed Land Surveyor  
Minnesota License No. 20262

State of Minnesota

County of Hennepin The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of September, 2000, by Milton E. Hyland, Licensed Land Surveyor.



Ruthanne Mary Hyland  
Ruthanne Mary Hyland, Notary Public  
Hennepin County, Minnesota  
My Commission Expires January 31, 2005

The plat of THE RIVER RUNS BY IT was approved by the Planning and Zoning Commission of Anoka at a regular meeting thereof held this 9<sup>th</sup> day of May, 2000.

By: Craig D. Sorenson  
Chairman

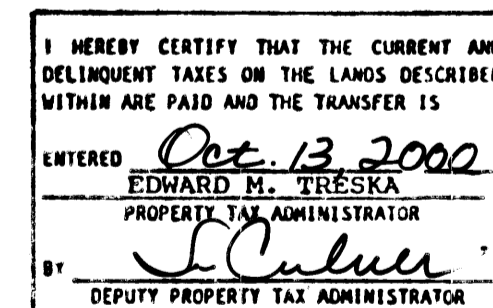
This plat of THE RIVER RUNS BY IT was approved and accepted by the City Council of Anoka, Minnesota, at a regular meeting thereof held this 19<sup>th</sup> day of September, 2000. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes Section 505.03 Subd. 2.

Peter M. Beberg  
Mayor

Mark Nagel  
Clerk

Checked and approved this 13<sup>th</sup> day of OCTOBER, 2000.

Larry Hoijer  
Larry Hoijer, Anoka County Surveyor



1528986  
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 13<sup>th</sup> OCT A.D., 2000 at 11:30 o'clock A.M., and was duly recorded in book 59 page 23  
Edward M. Treska  
County Recorder  
By: SMM  
Deputy

360821  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on Oct 13, 2000 at 11:30 o'clock A.M.  
Edward M. Treska, Registrar of Titles  
By: Edqe  
Deputy Registrar of Titles

HY-LAND SURVEYING, P.A.  
LAND SURVEYORS

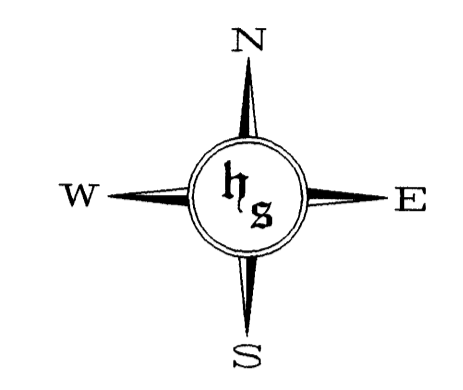
2000082230/\$55.00

2000082229 \$ 249.50

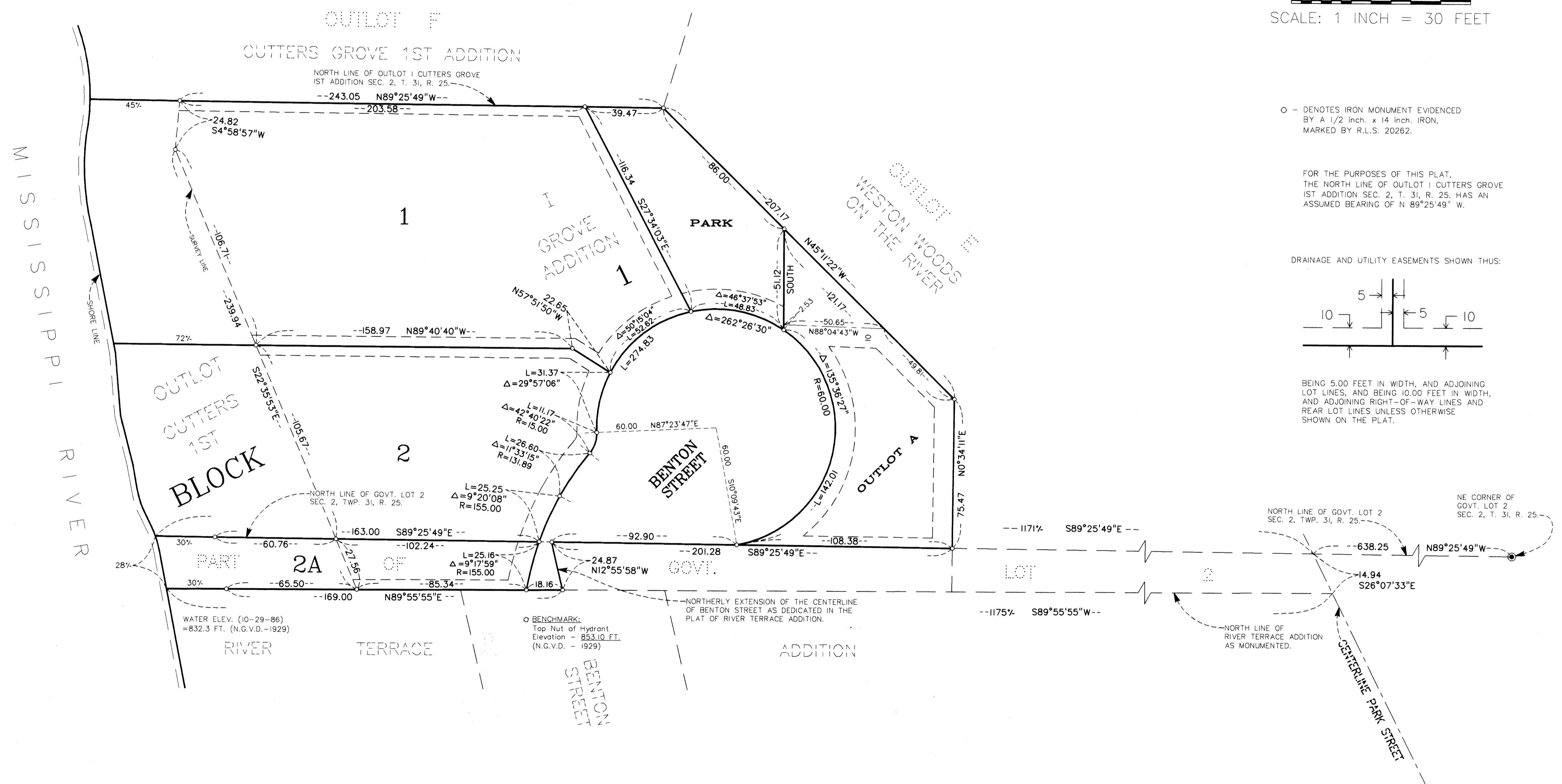
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# THE RIVER RUNS BY IT

CITY OF ANOKA  
COUNTY OF ANOKA  
SECTION 2, TOWNSHIP 31, RANGE 25.



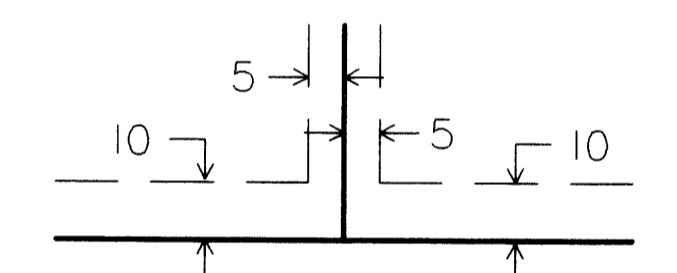
0 30 60 90  
SCALE: 1 INCH = 30 FEET



○ - DENOTES IRON MONUMENT EVIDENCED BY A 1/2 INCH. x 14 INCH. IRON, MARKED BY R.L.S. 20262.

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF OUTLOT 1 CUTTERS GROVE 1ST ADDITION SEC. 2, T. 31, R. 25, HAS AN ASSUMED BEARING OF N 89°25'49" W.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 5.00 FEET IN WIDTH, AND ADJOINING LOT LINES, AND BEING 10.00 FEET IN WIDTH, AND ADJOINING RIGHT-OF-WAY LINES AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

WATER ELEV. (10-29-86) = 832.3 FT. (N.G.V.D.-1929)

○ BENCHMARK: Top Nut of Hydrant Elevation - 853.10 FT. (N.G.V.D. - 1929)

NE CORNER OF GOVT. LOT 2 SEC. 2, TWP. 31, R. 25.

NORTH LINE OF RIVER TERRACE ADDITION AS MONUMENTED.

HY-LAND SURVEYING, P.A.  
LAND SURVEYORS