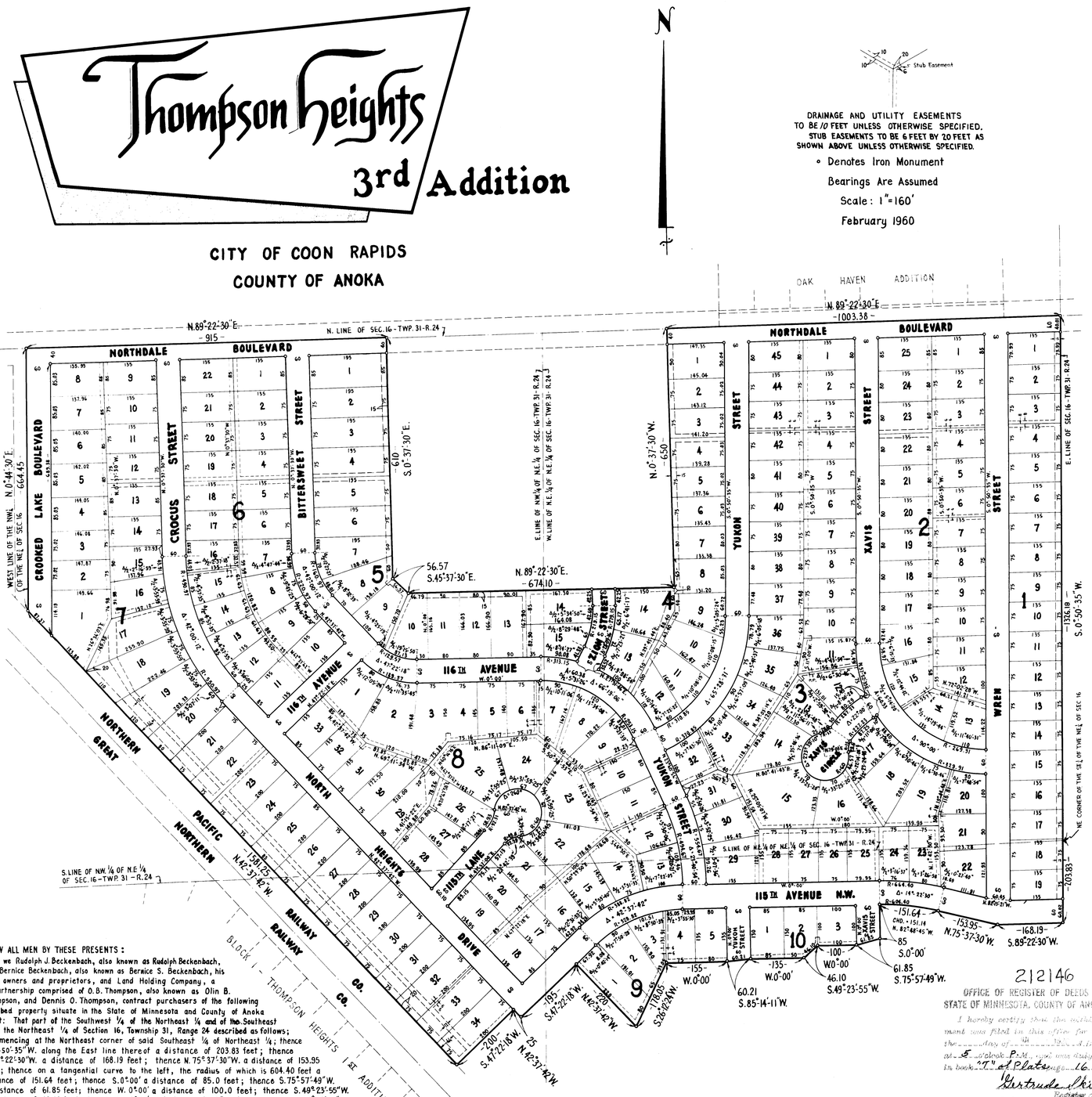
Thompson Heights 3rd Addition

CITY OF COON RAPIDS
COUNTY OF ANOKA



212146

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. 19__ at ____ o'clock ____ M. and was duly recorded in book "T" of Plats page 16

Gertrude Shimmin
Register of Deeds
By Margaret Russell Deputy

KNOW ALL MEN BY THESE PRESENTS: That we Rudolph J. Beckenbach, also known as Rudolph Beckenbach, and Bernice Beckenbach, also known as Bernice S. Beckenbach, his wife, owners and proprietors, and Land Holding Company, a co-partnership comprised of O.B. Thompson, also known as Olin B. Thompson, and Dennis O. Thompson, contract purchasers of the following described property situate in the State of Minnesota and County of Anoka towit: That part of the Southwest ¼ of the Northeast ¼ and of the Southeast ¼ of the Northeast ¼ of Section 16, Township 31, Range 24 described as follows; Commencing at the Northeast corner of said Southeast ¼ of Northeast ¼; thence S.0°-50'-35"W. along the East line thereof a distance of 203.83 feet; thence S.89°-22'-30"W. a distance of 168.19 feet; thence N.75°-37'-30"W. a distance of 153.95 feet; thence on a tangential curve to the left, the radius of which is 604.40 feet a distance of 151.64 feet; thence S.0°-00' a distance of 85.0 feet; thence S.75°-57'-49"W. a distance of 61.85 feet; thence W.0°-00' a distance of 100.0 feet; thence S.49°-23'-55"W. a distance of 46.10 feet; thence W.0°-00' a distance of 135.0 feet; thence S.85°-14'-11"W. a distance of 60.21 feet; thence W.0°-00' a distance of 155.0 feet; thence S.26°-12'-24"W. a distance of 178.05 feet; thence N.42°-37'-42"W. a distance of 220.0 feet; thence S.47°-22'-18"W. a distance of 195.0 feet; thence N.42°-37'-42"W. a distance of 25.0 feet; thence S.47°-22'-18"W. a distance of 200.0 feet more or less to the Northeasterly line of the right of way of the Northern Pacific Railway Company; thence Northwesterly along the Northeasterly line of said right of way to its intersection with the North line of said Southwest ¼ of Northeast ¼; thence East along the North line of said Southwest ¼ of Northeast ¼ and Southeast ¼ of Northeast ¼ to the point of beginning; and said Land Holding Company owners and proprietors of the following described property situate in the State of Minnesota and County of Anoka, towit; That part of the Northwest ¼ of the Northeast ¼ and the Northeast ¼ of the Northeast ¼ of Section 16, Township 31, Range 24 described as follows; Commencing at the intersection of the Northeasterly line of the right of way of the Northern Pacific Railway Company and the South line of said Northwest ¼ of Northeast ¼; thence Northwesterly along the Northeasterly line of said right of way to its intersection with the West line of said Northwest ¼ of Northeast ¼; thence N.0°-44'-30"E. along the West line thereof to the Northwest corner of said Northwest ¼ of Northeast ¼; thence N.89°-22'-30"E. along the North line thereof a distance of 915.0 feet; thence S.0°-37'-30"E. a distance of 610.0 feet; thence S.45°-37'-30"E. a distance of 56.57 feet; thence N.89°-22'-30"E. and parallel with the North line of said Section 16 a distance of 674.10 feet; thence N.0°-37'-30"W. a distance of 650.0 feet to the North line of said Northeast ¼ of Northeast ¼; thence N.89°-22'-30"E. along the North line of said Northeast ¼ of Northeast ¼ to the Northeast corner thereof; thence South along the East line of said Northeast ¼ of Northeast ¼ to the Southeast corner thereof; thence West along the South line of said Northeast ¼ of Northeast ¼ and Northwest ¼ of Northeast ¼ to the point of beginning; have caused the same to be surveyed and platted as THOMPSON HEIGHTS 3RD ADDITION and do hereby donate and dedicate to the public for the public use forever the Streets, Avenues, Lane, Circle, Drive and Boulevards as shown on the annexed plat, also subject to drainage and utility easements as shown on the annexed plat for the use of the municipality or other Public Utilities. In witness whereof said Rudolph J. Beckenbach and Bernice Beckenbach, his wife, have hereunto set their hands and seals this 8 day of July A.D. 1960. Also in witness whereof said Land Holding Company has caused these presents to be signed by Olin B. Thompson and Dennis O. Thompson, partners in said Co-partnership, This 6 day of June A.D. 1960.

In the Presence of:

Signed by:

Rudolph J. Beckenbach
Bernice Beckenbach
As To Rudolph J. Beckenbach and Bernice Beckenbach

Land Holding Company
O.B. Thompson
O. Thompson
Dennis O. Thompson
As To O.B. Thompson and Dennis O. Thompson

TAXES PAID
This 8th day of July 1960
Kenneth W. Campbell
Auditor, Anoka County, Minn.
By Lulu E. Lage Deputy

State of Minnesota } S.S.
County of Hennepin }

On this 8 day of July A.D. 1960, before me a Notary Public, within and for said County and State, personally appeared Rudolph J. Beckenbach and Bernice Beckenbach, his wife, to me 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

Notary Public, Hennepin County, Minnesota
My Commission Expires Feb 24, 1962

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1959 ON THE LANDS DESCRIBED WITHIN ARE PAID

Walter D. Bowman
County Treasurer
by M. Nieters Deputy

Exempt from state deed tax

Walter D. Bowman
County Treasurer
by M. Nieters Deputy

State of Minnesota } S.S.
County of Hennepin }

On this 6 day of June A.D. 1960, before me a Notary Public, within and for said County and State, personally appeared Olin B. Thompson and Dennis O. 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 in behalf of said Co-Partnership; and that said Olin B. Thompson and Dennis O. Thompson acknowledged said instrument to be the free act and deed of said Co-Partnership.

Notary Public, Hennepin County, Minnesota
My Commission Expires May 28, 1961
IDORE S. PEDERSEN
Notary Public, Hennepin County, Minn.
My Commission Expires May 28, 1961

I hereby certify that I have surveyed and platted the property described on this plat as THOMPSON HEIGHTS 3RD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and and decimals of a foot; that the monuments for guidance of future surveys have been correctly placed in the ground as shown on the 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 } S.S.
County of Hennepin }

Above certificate subscribed and sworn to before me, a Notary Public, within and for said County and State this 2 day of June A.D. 1960.

Notary Public, Hennepin County, Minnesota
My Commission Expires March 5-1961

The annexed plat of THOMPSON HEIGHTS 3RD ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 11 day of Feb. A.D. 1960.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA
by Melvin A. Jacobson Vice Chairman
by David Frank its Clerk

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the annexed plat of THOMPSON HEIGHTS 3RD ADDITION, at a regular meeting thereof held this 23 day of April A.D. 1960.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA
by Joseph A. Craig its Mayor
by David Frank its Clerk

Checked and approved this 8th day of July A.D. 1960
Roland W. Anderson
Anoka County Surveyor

MINDER ENGINEERING CO., INC.
~ Engineers and Surveyors ~