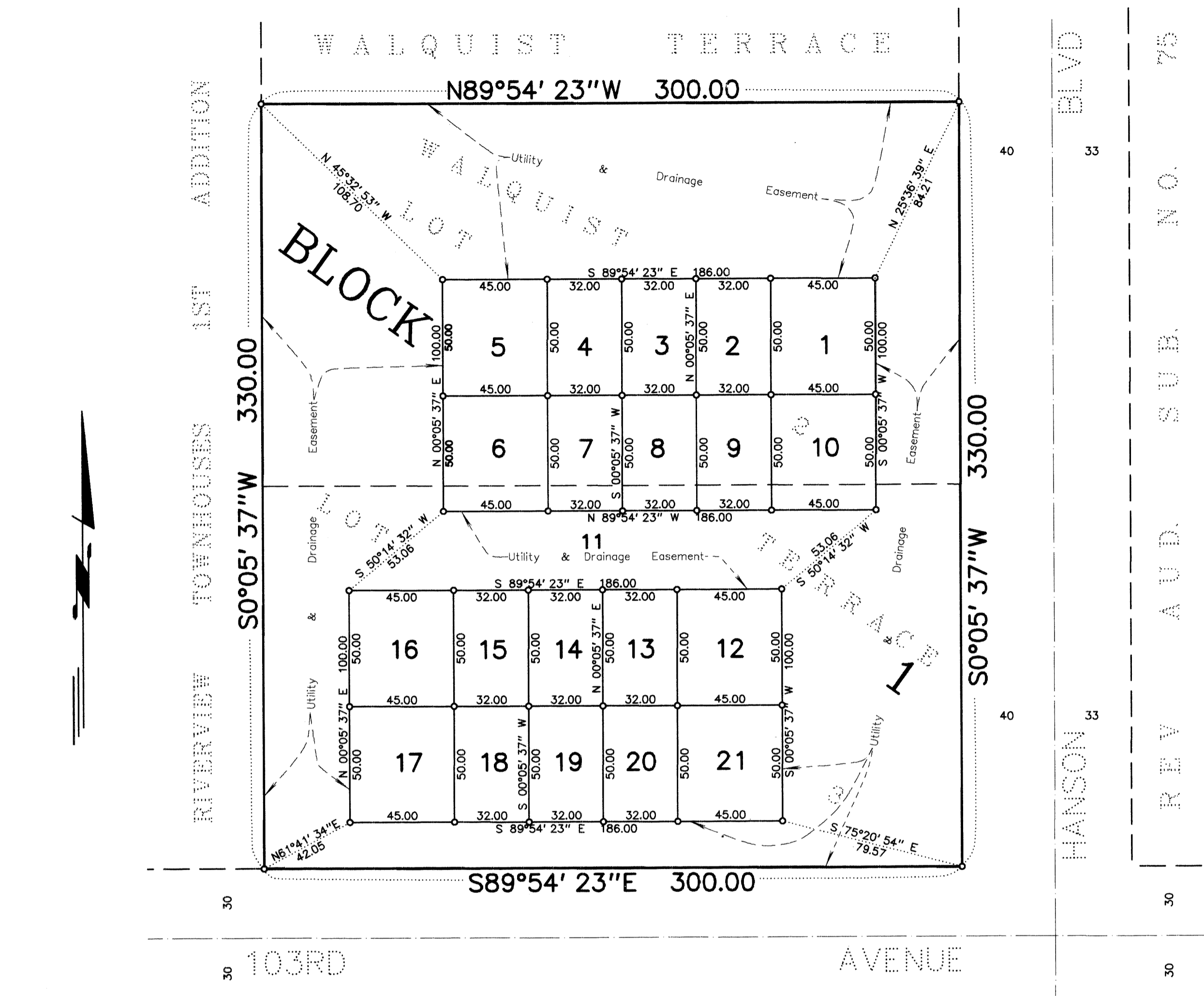


LOT SURVEYS COMPANY, INC.  
LAND SURVEYORS

# MATTHEWS GROVE TOWNHOMES

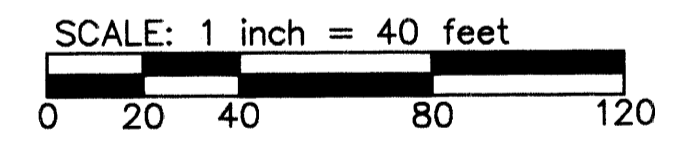
CITY OF COON RAPIDS  
ANOKA COUNTY, MINNESOTA



ORRIN THOMPSON'S  
RIVERVIEW TERRACE  
15TH ADDITION

RIVERVIEW TOWNHOUSES 2ND ADDITION

o Denotes Iron Monument



For the purposes of this plat the South line of WALQUIST TERRACE has an assumed bearing of S89°54' 23"E

KNOW ALL MEN BY THESE PRESENTS: That Twin Rivers Construction, Inc., a Minnesota corporation, owner and proprietor, and Kenneth R. Hafner and Darlene D. Hafner, his wife, mortgagees, of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

Lots 2 and 3, Block 1, WALQUIST TERRACE

Have caused the same to be surveyed and platted as MATTHEWS GROVE TOWNHOMES and do hereby donate and dedicate to the public for public use forever the easements for utility and drainage purposes as shown on the plat. In witness whereof said Twin Rivers Construction, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 8<sup>th</sup> day of March, 1999. In witness whereof said Kenneth R. Hafner and Darlene D. Hafner, his wife, have hereunto set their hands this 8<sup>th</sup> day of March, 1999.

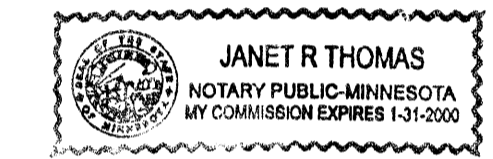
Signed: TWIN RIVERS CONSTRUCTION, INC.

*James L. Perra*  
James L. Perra, President

*Kenneth R. Hafner*  
Kenneth R. Hafner

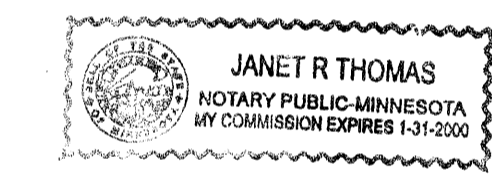
*Darlene D. Hafner*  
Darlene D. Hafner

State of Minnesota  
County of Anoka The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of March, 1999, by James L. Perra, as president of Twin Rivers Construction, Inc., a Minnesota corporation, on behalf of said corporation.



*Janet Thomas*  
Notary Public, Anoka County, Minnesota  
My Commission Expires 01-31-00

State of Minnesota  
County of Anoka The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of March, 1999, by Kenneth R. Hafner and Darlene D. Hafner, his wife.

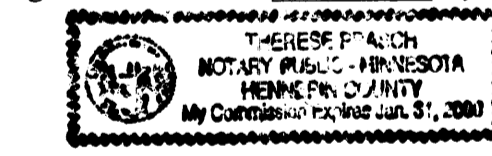


*Janet Thomas*  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 01-31-00

I hereby certify that I have surveyed and platted the land described on this plat as MATTHEWS GROVE TOWNHOMES; 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 or will be placed as required by the local governmental unit; and that the outside boundary lines are correctly indicated on said plat; and there are no wetlands as defined in MS 505.02, Subd. 1 or public highways to be designated on said plat.

*Charles F. Anderson*  
Charles F. Anderson, Land Surveyor  
Minnesota Registration No. 21753

State of Minnesota  
County of Hennepin The foregoing surveyor's certificate was acknowledged before me this 4<sup>th</sup> day of MARCH, 1999, by Charles F. Anderson, Land Surveyor.



*Therese P. Alsch*  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2000

The plat of MATTHEWS GROVE TOWNHOMES was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 15<sup>th</sup> day of October, 1998.

By Donna M. Naew Chairman

We hereby certify that the City Council of the City of Coon Rapids, Minnesota duly accepted and approved this plat of MATTHEWS GROVE TOWNHOMES at a regular meeting held this 4<sup>th</sup> day of November, 1998. 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.

CITY COUNCIL OF COON RAPIDS, MINNESOTA

By *Alex McCarty* Mayor

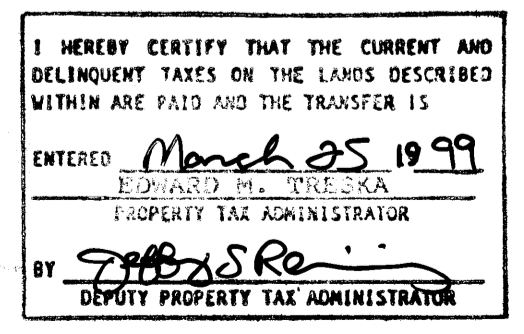
By *Betty Backes, MC* Clerk

Checked and approved this 25<sup>th</sup> day of MARCH, 1999.

*Larry D. Perra*  
Anoka County Surveyor

Doc # 1417363.

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 25th March A.D., 1999 at 3 o'clock P.M., and was duly recorded in book 56 page 50  
*Edward M. Treska*  
County Recorder  
By *David S. Re* (RP)  
Deputy



Rec # 1999031272 \$ 725.00

