

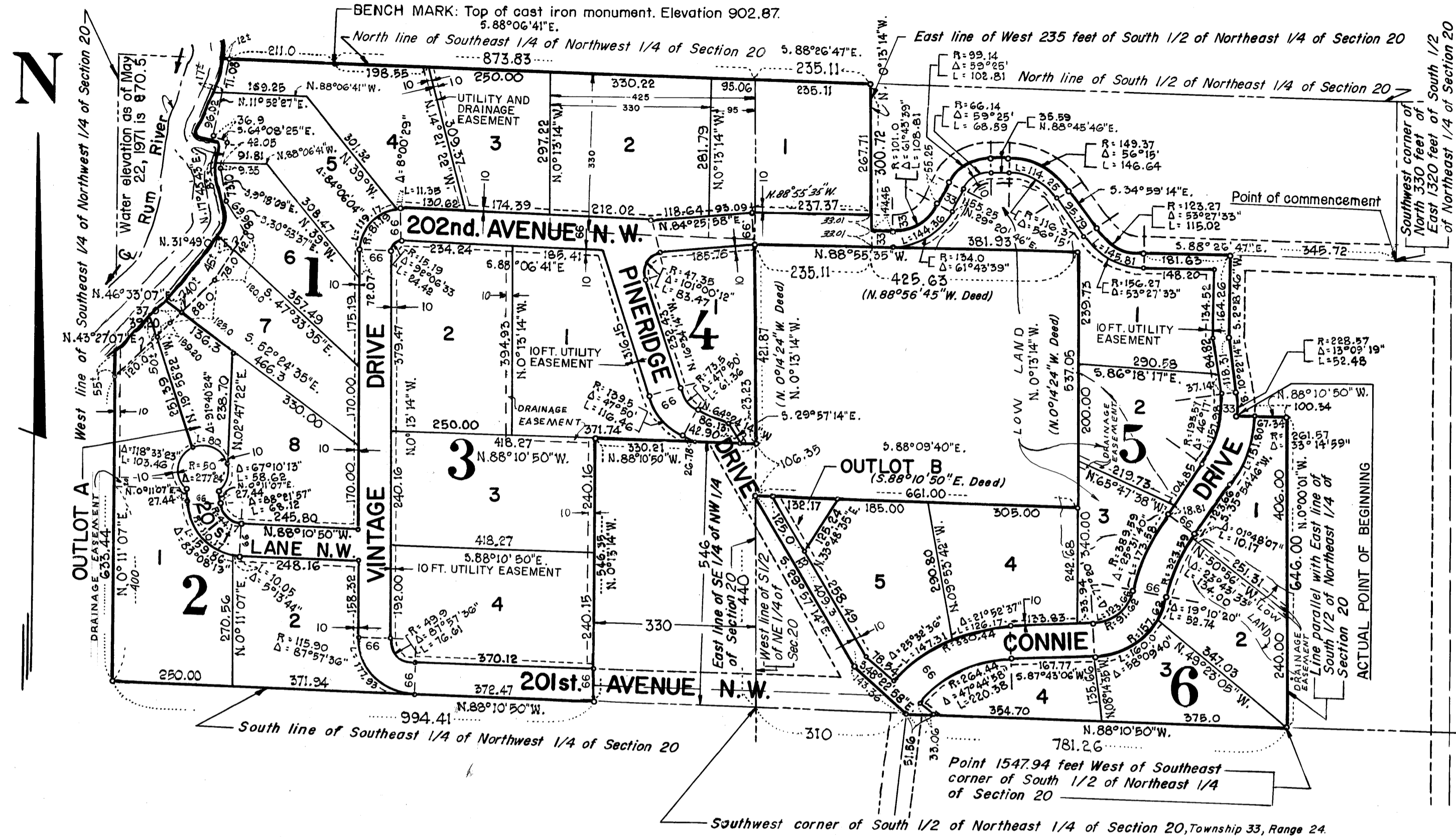
MENKVELD'S RIVERDALE ESTATES

BEARINGS SHOWN ARE ASSUMED
• DENOTES IRON MONUMENT

MAY, 1971

EGAN, FIELD & NOWAK
SURVEYORS

SCALE: 1 INCH EQUALS 200 FEET



Know all men by these presents that Gilbert A. Menkveld, single, owner and proprietor of the following described property situated in the State of Minnesota and County of Anoka, to wit: That part of the South 1/2 of the Northeast 1/4 of Section 20, Township 33, Range 24 described as follows: Commencing at the Southwest corner of the North 330 feet of the East 1320 feet of said South 1/2 of the Northeast 1/4; thence North 88° 26' 47" West along a line parallel with the North line of said South 1/2 of the Northeast 1/4 a distance of 345.72 feet; thence South 2° 18' 46" West, 164.26 feet; thence South 10° 22' 14" East, 118.31 feet; thence Southerly 52.48 feet along a tangential curve to the right, having a radius of 228.57 feet, to an intersection with a line parallel with and 646 feet Northerly (measured along a line parallel with the East line of said South 1/2 of the Northeast 1/4) from the South line of said South 1/2 of the Northeast 1/4, said point being the actual point of beginning of the tract of land to be described; thence Northerly along last described curve 52.48 feet; thence North 10° 22' 14" West, 118.31 feet; thence North 2° 18' 46" East, 164.26 feet; thence North 88° 26' 47" West along a line parallel with the North line of said South 1/2 of the Northeast 1/4 a distance of 181.63 feet; thence Northwest 115.02 feet along a tangential curve to the right, having a radius of 123.27 feet; thence North 34° 59' 14" West, 95.79 feet; thence Northwest 146.64 feet along a tangential curve to the left, having a radius of 149.37 feet; thence South 88° 45' 46" West, 35.59 feet; thence Southwesterly 102.81 feet along a tangential curve to the left, having a radius of 99.14 feet; thence South 29° 20' 14" West, 55.25 feet; thence Southwesterly 108.81 feet along a tangential curve to the right, having a radius of 101 feet; thence Westerly in a straight line, tangent to last described curve to the East line of the West 235 feet of said South 1/2 of the Northeast 1/4; thence Southerly 33.01 feet along the East line of the West 235 feet of said South 1/2 of the Northeast 1/4; thence South 88° 55' 35" East, 425.63 feet; thence South 0° 13' 14" East, 537.05 feet; thence North 88° 09' 40" West, 661 feet to a point in the West line of said South 1/2 of the Northeast 1/4 distant 440 feet North of the Southwest corner thereof; thence South 29° 57' 14" East, 409.3 feet; thence South 48° 22' 58" East, 143.36 feet to a point in the South line of said South 1/2 of the Northeast 1/4, distant 310 feet East of the Southwest corner thereof; thence South 88° 10' 50" East along the South line of said South 1/2 of the Northeast 1/4 to a point therein distant 1547.94 feet West of the Southeast corner thereof; thence North parallel with the East line of said South 1/2 of the Northeast 1/4 a distance of 646 feet; thence Westerly parallel with the South line of said South 1/2 of the Northeast 1/4 a distance of 100.34 feet to the actual point of beginning. Also the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 33, Range 24, except that part thereof lying westerly of the easterly shoreline of the Rum River; also except the South 546 feet of the East 330 feet thereof; also except the North 330 feet of the East 425 feet thereof. Also that Steve C. Fonest and Sally I. Fonest, his wife, owners and proprietors of the following described property to wit: The North 330 feet of the West 330 feet of the East 425 feet of the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 33, Range 24. Also that Dale W. Mueller and Marilyn J. Mueller, his wife, owners and proprietors of the following described property to wit: The East 95 feet of the North 330 feet of the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 33, Range 24, and that part of the West 235 feet of the South 1/2 of the Northeast 1/4 of Section 20, Township 33, Range 24, lying North of the following described line to wit: Commencing at the Southwest corner of said Southwest 1/4 of the Northeast 1/4; thence North 0° 14' 24" West, along the Westerly line of said Southwest 1/4 of the Northeast 1/4 a distance of 440 feet; thence South 88° 10' 50" East, 661 feet; thence North 0° 14' 24" West to a point 330 feet South of the North line of said Southwest 1/4 of the Northeast 1/4, said point being the actual point of beginning of the line to be described; thence North 88° 56' 45" West to the Westerly line of said Southwest 1/4 of the Northeast 1/4 and there terminating. Have caused the same to be surveyed and platted as MENKVELD'S RIVERDALE ESTATES and do hereby donate and dedicate to the public for public use forever the avenues, drives, lane and easements for drainage and utility purposes as shown on the plat. In witness whereof said Gilbert A. Menkveld, single, and Steve C. Fonest and Sally I. Fonest, his wife, and Dale W. Mueller and Marilyn J. Mueller, his wife, have hereunto set their hands and seals this 9th day of June A.D. 1971.

In presence of:-

Signed: Gilbert A. Menkveld (Seal)

Ernest W. Knutson as to Gilbert A. Menkveld,
Steve C. Fonest, Sally I. Fonest,
Charles C. Nickerson Fonest, Dale W. Mueller
and Marilyn J. Mueller

Steve C. Fonest (Seal) Sally I. Fonest (Seal)
Steve C. Fonest (Seal) Sally I. Fonest (Seal)
Dale W. Mueller (Seal) Marilyn J. Mueller (Seal)

(STATE OF MINNESOTA)
(COUNTY OF ANOKA) S.S. On this 9th day of June A.D. 1971, before me a Notary Public, personally appeared Gilbert A. Menkveld, single, and Steve C. Fonest and Sally I. Fonest, his wife, and Dale W. Mueller and Marilyn J. Mueller, 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, Anoka County, Minnesota, My commission expires 6-2-72

I hereby certify that I have surveyed and platted the property described on this plat as MENKVELD'S RIVERDALE ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that monuments have been correctly placed in the ground as shown; and that the outside boundary lines are correctly designated on the plat.

Vernon A. Nickerson
Surveyor - Minnesota Registration No. 9053

(STATE OF MINNESOTA)
(COUNTY OF HENNEPIN) S.S. The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 25 day of June A.D. 1971.

Chris Kuntz Notary Public, Hennepin County, Minnesota
My commission expires March 4, 1975

The plat of MENKVELD'S RIVERDALE ESTATES was approved by the Planning and Zoning Commission and by the Town Board of the Township of Oak Grove, Minnesota at a regular meeting thereof held this 26 day of April A.D. 1971.

by Ernest W. Knutson chairman by Melvin J. ... clerk

Recommended for approval this 22 day of June A.D. 1971

G. J. Lundheim
Anoka County Highway Engineer

Approved as to form and execution this 13th day of July A.D. 1971.

Robert Johnson
Anoka County Attorney

This plat was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota, at a regular meeting thereof held this 2nd day of June A.D. 1971.

Robert R. ... Chairman Charles R. Lefebvre County Auditor

Checked and approved this 2nd day of July A.D. 1971.

Roland W. Anderson
Anoka County Surveyor

352377

OFFICE OF REGISTER OF DEEDS
STATE OF MINNESOTA, COUNTY OF ANOKA } ss
I hereby certify that the within instrument was filed in this office for records on the 9th day of July, 1971, at 9 o'clock A.M., and was duly recorded in book 7 of PLATS, page 8

Red J. ...
Register of Deeds
Boj A. ...
Deputy

"NO DELINQUENT TAXES"

July 14, 1971
...
Deputy