

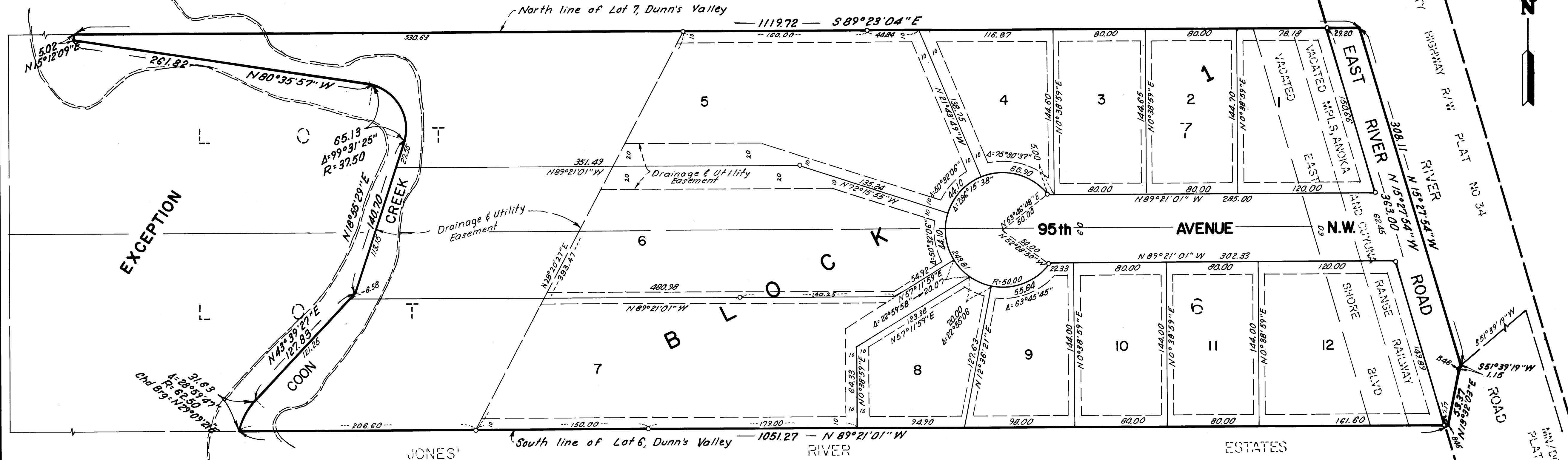
# RIVER RIDGE ESTATES

CITY OF COON RAPIDS - COUNTY OF ANOKA

SCALE IN FEET  
0 25 50 100  
SCALE: 1 INCH = 50 FEET

○ Denotes Iron Monument  
For the purpose of this plat, the South line of Lot 6, Dunn's Valley is assumed to bear N89°21'01"W

Drainage and Utility easements are shown thus:  
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right-of-way lines and rear lot lines, unless otherwise shown on the plat.



KNOW ALL PERSONS BY THESE PRESENTS that Hokanson Construction Company, Inc., a Minnesota corporation, owner of the following described property situated in Anoka County, Minnesota, to wit:

That part of vacated Minneapolis, Anoka and Cuyuna Range railroad right-of-way and that part of vacated East River Road accrued thereto, and all that part of said Lots 6 and 7, DUNN'S VALLEY, Anoka County, Minnesota lying East, Easterly, and Northeasterly of the following described centerline of Coon Creek:

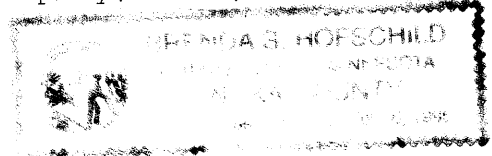
Commencing at the Southeast corner of Section 26, Township 31, Range 24, Anoka County, Minnesota; thence North 89 degrees 19 minutes 00 seconds West along the South line of said Section 26 a distance of 2636.02 feet to the South quarter corner of said Section 26 to the actual point of beginning of said centerline; (1) thence North 01 degrees 28 minutes 19 seconds East a distance of 199.84 feet; (2) thence deflecting right along a tangential curve (central angle 145 degrees 25 minutes 46 seconds, radius 37.50 feet) a distance of 95.18 feet; (3) thence deflecting right along a compound curve (central angle 31 degrees 22 minutes 49 seconds, radius 144.72 feet) a distance of 79.26 feet; (4) thence deflecting left along a reverse curve (central angle 113 degrees 48 minutes 57 seconds, radius 38.71 feet) a distance of 76.90 feet; (5) thence North 64 degrees 27 minutes 57 seconds East a distance of 47.36 feet; (6) thence deflecting left along a tangential curve (central angle 75 degrees 05 minutes 08 seconds, radius 87.50 feet) a distance of 114.67 feet; (7) thence North 10 degrees 37 minutes 11 seconds West a distance of 95.55 feet; (8) thence North 57 degrees 45 minute 00 seconds West a distance of 99.33 feet; (9) thence North 81 degrees 00 minutes 23 seconds East a distance of 70.26 feet; (10) thence deflecting left along a tangential curve (central angle 123 degrees 58 minutes 18 seconds, radius 37.50 feet) a distance of 81.14 feet; (11) thence North 42 degrees 57 minutes 54 seconds West a distance of 68.91 feet; (12) thence North 75 degrees 43 minutes 08 seconds East a distance of 27.78 feet; (13) thence deflecting left along a tangential curve (central angle 119 degrees 30 minutes 00 seconds, radius 50.00 feet) a distance of 104.28 feet; (14) thence North 43 degrees 46 minutes 52 seconds West a distance of 80.48 feet; (15) thence North 11 degrees 34 minutes 50 seconds East a distance of 124.54 feet; (16) thence North 24 degrees 40 minutes 36 seconds East a distance of 122.16 feet; (17) thence North 07 degrees 58 minutes 30 seconds East a distance of 179.91 feet; (18) thence deflecting left along a tangential curve (central angle 114 degrees 26 minutes 59 seconds, radius 18.75 feet) a distance of 37.45 feet; (19) thence South 73 degrees 31 minutes 32 seconds West a distance of 78.61 feet; (20) thence deflecting right along a tangential curve (central angle 150 degrees 07 minutes 55 seconds, radius 62.50 feet) a distance of 163.77 feet; (21) thence North 43 degrees 39 minutes 27 seconds East a distance of 127.83 feet; (22) thence North 18 degrees 55 minutes 29 seconds East a distance of 140.70 feet; (23) thence deflecting left along a tangential curve (central angle 99 degrees 31 minutes 25 seconds, radius 37.50 feet) a distance of 65.14 feet; (24) thence North 80 degrees 35 minutes 57 seconds West a distance of 261.82 feet; (25) thence North 15 degrees 12 minutes 09 seconds East a distance of 95.34 feet and there terminating.

Has caused the same to be surveyed, platted and known as RIVER RIDGE ESTATES and do hereby dedicate to the public use forever the avenue, road, and dedicating the right of access to East River Road from Lots 1 and 12, Block 1 to the County of Anoka and drainage and utility easements as shown on the plat. In witness whereof said Hokanson Construction Company, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 15th day of April, 1990.

SIGNED  
HOKANSON CONSTRUCTION COMPANY, INC.  
by Roger A. Hokanson, its president  
Roger A. Hokanson

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 6th day of April, 1990 by Roger A. Hokanson, its president of Hokanson Construction Company, Inc., a Minnesota corporation, on behalf of the corporation.



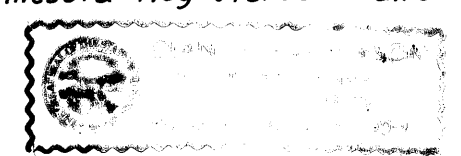
Brenda S. Hopschild  
Notary Public, Anoka County, Minnesota  
My Commission Expires 2-8-95

I, Rodney H. Halvorson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as RIVER RIDGE ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands or public highways other than as shown thereon.

Rodney H. Halvorson  
Rodney H. Halvorson, Land Surveyor  
Minnesota Registration No. 10947

STATE OF MINNESOTA  
COUNTY OF Anoka

The Surveyors's Certificate was subscribed and sworn to before me, a Notary Public, this 28th day of March, 1990, by Rodney H. Halvorson, a Minnesota Registered Land Surveyor.



Diane S. Halvorson  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 7-30-93

This plat of RIVER RIDGE ESTATES was approved by the Planning and Zoning Commission of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 15th day of January, 1990.

Dorrie M. Naave  
Chairperson  
David J. Jorgensen  
Secretary

The foregoing plat of RIVER RIDGE ESTATES was approved and accepted by the City Council of Coon Rapids Minnesota at a regular meeting thereof held this 25th day of February, 1990. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City of the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF COON RAPIDS, MINNESOTA  
By Richard S. Reiter, Mayor By Betty Backus, CMC, Clerk

Checked and approved this 25th day of MAY, 1990.

By MERYLN D. ANDERSON  
Merlyn D. Anderson, Anoka County Surveyor  
by Larry Shain Deputy

894188  
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 May 25 A.D., 1990 at 2:30 o'clock P.M., and was duly recorded in Book 14 of Plat 14 on page 14

HEREBY CERTIFY THAT THE TAXES DUE IN THE YEAR 1990 ON THE LANDS DESCRIBED WITHIN ARE PAID  
Donald C. Sullivan  
Anoka County Treasurer  
By Ted J. Randall  
County Recorder  
By Sreta Kay Ege  
Deputy

MIDWEST  
Land Surveyors & Civil Engineers, Inc.