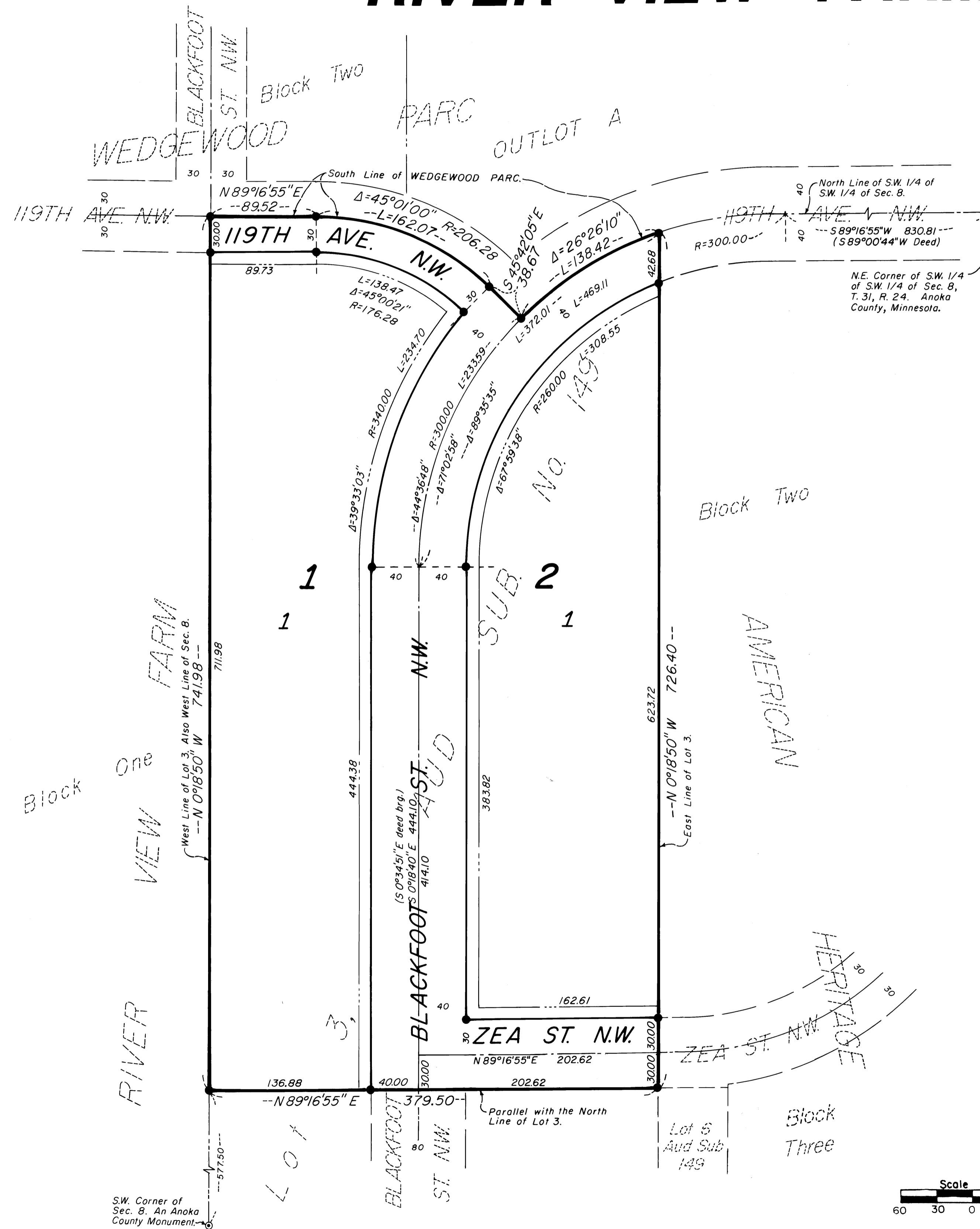


# RIVER VIEW FARMS PLAT 2

CITY OF COON RAPIDS,  
ANOKA COUNTY, MN.



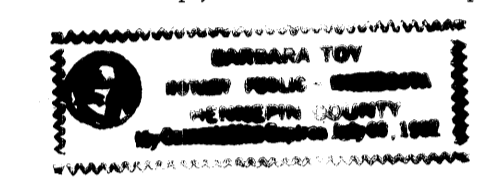
KNOW ALL MEN BY THESE PRESENTS: That Riverdale Partnership, a Minnesota partnership, fee owner of the following described properties situated in the State of Minnesota, County of Anoka, to-wit:

That part of Lot 3, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota, lying Southerly of the plat of WEDGEWOOD PARC and which lies North of the following described line: Commencing at a point on the West line of Section 8, Township 31, Range 24 which is 577.5 feet North of the Southwest corner of said Section 8 as measured along said West line (which point is also on the West line of said Lot 3); thence East parallel with the North line of said Lot 3 to the East line thereof and there terminating.

Have caused the same to be surveyed and platted as RIVER VIEW FARMS PLAT 2, and do hereby donate and dedicate to the public for the public use forever the thoroughfares as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 25th day of October, 1991.

By: James M. Stanton, RIVERDALE PARTNERSHIP  
James M. Stanton, as President  
Shamrock Development, Inc.,  
A Minnesota corporation, a general partner

State of Minnesota, County of Anoka  
The foregoing instrument was acknowledged before me this 25th day of October, 1991 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, a general partner on behalf of Riverdale Partnership, a Minnesota partnership.

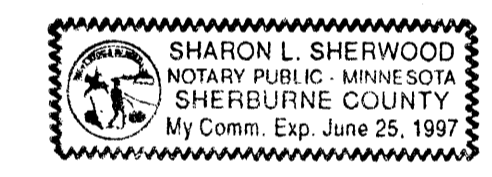


Barbara Toy, Notary Public,  
Hennepin County, Minnesota  
My commission expires: 7-8-92

I hereby certify that I have surveyed and platted the property described in this plat as RIVER VIEW FARMS PLAT 2 and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on the plat other than as shown thereon.

Lynn P. Caswell  
Lynn P. Caswell, Land Surveyor  
Minnesota Registration No. 13057

State of Minnesota, County of Shuburne  
The foregoing instrument was acknowledged before me this 24th day of October, 1991, by Lynn P. Caswell, Land Surveyor.



Sharon L. Sherwood, Notary Public,  
Shuburne County, Minnesota  
My commission expires: June 25, 1997

Annexed plat of RIVER VIEW FARMS PLAT 2 was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 19th day of September, 1991.

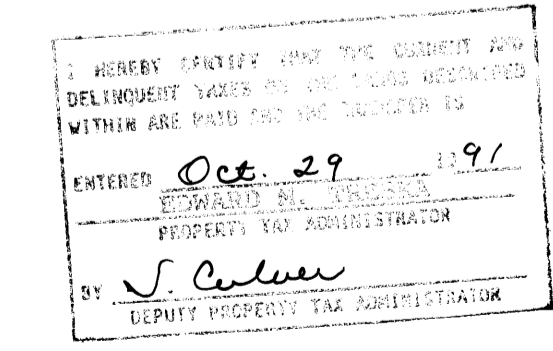
By: Diana M. Naue, Chairman

Annexed plat of RIVER VIEW FARMS PLAT 2 was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 8th day of October, 1991. 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 required by Minnesota Statutes Section 505.03, Subdivision 2.

By: Richard S. Reiter, Mayor Attest: Betty Backes, CM

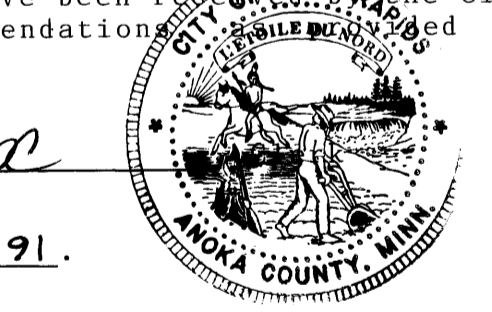
This plat has been checked and approved this 28th day of OCTOBER, 1991.

MERLYN D. ANDERSON, Anoka County Surveyor  
by Larry D. Brown deputy



- Scale: 1 inch = 60 feet.
- For the purposes of this plat, the West line of Lot 3, AUDITOR'S SUBDIVISION NO. 149 is assumed to bear N 0°18'50" W.
- Denotes 1/2 inch iron pipe set with a plastic plug stamped RLS 13057.
  - Denotes iron pipe found.

Drainage and Utility Easements are shown thus:  
10' --- 10'  
Being 10 feet in width and adjoining front lot lines, unless noted otherwise.



213023  
OFFICE OF THE REGISTER OF TITLES  
ANOKA COUNTY, MINN.  
RECEIVED  
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By Katherine Bein  
DEPUTY REGISTER OF TITLES

JOHN OLIVER & ASSOCIATES, INC.  
922 Main Street  
Ely River, Minnesota 55330  
(612) 441-2072  
Land Surveying  
Subdivision Design  
Site Planning