

RIVER VIEW FARMS PLAT 3

City of Coon Rapids
County of Anoka
Sec. 7 & 8, Twp. 31, Rng. 24
Book 77 Abst Pg 44

KNOW ALL PERSONS BY THESE PRESENTS: That Allina Health System, a Minnesota non-profit corporation, owner of the following described property:

TORRENS PROPERTY

That part of Lot 1, Block 1, RIVER VIEW FARM, Anoka County, Minnesota, LYING EAST of a line drawn parallel with the East line of said Lot 1 and distant 388.74 feet East of the Northwest corner of said Lot 2, as measured along the North line thereof, EXCEPTING THEREFROM THE FOLLOWING:

That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 7, Township 31, Range 24, that is described as follows: Commencing at a point on the East line thereof distant 577.5 feet North of the Southeast corner thereof as measured along said East Line; and proceeding thence South on said East line to the North line of U.S. Trunk Highway No. 10; and proceeding thence Northwesterly along the said line for a distance of 30 feet; and proceeding thence Northeasterly and in a direct line to the point of beginning herein, being a part of Lot 1, Block 1, RIVER VIEW FARM.

That part of Lot 2, Block 1, RIVER VIEW FARM, Anoka County, Minnesota, lying east of a line drawn parallel with the East line of said Lot 1 and distant 388.74 feet East of the Northwest corner of said Lot 2, as measured along the North line thereof.

EXCEPTING THEREFROM

Those parts of Lots 1 and 2, Block 1, RIVER VIEW FARM, Anoka County, Minnesota, LYING EAST of a line drawn parallel with the East line of said Lot 1 and distant 388.74 feet East of the Northwest corner of said Lot 2, as measured along the North line thereof, and which lies west of a line drawn parallel with the East line of said Lot 1 and distant 515.36 feet East of the Northwest corner of said Lot 2, as measured along the North line thereof.

AND

TORRENS PROPERTY

Lot 1 Block 1, RIVER VIEW FARMS PLAT 2.

AND

ABSTRACT PROPERTY

That part of Lot 3, AUDITOR'S SUBDIVISION NO. 149, and Lot 1, Block 1, RIVER VIEW FARM, and the Southwest Quarter of the Southwest Quarter Section 8, and the Southeast Quarter of the Southeast Quarter of Section 7, all in Township 31, Range 24, Anoka County, Minnesota described as follows:

Commencing at the southwest corner of said Section 8; thence on an assumed bearing of North 00 degrees 08 minutes 58 seconds East, along the west line of said Southwest Quarter of the Southwest Quarter of Section 8, a distance of 577.50 feet to the southwest corner of RIVER VIEW FARMS PLAT 2, said southwest plat corner also being the point of beginning of the parcel to be described; thence North 89 degrees 44 minutes 52 seconds East, along the southerly line of said RIVER VIEW FARMS PLAT 2, a distance of 320.00 feet; thence South 00 degrees 08 minutes 58 seconds West, parallel with said west line of the said Southwest Quarter of the Southwest Quarter, a distance of 150.00 feet; thence South 02 degrees 36 minutes 06 seconds West, a distance of 204.96 feet to the North line of Coon Rapids Boulevard (A.K.A C.S.A.H. No. 1) (F.K.A. U.S. Trunk Highway No. 10); thence northwesterly along said North line to a point which bears South 08 degrees 59 minutes 46 seconds West from the point of beginning; thence North 08 degrees 59 minutes 46 seconds East, a distance of 172.57 feet to the point of beginning.

Has caused the same to be surveyed and platted as RIVER VIEW FARMS PLAT 3 and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Allina Health System, a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this 22 day of OCTOBER, 2014.

Allina Health System

Corrine Krogher

By: CORRINE KROGHER its VICE PRES. FINANCE

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on OCTOBER 22 2014 by CORRINE KROGHER its VICE PRES. FINANCE of Allina Health System, a Minnesota non-profit corporation, on behalf of the corporation.

Margaret Mary Caviness
MARGARET MARY CAVINESS
Notary Public HENNEPIN COUNTY, MN
My Commission Expires JANUARY 31, 2016

I Craig E. Johnson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 17th day of OCTOBER, 2014.

Craig E. Johnson
Craig E. Johnson, Licensed Land Surveyor
Minnesota License No. 44530

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on October 17, 2014 by Craig E. Johnson.

George J. Rice
George J. Rice
Notary Public HENNEPIN COUNTY
My Commission Expires JANUARY 31, 2018

Coon Rapids Planning Commission

Be it known that at a meeting held on this 19 day of September, 2013, the Planning Commission, City of Coon Rapids, Minnesota did hereby review and approve this plat of RIVER VIEW FARMS PLAT 3.

By: [Signature] Chairman

City Council, City of Coon Rapids, Minnesota

This plat of RIVER VIEW FARMS PLAT 3 was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 1 day of October, 2013, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: [Signature] Mayor

By: [Signature] Clerk

Anoka County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 10th day of December, 2014.

Larry D. Holm by [Signature]
Larry D. Holm, Anoka County Surveyor

527244.001
+
2096053.001

Office of RECORDER/REGISTRAR
OF TITLES

STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the within instrument was filed in
this office for record on the 10th day of
December, 2014 at 9:09 o'clock A.M.
and was duly recorded in book 77 page 44
Abst
Jonell M Sawyer
Recorder/Registrar of Titles

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
Dec 10 2014
Jonell M Sawyer
PROPERTY TAX ADMINISTRATOR
BY GKE
DEPUTY PROPERTY TAX ADMINISTRATOR

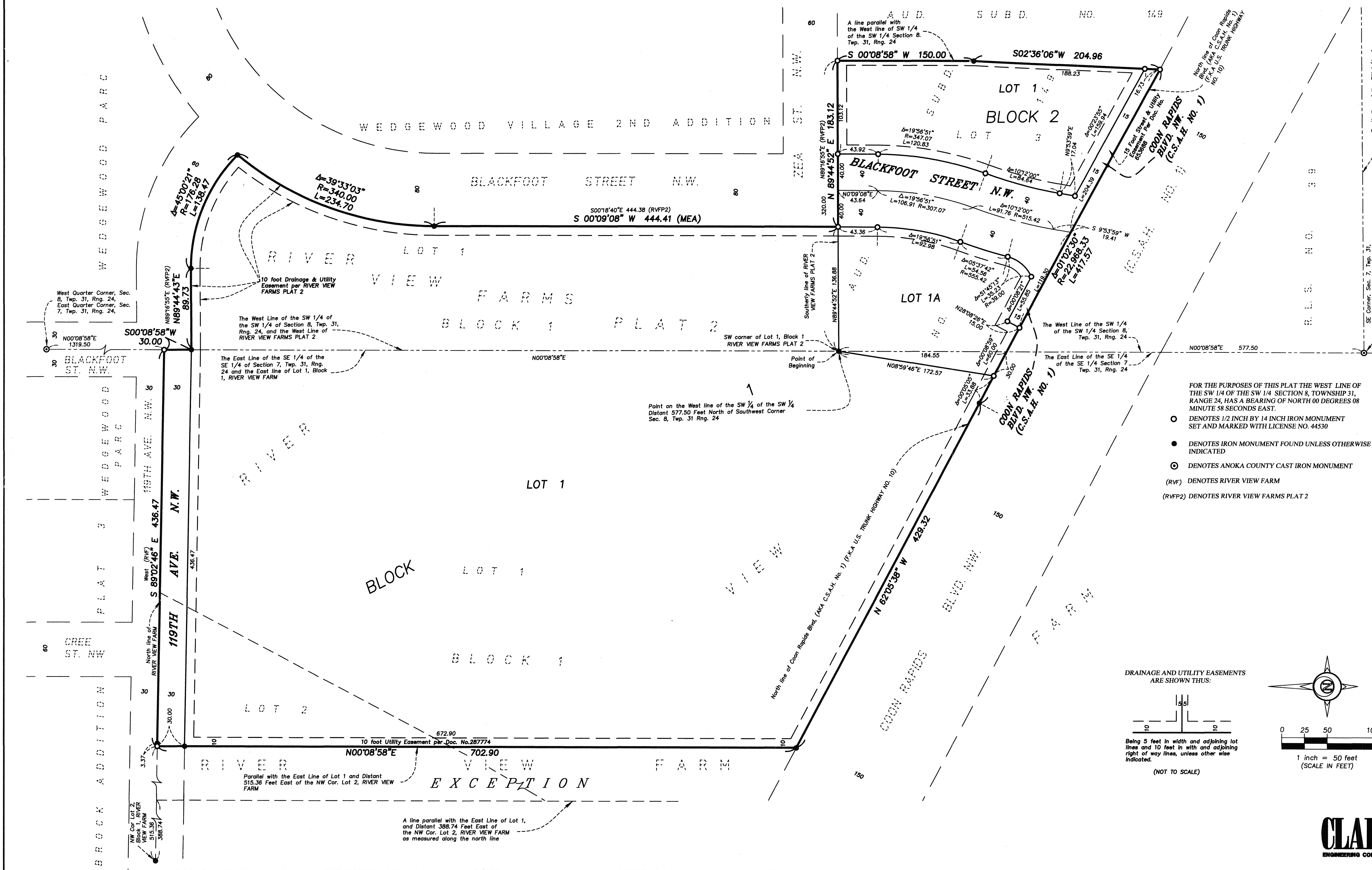
By GKE
Deputy

\$ 56 \$ 56



RIVER VIEW FARMS PLAT 3

City of Coon Rapids
County of Anoka
Sec. 7 & 8, Twp. 31, Rng. 24
Book 77 Abet pg 44

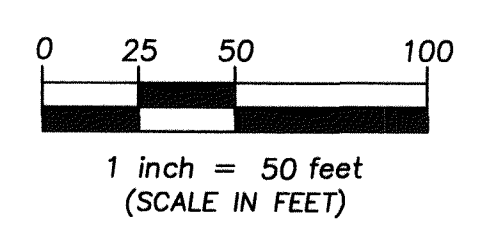
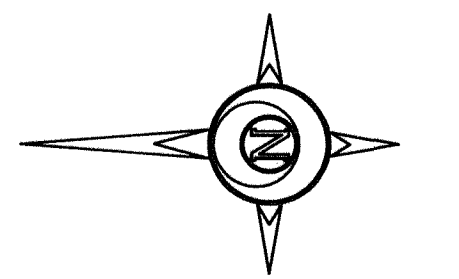
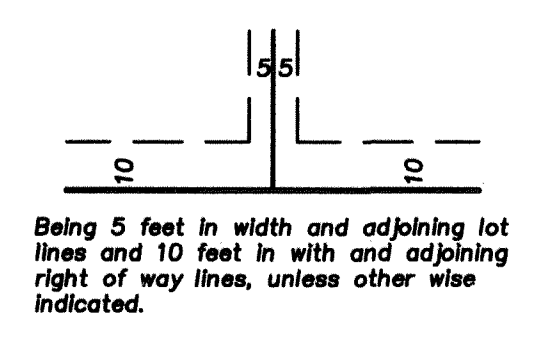


FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE SW 1/4 OF THE SW 1/4 SECTION 8, TOWNSHIP 31, RANGE 24, HAS A BEARING OF NORTH 00 DEGREES 08 MINUTE 58 SECONDS EAST.

- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED WITH LICENSE NO. 44530
- DENOTES IRON MONUMENT FOUND UNLESS OTHERWISE INDICATED
- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT

(RVF) DENOTES RIVER VIEW FARM
(RVFP2) DENOTES RIVER VIEW FARMS PLAT 2

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

A line parallel with the East Line of Lot 1, and Distant 388.74 Feet East of the NW Cor. Lot 2, RIVER VIEW FARM as measured along the north line

Parallel with the East Line of Lot 1 and Distant 515.36 Feet East of the NW Cor. Lot 2, RIVER VIEW FARM

Point on the West line of the SW 1/4 of the SW 1/4 Distant 577.50 Feet North of Southwest Corner Sec. 8, Twp. 31 Rng. 24