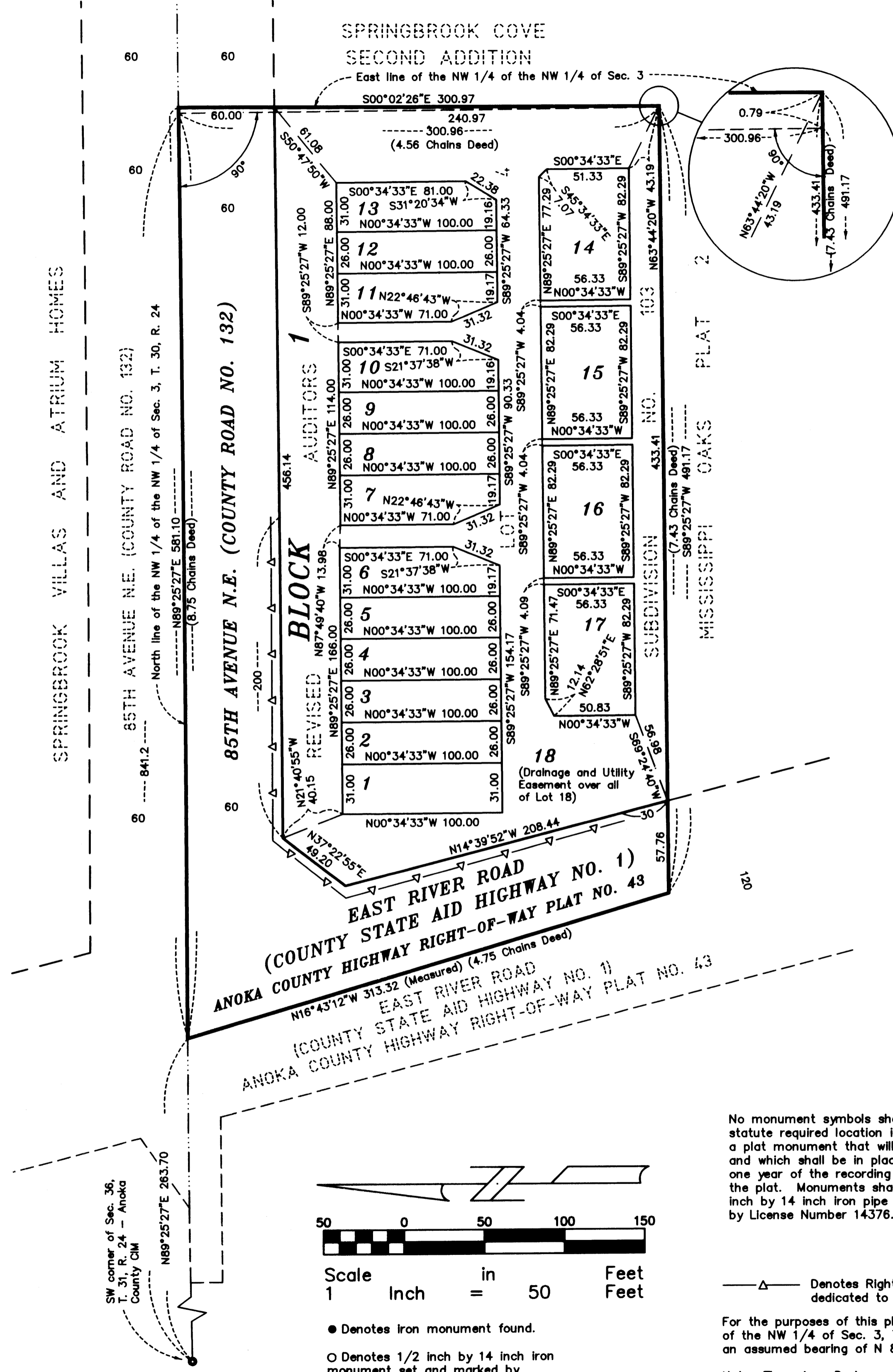


RIVER VILLAGE ESTATES 3RD ADDITION

CITY OF COON RAPIDS,
COUNTY OF ANOKA
Sec. 3, T. 30, R. 24



KNOW ALL MEN BY THESE PRESENTS: That Prime Builders, Inc., a Minnesota corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Northwest Quarter of the Northwest Quarter of Section 3, Township 30, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the north line of said Section 3 distant 841.2 feet east from the southwest corner of Section 36, Township 31, Range 24; thence at right angles south 300.96 feet; thence at right angles east to the east line of said Northwest Quarter of the Northwest Quarter; thence north along said east line to the north line thereof; thence west along said north line to the place of commencement, according to the Government Survey thereof.

That part of the North Half of the Northwest Quarter of the Northwest Quarter of Section 3, Township 30, Range 24 described as follows: Commencing at a point on the north line of said Section 3 distant 263.7 feet east from the southwest corner of Section 36, Township 31, Range 24; thence east 8.75 chains; thence at right angles south 4.56 chains; thence at right angles west 7.43 chains; thence in a northwesterly direction 4.75 chains to the place of beginning.

Has caused the same to be surveyed and platted as RIVER VILLAGE ESTATES 3RD ADDITION, and does hereby donate and dedicate to the public for public use forever the Road and Avenue as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. Also dedicating to the County of Anoka the right of access to County State Aid Highway No. 1 and County Road No. 132 as shown on said plat.

In witness whereof, said Prime Builders, Inc., a Minnesota corporation has caused these presents to be signed this 15th day of October, 2001.

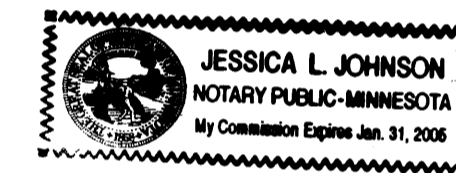
PRIME BUILDERS INC.

By: [Signature]
John M. DeVries, President

383303
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on Nov. 2, 2001 at 10 o'clock A.M.
Maureen J. Devine, Registrar of Titles
Mary Ringo, Deputy Registrar of Titles

STATE OF MINNESOTA
COUNTY OF HENNEPIN

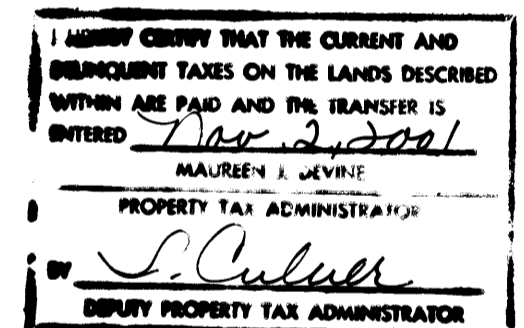
The foregoing instrument was acknowledged before me this 15th day of October, 2001 by John M. DeVries, president of Prime Builders Inc., a Minnesota corporation, on behalf of said corporation.



Jessica L. Johnson
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2005

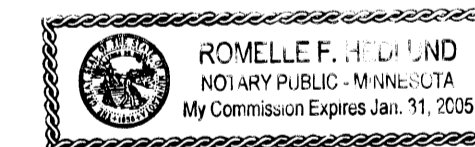
I hereby certify that I have surveyed and platted the property described in this plat as RIVER VILLAGE ESTATES 3RD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; 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.

Jeffrey D. Lindgren
Jeffrey D. Lindgren, Land Surveyor
Minnesota Registration No. 14376



STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 15TH day of OCTOBER, 2001 by Jeffrey D. Lindgren, Land Surveyor.



Romelle F. Hedlund
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2005

The plat of RIVER VILLAGE ESTATES 3RD ADDITION was approved by the Planning Commission of the City of Coon Rapids, Anoka County, Minnesota this 24th day of May, 2001.

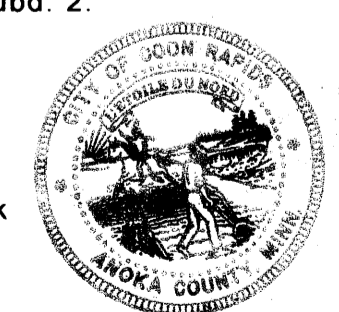
By: Diana M. Rowe, Chairman

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota duly accepted and approved the plat of RIVER VILLAGE ESTATES 3RD ADDITION at a regular meeting held this 4th day of September, 2001. 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 Minnesota Statutes, Section 505.03, Subd. 2.

CITY OF COON RAPIDS:

By: [Signature] Mayor

Attest: [Signature] City Clerk



SURVEY DIVISION, ANOKA COUNTY, MINNESOTA

Checked and approved this 29th day of OCTOBER, 2001.

By: [Signature]
Anoka County Surveyor