OFFICIAL PLAT RIVER VILLAGE ESTATES 3RD ADDITION CITY OF COON RAPIDS, COUNTY OF ANOKA Sec. 3, T. 30, R. 24 SPRINGBROOK COVE SECOND ADDITION 60 KNOW ALL MEN BY THESE PRESENTS: That Prime Builders, Inc., a Minnesota corporation, fee owner of the following described property - East line of the NW 1/4 of the NW 1/4 of Sec. 3 -----situated in the County of Anoka, State of Minnesota, to wit: S00°02'26"E 300.97 That part of the Northwest Quarter of the Northwest Quarter of Section 3, Township 30, Range 24, Anoka County, Minnesota, described as ----- 300.96---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 (4.56 Chains Deed) 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 S00°34'33"E 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: N00°34'33"W 100.00 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. N00°34'33"W 100.00 Has caused the same to be surveyed and platted as RIVER VILLAGE ESTATES 3RD ADDITION, and does hereby donate and dedicate to the public 11 N22°46'43"W~----ŽN00°34'33"W 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 N00°34'33"W 71.00 / 33.32 S00°34'33"E 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 S00°34'33"E 71.00 ` In witness whereof, said Prime Builders, Inc., a Minnesota corporation has caused these presents to be signed this 15° 8 10 s21°37'38"W ---()ctobar N00°34'33"W 100.00 Office of REGISTRAR OF TITLES N00°34'33"W 100.00 iled in this office on Nov. 2, 2001 NO0°34'33"W 100.00 N N22°46'43"W---STATE OF MINNESOTA N00°34'33"W 71.00 **COUNTY OF HENNEPIN** The foregoing instrument was acknowledged before me this 15th 200 / by John M. DeVries, president S00°34'33"E 71.00 of Prime Builders Inc., a Minnesota corporation, on behalf of said corporation 3 6 s21°37'38"W-'---N00°34'33"W N00°34'33"W 100.00 ♀ .z: S00°34'33"E NOTARY PUBLIC-MINNESOTA PRINGBROOK N00°34'33"W 100.00 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 N00°34'33"W 100.00 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 N00°34'33"W 100.00 ∾ designated on the plat; and that there are no wet lands or public highways to be designated on the plat other than as shown. 85 N00°34'33"W 100.00 N (Drainage and Utility Easement over all MAUREEN & JEVINE 60 PROPERTY TAX ADMINISTRATOR N00°34'33"W 100.00 EAST RIVER ROAD

EAST RIVER HIGHWAY NO. 43

(COUNTY STATE AID HIGHWAY PLAT NO. 43

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. STATE OF MINNESOTA DEPUTY PROPERTY TAX ADMINISTRATOR **COUNTY OF HENNEPIN** The foregoing instrument was acknowledged before me this 157H day of October ROMELLE F. HELD UND

NOT ARY PUBLIC - M-NNESOTA

My Commission Expires Jan. 31, 2005 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 <u>24th</u> day of <u>May</u> By: Down M. Name 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 victimber, 2001. If applicable, the written comments No monument symbols shown at any statute required location indicates and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 a plat monument that will be set, day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2. and which shall be in place within one year of the recording date of the plat. Monuments shall be 1/2 CITY OF COON RAPIDS: inch by 14 inch iron pipe marked by License Number 14376. SURVEY DIVISION, ANOKA COUNTY, MINNESOTA ——△— Denotes Right-of Access Checked and approved this 29th day of October dedicated to Anoka County. For the purposes of this plat, the North line • Denotes iron monument found. of the NW 1/4 of Sec. 3, T. 30, R. 24 has an assumed bearing of N 89°25'27" E. O Denotes 1/2 inch by 14 inch iron HEDLUND monument set and marked by Note: There is a Drainage and Utility Easement Registration No. 14376. over all of Lot 18, Block 1. Receipt No. 2001105393 # 639.50 PLANNING ENGINEERING SURVEYING