

# RIVER VILLAGE ESTATES

CITY OF COON RAPIDS,  
COUNTY OF ANOKA

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

Lot 4, Auditor's Subdivision No. 43, Outlot A, W.G. DOTY INDUSTRIAL PARK, and,

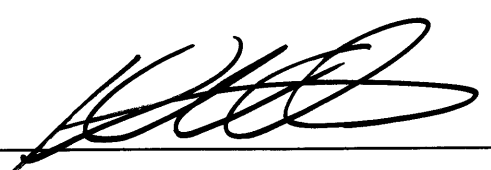
That part of Lots 17 and 18, COLEMAN ACRES, lying easterly of a line drawn parallel with and distant 30.00 feet westerly of the following described line:

Beginning at a point on the south line of Lot 4, Auditor's Subdivision No. 43 distant 635.00 feet east from the southwest corner of said Lot 4; thence northerly at right angles to said south line 105.22 feet; thence northerly 157.62 feet along a tangential curve concave to the west, having a central angle of 18 degrees 03 minutes 42 seconds and a radius of 500.00 feet; thence northwesterly, tangent to last curve, 76.87 feet, more or less, to a tangential curve, concave to the east, having a radius of 400.00 feet, said curve is tangent to the last line and the southerly extension of the centerline of Norway Street as dedicated in the plat of WOODBRIDGE VILLAGE SEVENTH; thence northerly along said curve having a radius of 400.00 feet a distance of 113.96 feet more or less to said southerly extension; thence northerly along said southerly extension 15.81 feet more or less to the north line of said Lot 17 and there terminating.

Has caused the same to be surveyed and platted as RIVER VILLAGE ESTATES, and does hereby donate and dedicate to the public for public use forever the Road, Street 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 from Lot 7, Block 2 of said plat.

In witness whereof, said Prime Builders, a Minnesota corporation has caused these presents to be signed by its proper officer this 18<sup>th</sup> day of June, 1997.

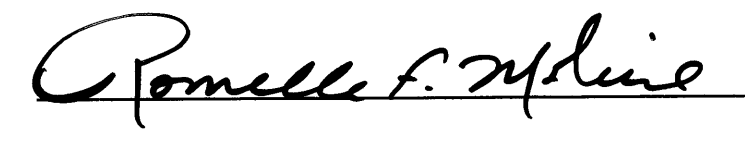
**PRIME BUILDERS**

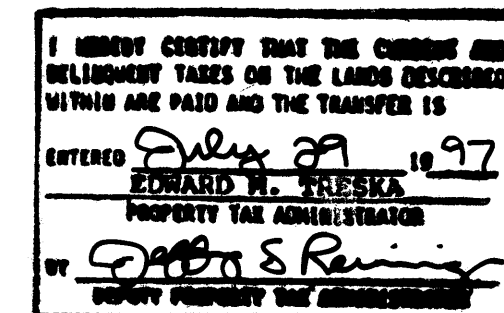
By:   
John M. DeVries, president

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of June, 1997 by John M. DeVries, president of Prime Builders, a Minnesota corporation, on behalf of said corporation.



  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 1-31-2000

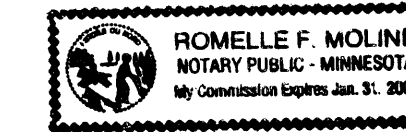



I hereby certify that I have surveyed and platted the property described in this plat as RIVER VILLAGE ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown 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, Land Surveyor  
Minnesota Registration No. 14376

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, 1997 by Jeffrey D. Lindgren, Land Surveyor.



  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 1-31-2000

The plat of RIVER VILLAGE ESTATES was approved by the Planning Commission of the City of Coon Rapids, Anoka County, Minnesota this 15<sup>th</sup> day of May, 1997

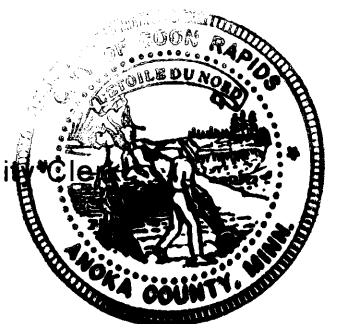
By:   
Chairman

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 at a regular meeting held this 3rd day of June, 1997. 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:**

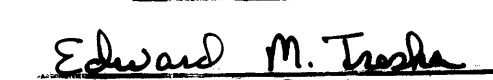
By:   
Mayor

Attest:   
City Clerk



**SURVEY DIVISION, ANOKA COUNTY, MINNESOTA**

Checked and approved this 17<sup>th</sup> day of July, 1997

1289439.  
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 29 July A.D., 1997 3:15 o'clock P.M., and was duly recorded in book 54 of ABST page 43  
  
County Recorder  
By: BLP  
Deputy

**HEDLUND**  
PLANNING ENGINEERING SURVEYING

