

RIVERDALE 1ST ADDITION

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:

ABSTRACT:

That part of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota which lies North of a line extended Easterly on a bearing of North 89 degrees, 35 minutes, 36 seconds East from a point on the West line of the Northeast Quarter distant 1772.56 feet South of the Northwest corner of the Northeast Quarter, as measured along said West line;

TORRENS:

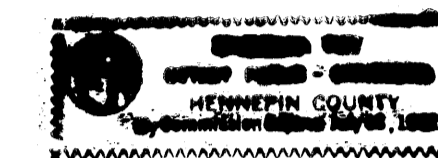
AND THAT part of the Northeast Quarter of said Southwest Quarter of the Northeast Quarter of said Section 5, Township 31, Range 24 which lies Northwest of the following described line: Beginning at the point of intersection of a line extended Easterly on a bearing of North 89 degrees 35 minutes 36 seconds East, from a point on said West line of the Northeast Quarter distant 1772.56 feet South of the Northwest corner of the Northeast Quarter, as measured along said West line, with the West line of said Northeast Quarter of the Southwest Quarter of the Northeast Quarter; thence North 89 degrees 35 minutes 36 seconds East a distance of 29.92 feet; thence North 0 degrees 24 minutes 25 seconds West a distance of 100.00 feet; thence Northeasterly a distance of 125.89 feet along a tangential curve concave to the East, central angle of 21 degrees 17 minutes 54 seconds, and radius of 338.67 feet; thence Northerly a distance of 148.20 feet along a reverse curve concave to the West, central angle of 21 degrees 17 minutes 54 seconds, and radius of 338.67 feet to the intersection with the North line of said Northeast Quarter of the Southwest Quarter of the Northeast Quarter and there terminating.

For the purpose of these descriptions said West line of the Northeast Quarter is assumed to bear South 1 degree 01 minute 30 seconds West.

Have caused the same to be surveyed and platted as RIVERDALE 1ST ADDITION, 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 10th day of April, 1990.

RIVERDALE PARTNERSHIP
By: James M. Stanton, 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 10th day of April, 1990 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, a general partner on behalf of Riverdale Partnership, a Minnesota partnership.

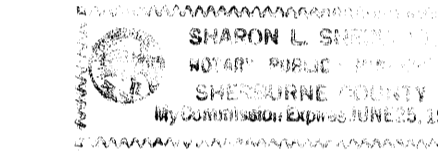


Barbara Jay, Notary Public,
Anoka County, Minnesota
My commission expires: July 8, 1992

I hereby certify that I have surveyed and platted the property described in this plat as RIVERDALE 1ST ADDITION 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 Shenandoah
The foregoing instrument was acknowledged before me this 28th day of March, 1990, by Lynn P. Caswell, Land Surveyor.



Sharon L. Sheward, Notary Public,
Shenandoah County, Minnesota
My commission expires: June 25, 1991

Annexed plat of RIVERDALE 1ST ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 15th day of MARCH, 1990.

By: Donna M. Traene, Chairman

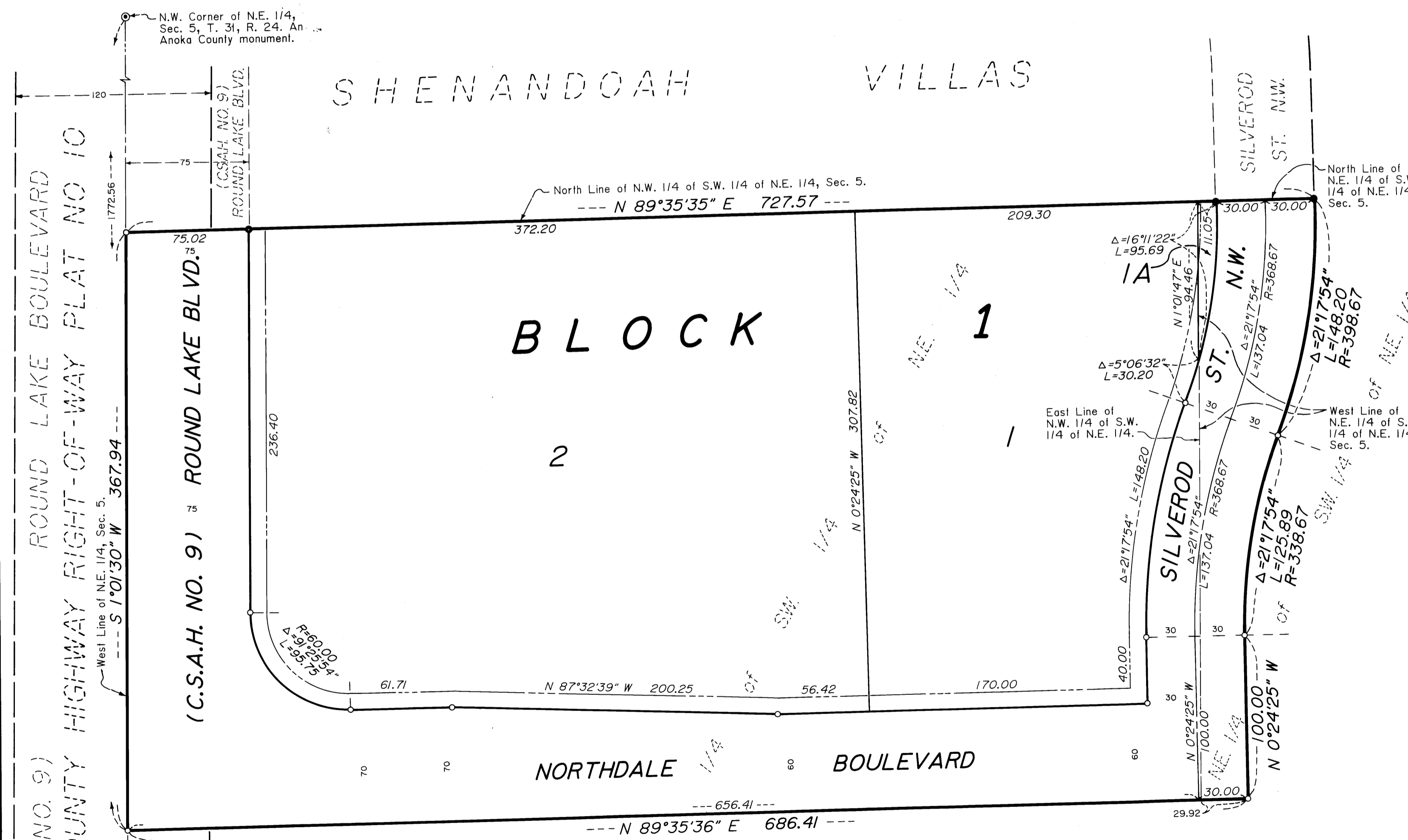
Annexed plat of RIVERDALE 1ST ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 10th day of APRIL, 1990. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received 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, Subdivision 2.

By: Richard S. Reiter, Mayor
Attest: Betty Becker, Clerk

This plat has been checked and approved this 11th day of Apr., 1990.

Mauf D. And, Anoka County Surveyor

"NO DELINQUENT TAXES AND TRANSFER ENTRIES"
April 11th 1990
Charles A. Johnson
Auditor, Anoka County
By: Dorenda Shady
Deputy

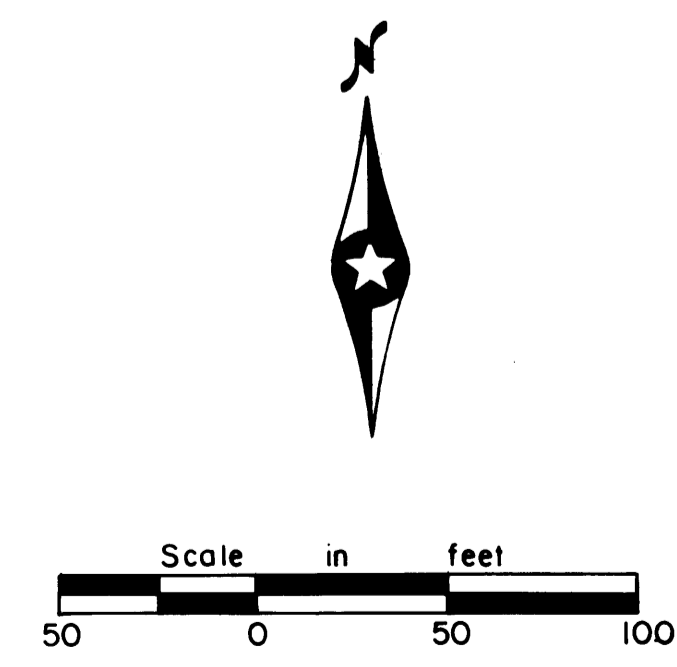


ROUND LAKE BOULEVARD
ROUND LAKE BOULEVARD RIGHT-OF-WAY PLAT NO 10
ANOKA COUNTY HIGHWAY
(C.S.A.H. NO. 9)
ROUND LAKE BLVD.
ROUND LAKE BLVD.
(C.S.A.H. NO. 9)
ROUND LAKE BLVD.
NORTHDALE BOULEVARD
NORTHDALE BOULEVARD
(C.S.A.H. NO. 9)
ANOKA COUNTY HIGHWAY

195568
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on the 10th day of April, A.D. 1990, at 3:45 P.M. by Katherine Beier, Deputy Registrar of Titles

889042
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 APR 11, 1990 A.D., at 3:45 o'clock P.M., and was duly recorded in book 428 page 4
Red J. Omdahl
County Recorder
By: Ad Swanson
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE ON THIS PLAT FOR LANDS DESCRIBED HEREIN WERE PAID BY
Donald C. Bailey
Anoka County Treasurer
J. Henry - Deputy



Scale: 1 inch = 50 feet
For the purposes of this plat, the West Line of the N.E. 1/4, Sec. 5, is assumed to bear S 1°01'30" W.
○ Denotes 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 street lines, unless noted otherwise.

JOHN OLIVER & ASSOCIATES, INC.
922 Main Street
Elk River, Minnesota 55330
(612) 443-2072
Land Surveying
Subdivision Design
Site Planning