

RIVERDALE 2ND 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

TORRENS PROPERTY:

Certificate of Title No. 66351

Parcel 3: The South Half of the South Half of the Northeast Quarter, Section 5, Township 31, Range 24, except the South 288 feet of the West 165 feet thereof.

Parcel 4: That part of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter, Section 5, Township 31, Range 24 described as follows: Commencing at the Southwest corner thereof, thence North on the West line thereof for a distance of 150 feet; thence East and parallel to the South line thereof a distance of 290 1/2 feet; thence South and parallel to said West line to the South line of said Northwest Quarter of the Southwest Quarter of the Northeast Quarter; thence West on said South line to the point of commencement. EXCEPT that part which lies North of a line extended East at a right angle with the West line of said Northeast Quarter, from a point on said West line distant 12.97 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter, as measured along said West line.

Parcel 5: The Northeast Quarter of the Southwest Quarter of the Northeast Quarter, Section 5, Township 31, Range 24 lying Easterly and Southeasterly of the plat of RIVERDALE 1ST ADDITION.

EXCEPTING FROM ABOVE DESCRIBED PARCELS 3 and 4, LAND NOW DESCRIBED AS Parcel 1, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 10, according to the plat on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

Certificate of Title No. 61392

Parcel 1: The East Half of the Southeast Quarter, Section 5, Township 31, Range 24, Anoka County, Minnesota, which lies Northeasterly of a line which is parallel with and distant 164 feet Northeasterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 5, distant 2440.6 feet North of the South Quarter corner thereof; thence run Easterly at an angle of 90 degrees 24 minutes with said North and South Quarter line (measured from North to East) for 777.22 feet; thence deflect to the right on a 1 degree 30 minute curve (delta angle 49 degrees 43 minutes) for 3314.44 feet and there terminating.

AND that part of said Northwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 5 lying South of said RIVERDALE 1ST ADDITION, and East of the West 290.50 feet of said Northwest Quarter of the Southwest Quarter of the Northeast Quarter, as measured along the South line thereof. AND that part of the North Half of the Southeast Quarter of said Northeast Quarter of Section 5 which lies South of a line drawn from a point on the West line of said North Half, distant 481.27 feet South of the Northwest corner of said North Half to a point on the South line of said North Half distant 967.20 feet West of the Southeast corner of said North Half.

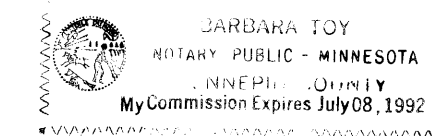
Have caused the same to be surveyed and platted as RIVERDALE 2ND ADDITION, and do hereby donate and dedicate to the public for the public use forever the thoroughfares as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 5th day of July, 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 5th day of July, 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 Toy, Notary Public, Sherburne County, Minnesota
My commission expires July 8, 1992

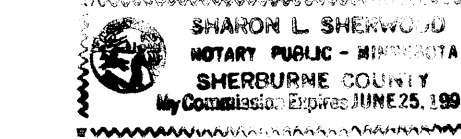
198050
Office of Registrar of Titles
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the instrument was filed in the Office of the Registrar of Titles of Anoka County, Minnesota on this 5th day of July, 1990 at 3:00 P.M.
By: Katherine Beer
DEPUTY REGISTRAR OF TITLES

I hereby certify that I have surveyed and platted the property described in this plat as RIVERDALE 2ND 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 Sherburne

The foregoing instrument was acknowledged before me this 22th day of June, 1990, by Lynn P. Caswell, Land Surveyor.



Sharon L. Sherwood, Notary Public, Sherburne County, Minnesota
My commission expires: June 25, 1991

Annexed plat of RIVERDALE 2ND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 14th day of May, 1990.

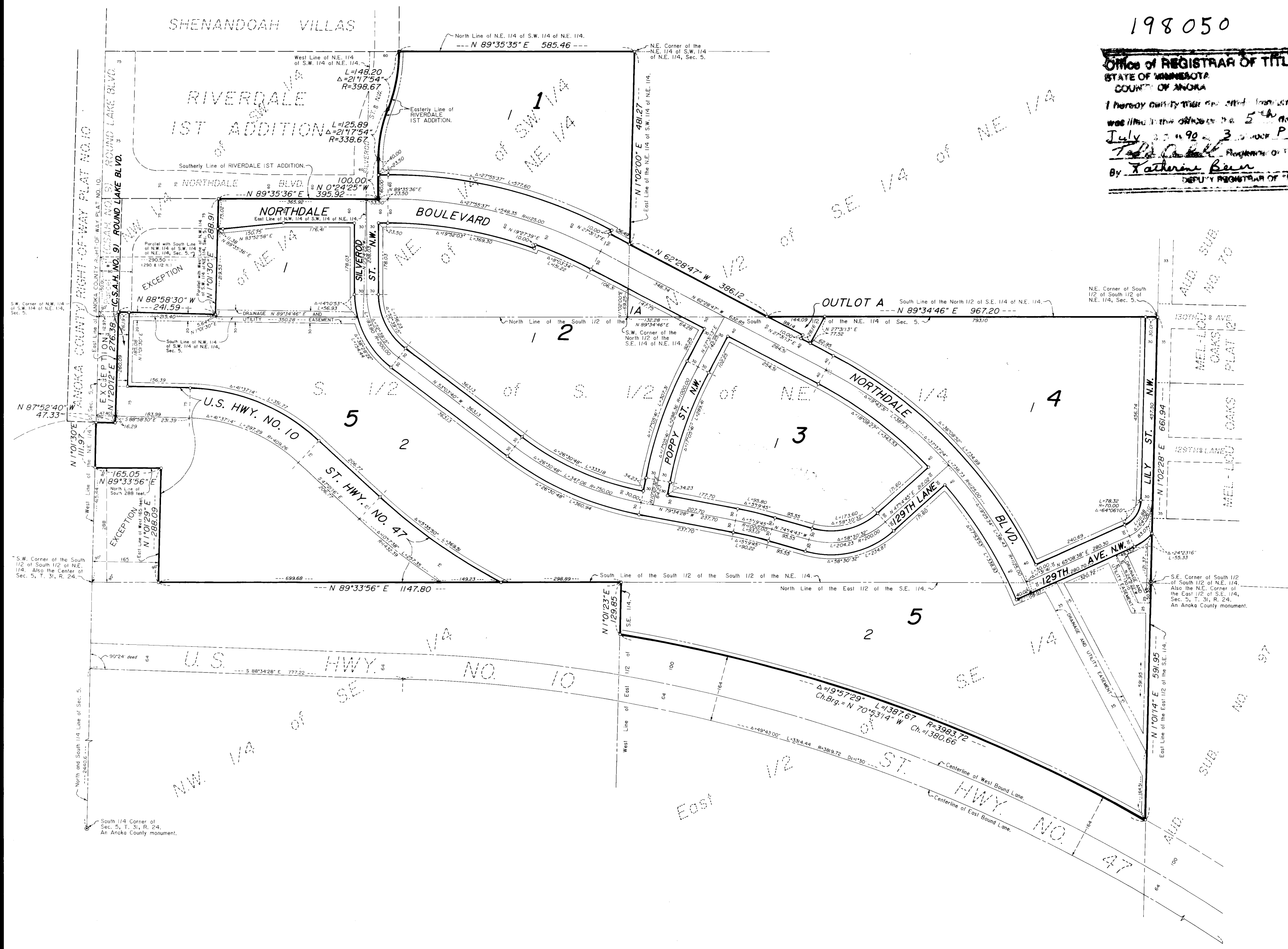
By: Diana M. Aune, Chairman

Annexed plat of RIVERDALE 2ND ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 26th day of June, 1990. If applicable, the 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 Barker, CMC

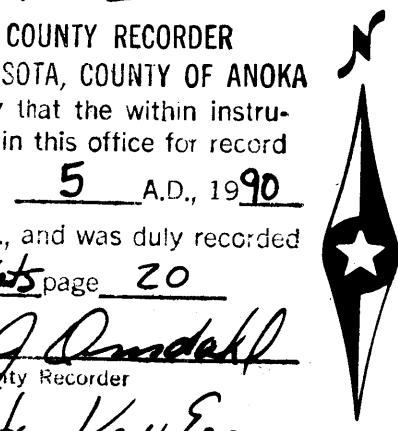
This plat has been checked and approved this 5th day of July, 1990.

W. D. Auel, Anoka County Surveyor



Scale: 1 inch = 200 feet.
For the purposes of this plat, the West Line of the N.E. 1/4 of Sec. 5, is assumed to bear N 1° 01' 30" E.
o 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 on plat.

899032
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 JUL 5 A.D., 1990 at 3:00 P.M., and was duly recorded in book 124 page 20
Ted J. Randall
County Recorder
By: Doreen Kay Ege
Deputy



"NO DELINQUENT TAXES AND TRANSFER ENTL'RD"
July 5 1990
Charles R. LeFebvre
Auditor, Anoka County
Jonell M. Sawyer
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1990 ON THE LANDS DESCRIBED WITHIN ARE PAID
Shackelford - Deputy
Anoka County Treasurer

JOHN OLIVER & ASSOCIATES, INC.

122 Main Street
Ea. River, Minnesota 55310
(612) 441-2072
Land Surveying
Subdivision Design
Site Planning