

RIVERDALE 3RD ADDITION

City of Coon Rapids,
Anoka County, Mn.

KNOW ALL MEN BY THESE PRESENTS: That Shamrock Development, Inc., a Minnesota corporation, fee owner of the following described properties situated in the State of Minnesota, County of Anoka, to-wit:

The East 180.00 feet of the North 537.96 feet of Lot 26, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota.

AND That part of the West 230.00 feet of the Northwest Quarter of the Northwest Quarter, Section 9, Township 31 North, Range 24 West which lies North of the North line and the Westerly extension of said North line of the plat of SHENANDOAH WOODS 2ND ADDITION, Anoka County, Minnesota.

AND That part of Lot 26, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota, lying Easterly of the following described Line F, lying Northwesterly of the plat of SHENANDOAH WOODS 2ND ADDITION. Except the East 180.00 feet of the North 537.96 feet of said Lot 26.

AND THAT Riverdale Partnership, a Minnesota partnership, fee owner of the following described properties situated in the State of Minnesota, County of Anoka, to-wit:

That part of the Northwest Quarter of the Northwest Quarter, Section 9, Township 31 North, Range 24 West, lying Northerly and Northwesterly of the plat of SHENANDOAH WOODS 2ND ADDITION and South of the Westerly extension of the North line of said plat of SHENANDOAH WOODS 2ND ADDITION.

AND The Northwest Quarter of the Northwest Quarter, Section 9, Township 31 North, Range 24 West, lying Northerly of the plat of SHENANDOAH WOODS 2ND ADDITION and East of the West 230.00 feet of said Northwest Quarter of the Northwest Quarter.

AND Lot 19, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota lying Westerly of the plats of SHENANDOAH WOODS and SHENANDOAH WOODS 2ND ADDITION, and lying Easterly, Northeasterly, and Northerly of the following described Line F.

LINE F is described as Commencing at the Northeast corner of the Northeast Quarter of Section 8 of said Township 31, Range 24; thence South 89 degrees 25 minutes 05 seconds West, along the North line of said Northeast Quarter, a distance of 508.52 feet to the Point of Beginning of the Line to be described; thence South 0 degrees 34 minutes 55 seconds East a distance of 75.00 feet; thence South 45 degrees 34 minutes 55 seconds East a distance of 42.43 feet; thence North 89 degrees 25 minutes 05 seconds East a distance of 10.00 feet; thence South 0 degrees 34 minutes 55 seconds East a distance of 372.95 feet; thence South 44 degrees 25 minutes 05 seconds East a distance of 42.43 feet; thence South 89 degrees 25 minutes 05 seconds West a distance of 20.00 feet; thence South 0 degrees 34 minutes 55 seconds East a distance of 60.00 feet; thence North 89 degrees 25 minutes 05 seconds East a distance of 42.43 feet; thence South 0 degrees 34 minutes 55 seconds East a distance of 5.52 feet; thence Southerly a distance of 298.87 feet along a tangential curve concave to the West, central angle of 31 degrees 26 minutes 00 seconds, and radius of 544.78 feet; thence Southwesterly a distance of 488.99 feet along a reverse curve concave to the Southeast, central angle of 25 degrees 28 minutes 13 seconds, and radius of 1100.00 feet; thence South 49 degrees 35 minutes West, not tangent to the last described curve, a distance of 28.41 feet; thence North 85 degrees 39 minutes 38 seconds West a distance of 20.00 feet; thence South 4 degrees 20 minutes 22 seconds West a distance of 60.00 feet; thence South 85 degrees 39 minutes 38 seconds East a distance of 20.00 feet; thence South 40 degrees 39 minutes 38 seconds East a distance of 28.28 feet; thence South 4 degrees 20 minutes 22 seconds West a distance of 20.00 feet; thence South 85 degrees 39 minutes 38 seconds East a distance of 60.00 feet; thence North 4 degrees 20 minutes 22 seconds East a distance of 20.00 feet; thence North 49 degrees 20 minutes 22 seconds East a distance of 28.28 feet; thence South 85 degrees 39 minutes 38 seconds East a distance of 280.00 feet to the West line of SHENANDOAH WOODS and there terminating.

AND That part of Lot 20, AUDITOR'S SUBDIVISION NUMBER 149, lying Northwesterly of the plat of SHENANDOAH WOODS 2ND ADDITION.

Have caused the same to be surveyed and platted as RIVERDALE 3RD 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 Shamrock Development, Inc. has caused these presents to be signed by its proper officer this 6th day of July, 1990.

SHAMROCK DEVELOPMENT, INC.

By: James M. Stanton, James M. Stanton, President

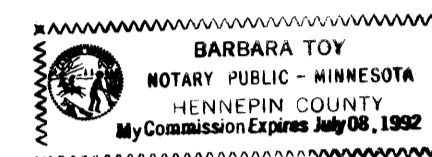
Also in witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 6th day of July, 1990.

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

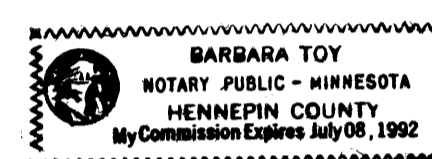
The foregoing instrument was acknowledged before me this 6th day of July, 1990 by James M. Stanton, President of Shamrock Development, Inc., a Minnesota corporation, on behalf of the corporation.



Barbara Toy, Notary Public, Hennepin County, Minnesota
My commission expires: 7-8-92

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 6th 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.



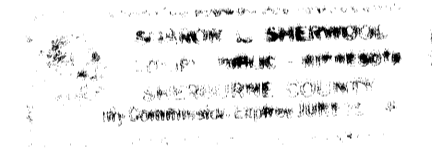
Barbara Toy, Notary Public, Hennepin County, Minnesota
My commission expires: 7-8-92

I hereby certify that I have surveyed and platted the property described in this plat as RIVERDALE 3RD 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 Shuburne

The foregoing instrument was acknowledged before me this 3rd day of July, 1990, by Lynn P. Caswell, Land Surveyor.



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

Annexed plat of RIVERDALE 3RD ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 14th day of May, 1990.

By: Dorinda M. Thiele, Chairman

Annexed plat of RIVERDALE 3RD ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 6th day of June, 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 Backer, CMC, Clerk

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

W. D. Ouellet, Anoka County Surveyor

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"
July 11th 1990
Charles R. Zelenka
Auditor, Anoka County
By: Janice Schuff
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"
July 9, 1990
Charles R. Zelenka
Auditor, Anoka County
By: Donna M. Sawyer
Deputy

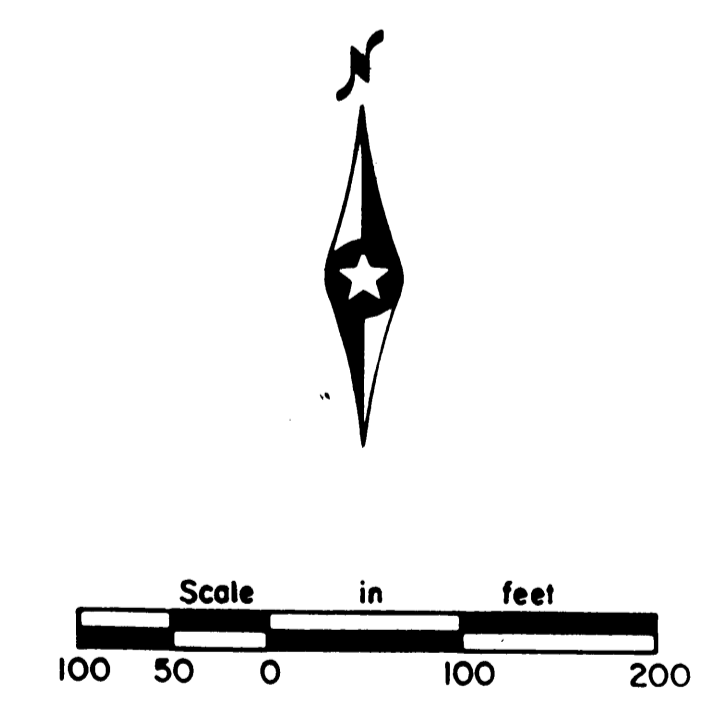
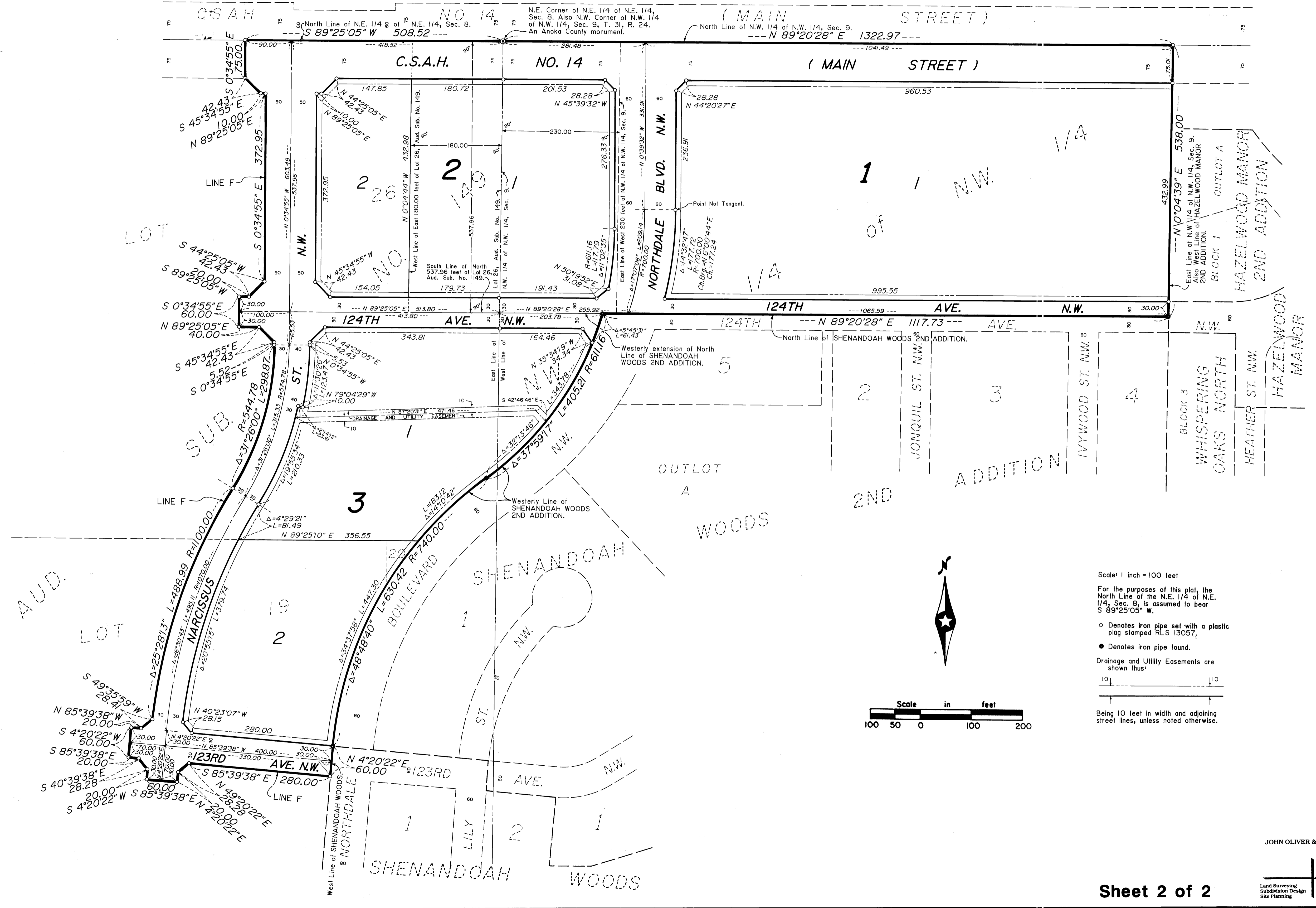
I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1990 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey
Anoka County Treasurer
May Ann Muller, Dep.

198218
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 11th day of July, A.D. 1990 at 10 o'clock A. M.
Todd Dahl Registrar of Titles
By: Katherine Bern
DEPUTY REGISTRAR OF TITLES

JOHN OLIVER & ASSOCIATES, INC.
922 Main Street
Elk River, Minnesota 55330
(612) 441-2072

RIVERDALE 3RD ADDITION

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.



Scale: 1 inch = 100 feet

For the purposes of this plat, the North Line of the N.E. 1/4 of N.E. 1/4, Sec. 8, is assumed to bear S 89°25'05" W.

- Denotes iron pipe set with a plastic plug stamped RLS 13057.
- Denotes iron pipe found.

Drainage and Utility Easements are shown thus:

Being 10 feet in width and adjoining street lines, unless noted otherwise.