

# RIVERDALE COMMONS SECOND ADDITION

CITY OF COON RAPIDS,  
ANOKA COUNTY, MN.

303 545

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA

RECEIVED FOR THE INSTRUMENT

NOV 13 1997

By Kathryn Beer  
Deputy Registrar of Titles

KNOW ALL MEN BY THESE PRESENTS: That Home Depot U.S.A., Inc., a Delaware corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lot 1, Block 2, and Lot 1, Block 3, RIVERDALE COMMONS, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

AND

That part of the north one-half of vacated 123rd Avenue N.W., as dedicated in the plat of RIVERDALE 3RD ADDITION, lying westerly of the westerly right-of-way line of Northdale Boulevard Northwest and its southerly extension.

AND

That part of the south one-half of vacated 123rd Avenue N.W., as dedicated in the plat of RIVERDALE 3RD ADDITION, lying westerly of the westerly right-of-way line of Northdale Boulevard Northwest and its southerly extension.

AND

Tract A, Registered Land Survey No. 160, Files of the Registrar of Titles, County of Anoka, State of Minnesota.

Have caused the same to be surveyed and platted as RIVERDALE COMMONS SECOND ADDITION and do hereby donate and dedicate to the public for public use forever the easements for drainage and utility purposes only, as shown on the plat.

In witness whereof said Home Depot U.S.A., Inc., a Delaware corporation, has caused these presents to be signed by its proper officer this 16 day of SEPTEMBER, 1997

HOME DEPOT U.S.A., INC.

Kathryn E. LBF as SE. Corp. Counsel

STATE OF GEORGIA  
COUNTY OF COB

The foregoing instrument was acknowledged before me this 16 day of SEPTEMBER, 1997 by Kathryn E. LBF as SE. Corp. Counsel of Home Depot U.S.A., Inc., a Delaware corporation on behalf of the corporation.

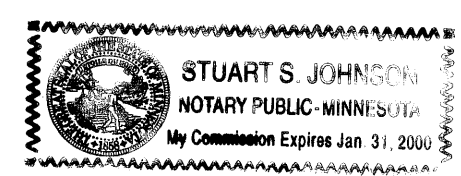
Kinda Npton-Chung  
Notary Public, COB County, Minnesota 680261A  
My Commission Expires February 21, 2001

I hereby certify that I have surveyed and platted the property described on this plat as RIVERDALE COMMONS SECOND ADDITION; that this plat is a correct representation of the 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; and that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.

Scott A. Gyllen  
Scott A. Gyllen, Land Surveyor  
Minnesota License No. 23002.

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 15th day of September, 1997 by Scott A. Gyllen, Land Surveyor.

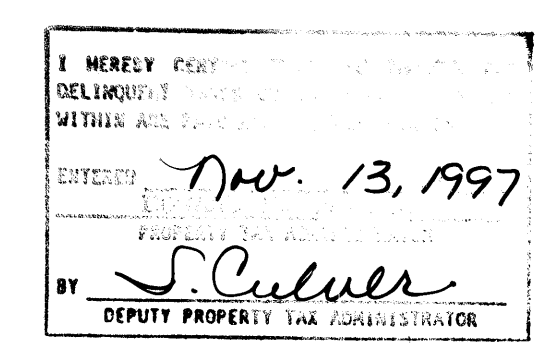


Stuart S. Johnson  
Notary Public, Dakota County, Minnesota  
My Commission Expires January 31st, 2000

COON RAPIDS, MINNESOTA  
This plat of RIVERDALE COMMONS SECOND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 16th day of April, 1997.

PLANNING COMMISSION OF COON RAPIDS, MINNESOTA

By Diana M. Nagel, Chair



COON RAPIDS, MINNESOTA

This plat of RIVERDALE COMMONS SECOND ADDITION was approved and accepted by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof held this 12th day of April, 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, Subdivision 2.

CITY COUNCIL OF COON RAPIDS, MINNESOTA

By William J. Thompson, Mayor By Betty Brackley, Clerk

This plat has been checked and approved this 13th day of Nov, 1997.

By MERLYN D. ANDERSON

Merlyn D. Anderson, Anoka County Surveyor

by Larry D. [Signature] deputy

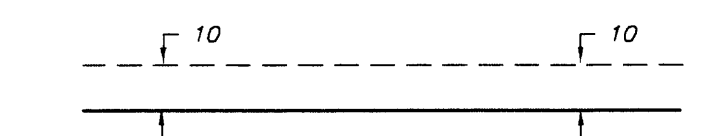


For the purposes of this plat, the North line of the N.E. 1/4 of Sec. 8, Twp. 31, Rng. 24, is assumed to bear N 89°25'05" E.

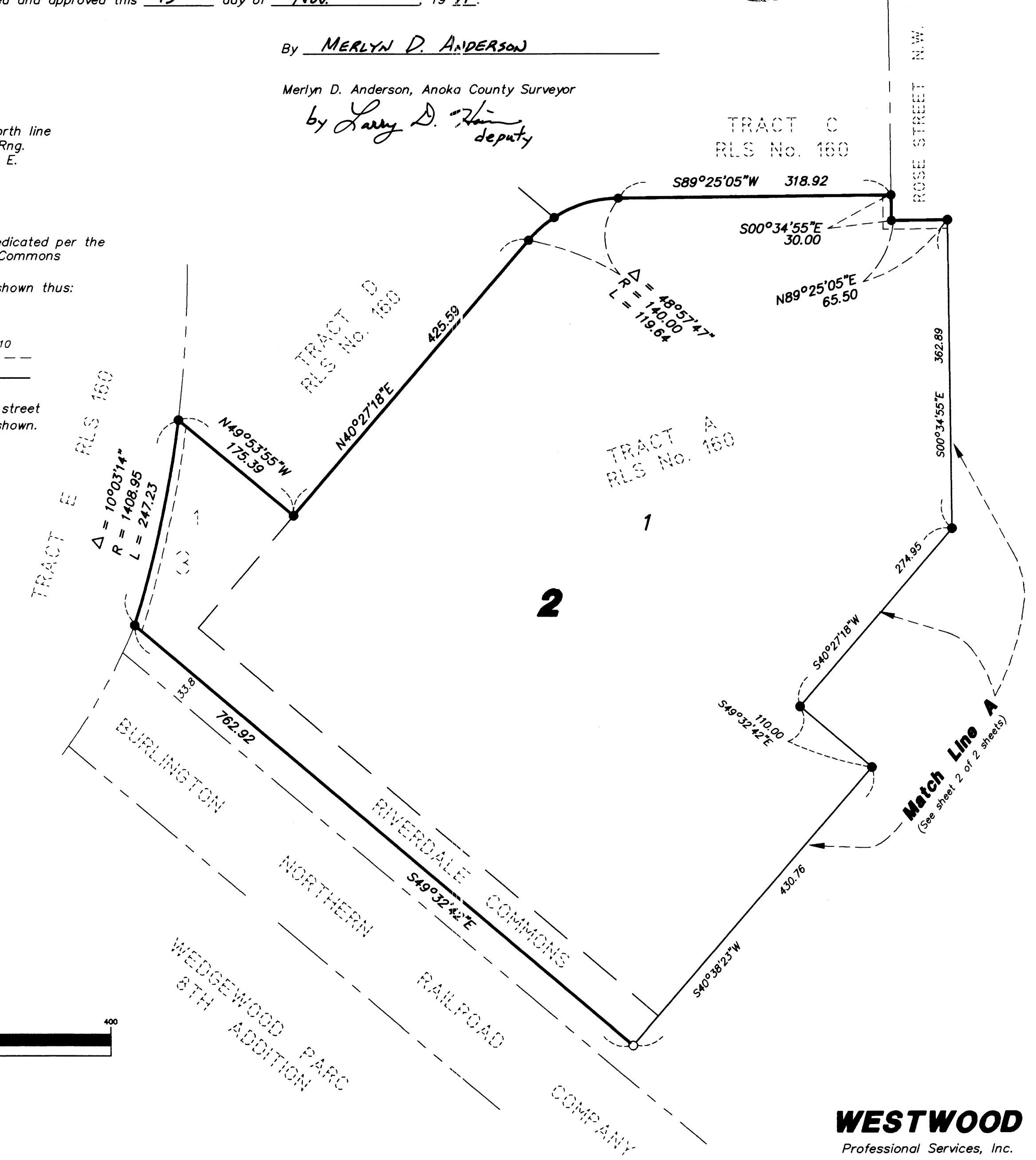
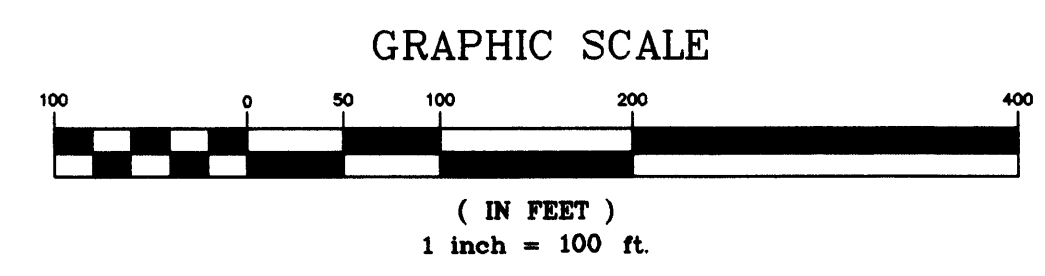
- Denotes iron monument set
- Denotes iron monument found

---Δ---Δ--- Denotes access dedicated per the plat of Riverdale Commons

Drainage and Utility Easements are shown thus:  
(No Scale)



Being 10 feet in width and adjoining street right-of-way lines unless otherwise shown.

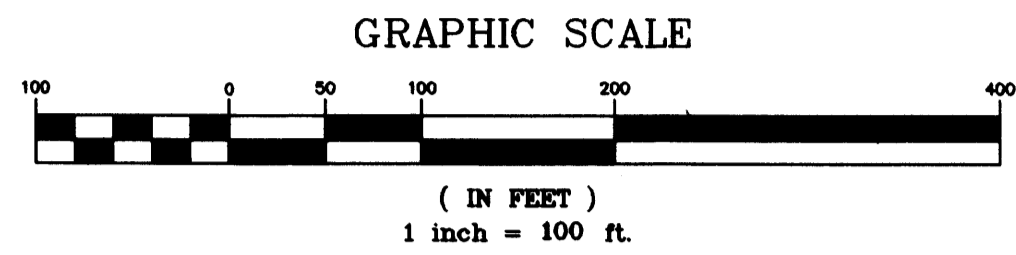


WESTWOOD  
Professional Services, Inc.

Receipt # 97082635 & 509.50

# RIVERDALE COMMONS SECOND ADDITION

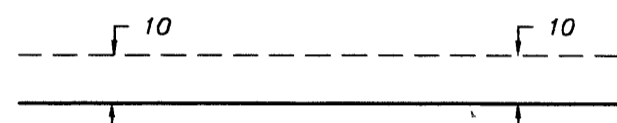
CITY OF COON RAPIDS,  
ANOKA COUNTY, MN.



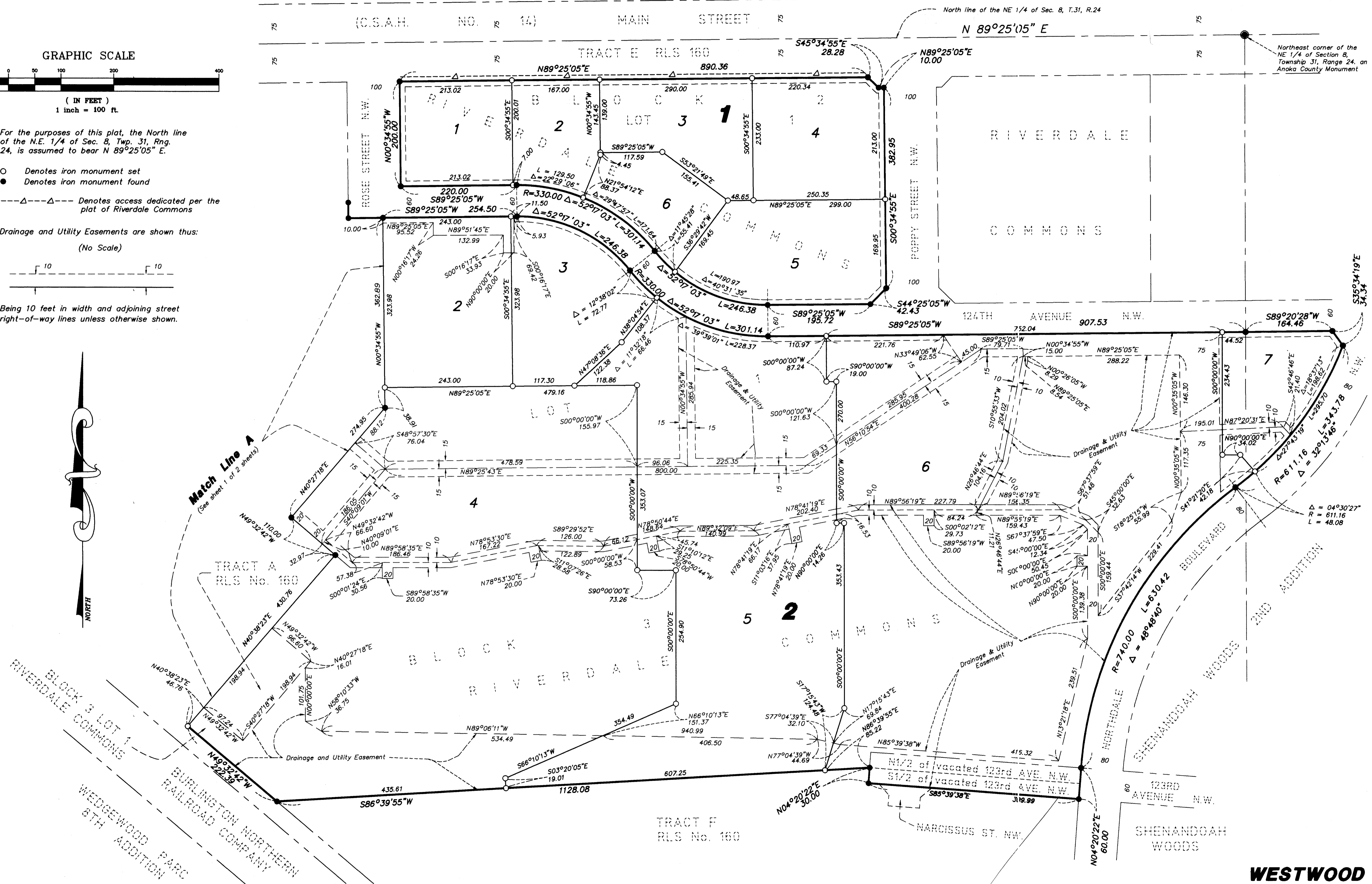
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**WESTWOOD**  
Professional Services, Inc.