

RIVERDALE COMMONS

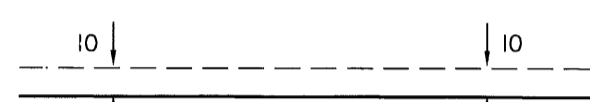
CITY OF COON RAPIDS,
ANOKA COUNTY, MN.

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 pipe set with a plastic plug stamped R.L.S. 13057.

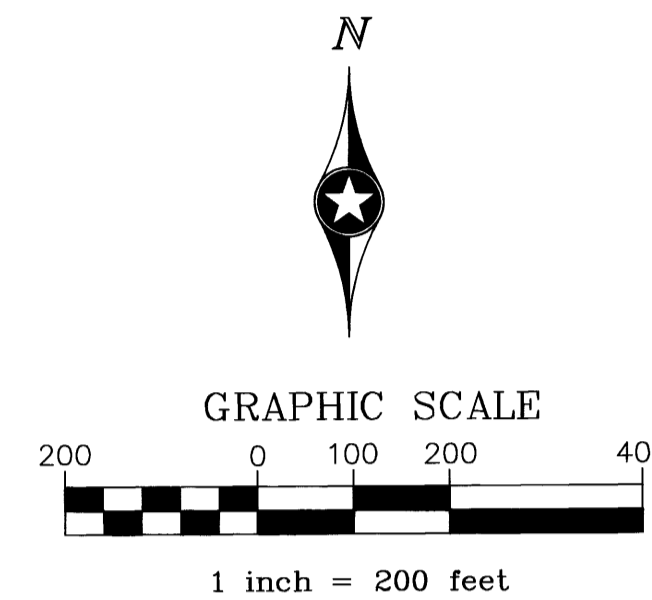
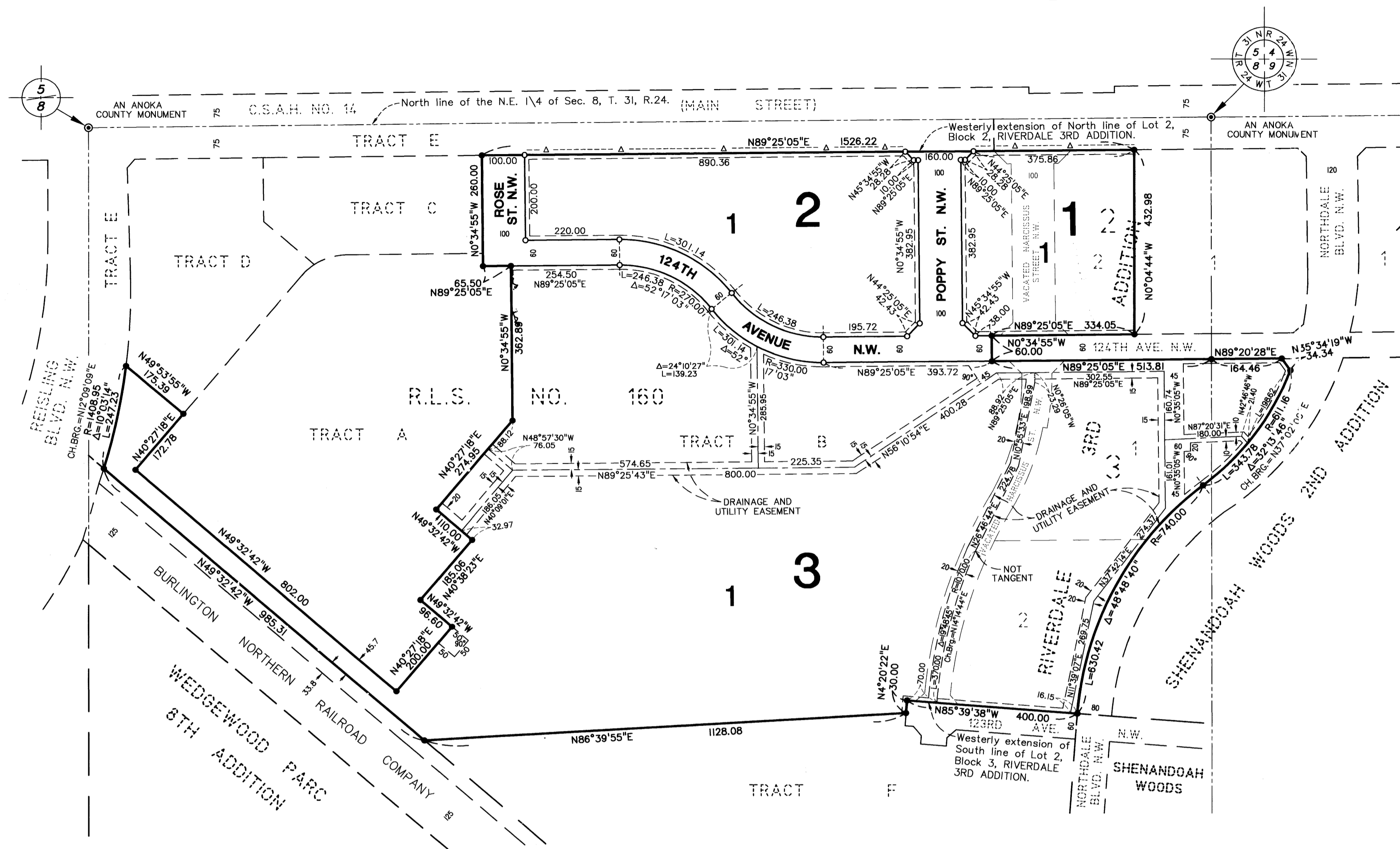
● Denotes iron pipe found.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right-of-way lines, unless otherwise indicated, as shown on the plat.

--▲--▲-- Denotes dedicated access



276 577
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on JAN 25 1996 at 4:00 o'clock P. M.
Edward M. Treska, Registrar of Titles
by Katherine Bein Deputy Registrar of Titles

KNOW ALL MEN BY THESE PRESENTS: That Riverdale Partnership, a Minnesota General Partnership, fee owner of the following described properties, situated in the State of Minnesota, County of Anoka, to-wit:

Tract B, REGISTERED LAND SURVEY NO. 160.

Lot 2, Block 2 and Lots 1 and 2, Block 3, RIVERDALE 3RD ADDITION.

AND that part of vacated Narcissus Street N.W., as dedicated in the plat of RIVERDALE 3RD ADDITION, lying between the westerly extensions across it of the north and south lines of Lot 2, Block 2, said plat.

AND that part of vacated Narcissus Street N.W., as dedicated in the plat of RIVERDALE 3RD ADDITION, lying between the westerly extensions across it of the north and south lines of Lot 1, Block 3, said plat.

AND that part of vacated Narcissus Street N.W., as dedicated in the plat of RIVERDALE 3RD ADDITION, lying between the westerly extensions across it of the north and south lines of Lot 2, Block 3, said plat.

(Torrens property)

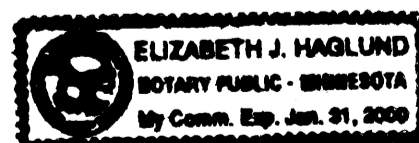
Has caused the same to be surveyed and platted as RIVERDALE COMMONS and does hereby donate and dedicate to the public for the public use forever the thoroughfares, and the easements for drainage and utility purposes only, as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 14 from Lot 1, Block 1, and from Lot 1, Block 2 of this plat.

In witness whereof said Riverdale Partnership has caused these presents to be signed by its General Partner this 2ND day of January, 1996.

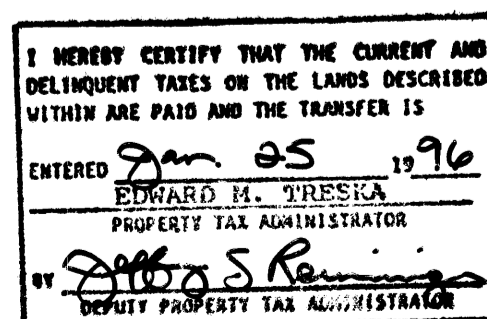
By: James M. Stanton, James M. Stanton, as President, Shamrock Development, Inc.,
A Minnesota corporation, a general partner

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 2ND day of January, 1996 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, a general partner on behalf of Riverdale Partnership, a Minnesota partnership.



By: Elizabeth J. Haglund, Notary Public
Sherburne County, Minnesota
My commission expires: January 31, 2000



I hereby certify that I have surveyed and platted the property described in this plat as RIVERDALE COMMONS 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 as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.

By: Lynn P. Caswell
Lynn P. Caswell, Land Surveyor
Minnesota License No. 13057

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 2ND day of January, 1996 by Lynn P. Caswell, Land Surveyor, Minnesota Registration No. 13057.



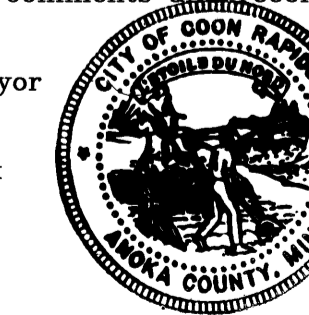
By: Elizabeth J. Haglund, Notary Public
Sherburne County, Minnesota
My commission expires: January 31, 2000

Annexed plat of RIVERDALE COMMONS was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 16TH day of NOVEMBER, 1995.

By: Donna M. Name, Chairman

Annexed plat of RIVERDALE COMMONS was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 21ST day of NOVEMBER, 1995. 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: William A. Thompson, Mayor
Attest: Betty Backer, GMC, Clerk



This plat has been checked and approved this 25TH day of Jan., 1996.

By: MERLYN D. ANDERSON, Anoka County Surveyor
by Larry D. Stein deputy

RIVERDALE COMMONS
Anoka County, MN

John Oliver & Associates, Inc.

Receipt # 96007205