

RIVERDALE CORNERS THIRD ADDITION

2244128.001 569727.001

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 9, TWP. 31, RNG. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Metro Storage Coon Rapids LLC, a Delaware limited liability company, owner of the following described property:

Lot 2, Block 1, RIVERDALE CORNERS 2ND ADDITION, Anoka County, Minnesota.

AND Outlot A, HAZELWOOD MANOR 2ND ADDITION, Anoka County, Minnesota

AND Outlots A and B, HAZELWOOD MANOR 3RD ADDITION, Anoka County, Minnesota

AND That part of vacated 124th Avenue N.W., as dedicated on the recorded plat of HAZELWOOD MANOR, Anoka County, Minnesota, described as follows: Beginning at the most easterly corner of Lot 6, Block 1, HAZELWOOD MANOR 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota; thence southeasterly along the southeasterly extension of the northeasterly line of said Lot 6, a distance of 36.80 feet; thence easterly, a distance of 38.22 feet to the most westerly corner of Outlot B, HAZELWOOD MANOR 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota; thence northeasterly along the northwesterly lines of said Outlot B and Outlot A, said HAZELWOOD MANOR 3RD ADDITION and their northeasterly extension, a distance of 118.71 feet to intersect the southwesterly right of way line of U.S. Highway No. 10, as shown on said HAZELWOOD MANOR 2ND ADDITION; thence northwesterly along said right of way line to the most easterly corner of Outlot A, said HAZELWOOD MANOR 2ND ADDITION; thence southwesterly, a distance of 124.04 feet to the Point of Beginning.

Has caused the same to be surveyed and platted as RIVERDALE CORNERS THIRD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat. Also dedicating to the State of Minnesota the right of access onto U.S. Highway No. 10 as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 14 as shown on this plat.

In witness whereof said Metro Storage Coon Rapids LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 22ND day of OCTOBER, 2019.

METRO STORAGE COON RAPIDS LLC

Martin J. Gallagher PRESIDENT
MARTIN J. GALLAGHER (Title)
(Print Name)

State of ILLINOIS
County of LAKE

This instrument was acknowledged before me this 22ND day of OCTOBER, 2019 by MARTIN J. GALLAGHER PRESIDENT of Metro Storage Coon Rapids LLC, a Delaware limited liability company, on behalf of the company.

Kathryn L. Keturoskey
Signed
Kathryn L. Keturoskey
Printed
Notary Public, LAKE County, MINNESOTA ILLINOIS
My Commission expires: 08-30-23

I Lynn P. Caswell do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 21ST day of OCTOBER, 2019.

Lynn P. Caswell
Lynn P. Caswell, Licensed Land Surveyor
Minnesota License No. 13057

State of Minnesota
County of Sherburne

This instrument was acknowledged before me on October 21, 2019 by Lynn P. Caswell.

Elizabeth J. Harlund
Signed
Elizabeth J. Harlund
Printed
Notary Public, Sherburne County, Minnesota
My Commission expires: January 31, 2020

Coon Rapids Planning Commission

Be it known that at a meeting held on this 18TH day of April, 2019, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby approve this plat of RIVERDALE CORNERS THIRD ADDITION.

Planning Commission, City of Coon Rapids, Minnesota

By Wayne Schwanz, Chairperson

City Council, City of Coon Rapids, Minnesota

This plat of RIVERDALE CORNERS THIRD ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 7TH day of MAY, 2019 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By Jens Kool, Mayor

By Joan Jemy Meier, Clerk

Anoka County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 26TH day of November, 2019.

By Charles F. Gitzen
Charles F. Gitzen
Anoka County Surveyor

Anoka County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2019 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 26TH day of November, 2019.

Jonell M. Sawyer
Property Tax Administrator

By Schultz, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERDALE CORNERS THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 26TH day of November, 2019 at 10:49 o'clock A. M. and was duly recorded as Document Number 2244128.001.

Jonell M. Sawyer
County Recorder/Registrar of Titles

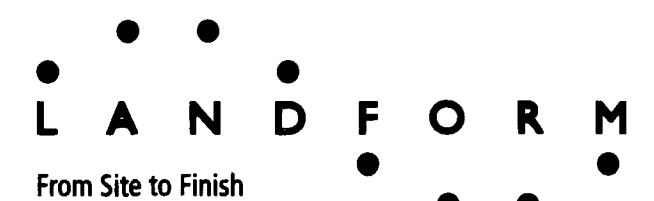
By Schultz, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERDALE CORNERS THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 26TH day of November, 2019 at 10:49 o'clock P. M. and was duly recorded as Document Number 569727.001.

Jonell M. Sawyer
County Recorder/Registrar of Titles

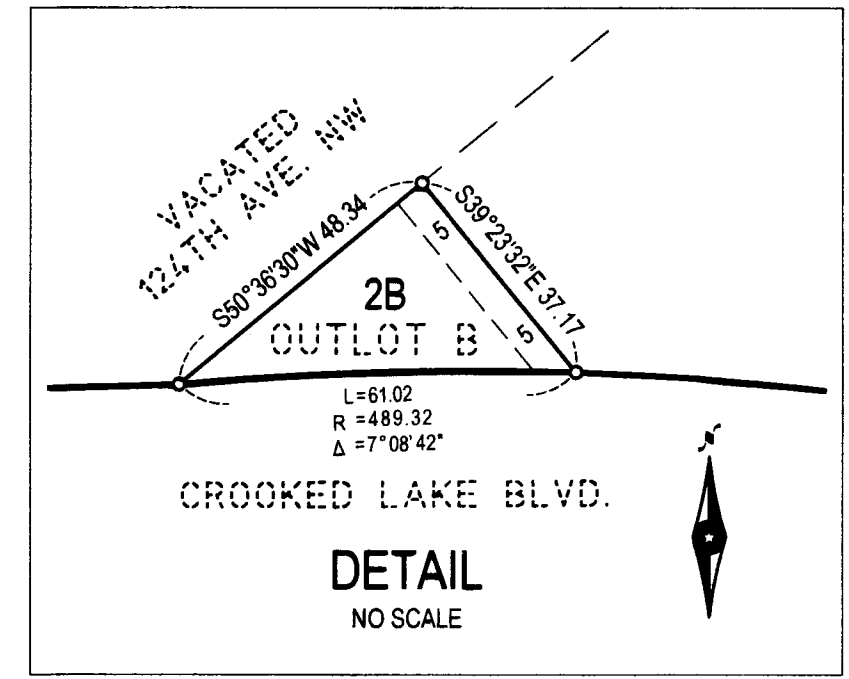
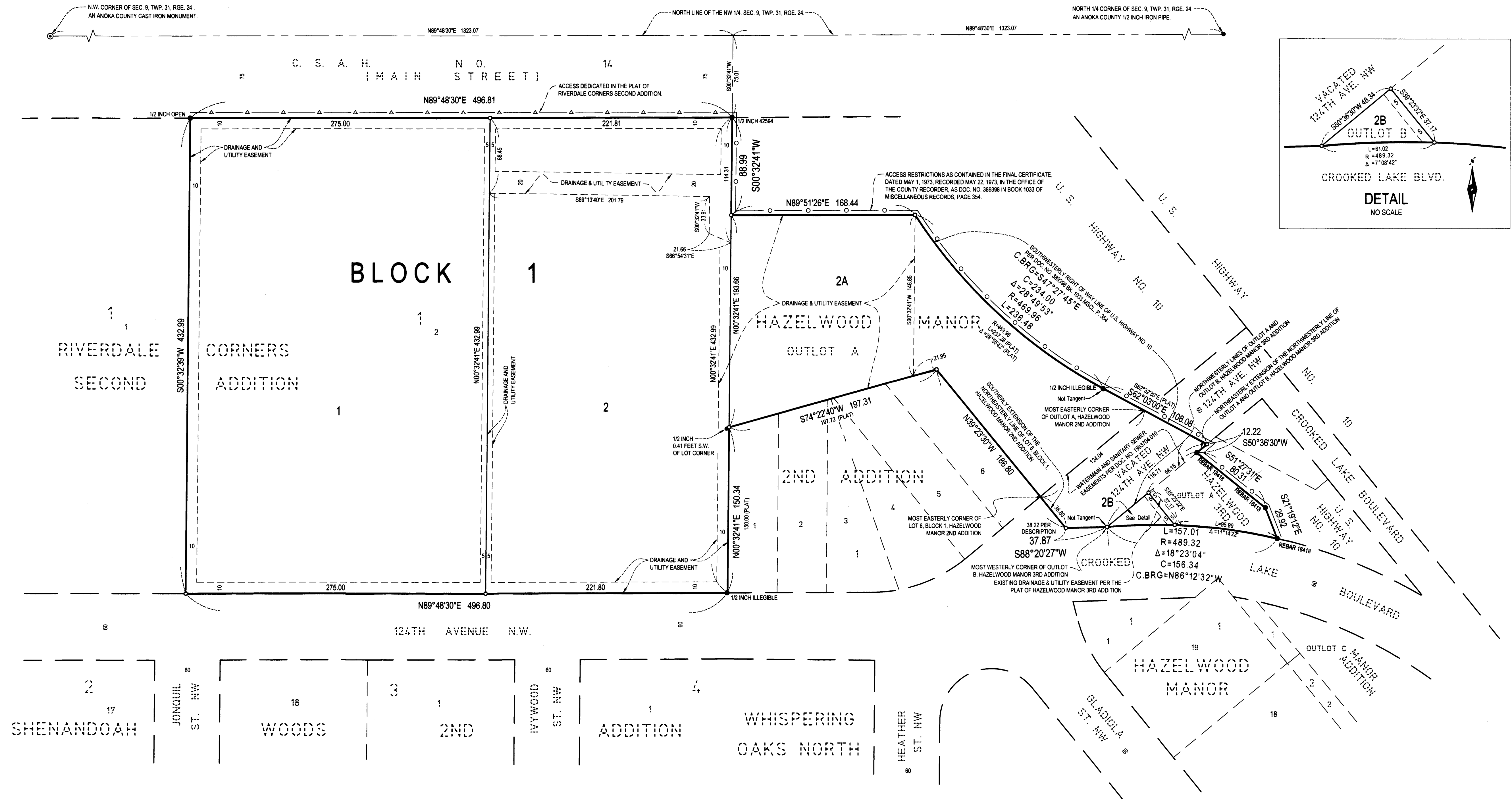
By Schultz, Deputy



\$56.00 \$56.

RIVERDALE CORNERS THIRD ADDITION

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 9, TWP. 31, RNG. 24



- Denotes a 1/2 inch x 1/4 inch iron monument set with a plastic plug stamped R.L.S. 13057.
- Denotes iron monument found.
- ⊙ Denotes cast iron monument found.
- Denotes Right of Access dedicated to the State of Minnesota.
- △—△— Denotes Right of Access dedicated to Anoka County.
- (PLAT) Denotes dimensions per plat of HAZELWOOD MANOR 2ND ADDITION.

For the purposes of this plat, the North line of the N.W. 1/4 of Sec. 9, Twp. 31, Rng. 24, is assumed to bear North $89^{\circ}48'30''$ East.

