

RIVERDALE CORNERS

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.
SEC. 9, T. 31, R. 24.

BOOK 16 PAGE 20

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

Lot 1, Block 1, RIVERDALE 3RD ADDITION.

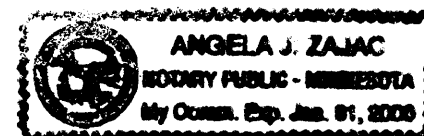
Has caused the same to be surveyed and platted as RIVERDALE CORNERS and does hereby donate and dedicate to the public for the public use forever the easements for drainage and utility purposes only, as shown on this plat.

In witness whereof said Riverdale Partnership has caused these presents to be signed by its General Partner this 21st day of JUNE, 1999.

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

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 21st day of June, 1999 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, a general partner on behalf of Riverdale Partnership, a Minnesota General Partnership.



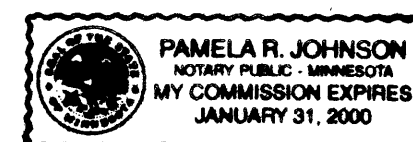
Angela J. Zajac Notary Public
Anoka County, Minnesota
My Commission expires: Jan. 31, 2000

I hereby certify that I have surveyed and platted the property described in this plat as RIVERDALE CORNERS 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.

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 4th day of June, 1999 by Lynn P. Caswell, Land Surveyor, Minnesota License No. 13057.



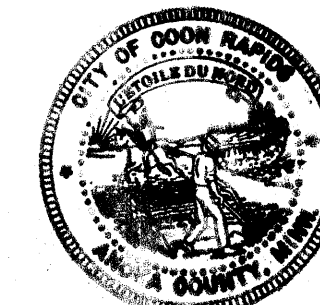
Pamela R. Johnson Notary Public
Sherburne County, Minnesota
My Commission expires: January 31, 2000

Annexed plat of RIVERDALE CORNERS was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 1st day of October, 1998.

By: [Signature] Vice
Chairman

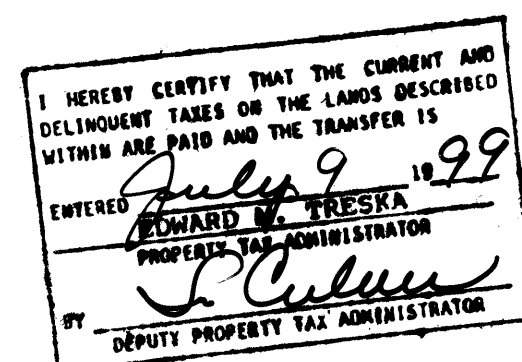
Annexed plat of RIVERDALE CORNERS was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 20th day of October, 1998. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received 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: Olson McCarty Mayor
Attest: Betty Backes, Clerk Clerk



This plat has been checked and approved this 9th day of JULY, 1999.

Gary D. Wain, Anoka County Surveyor

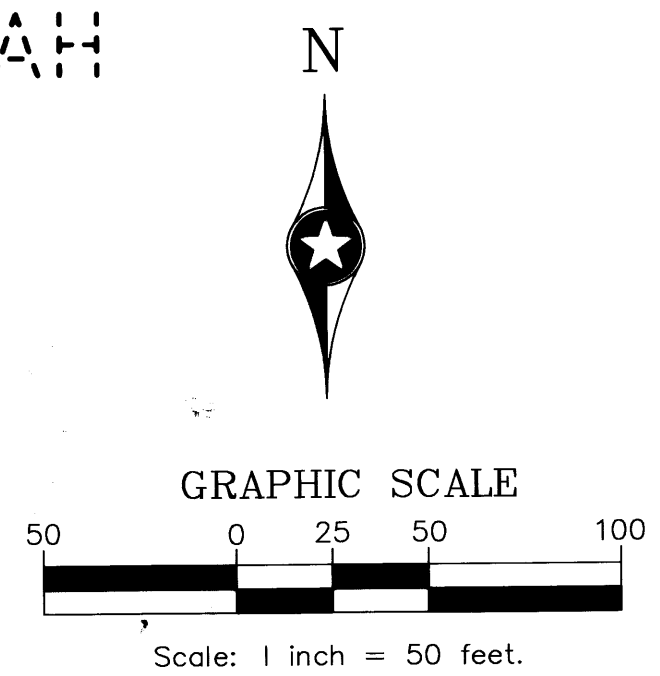
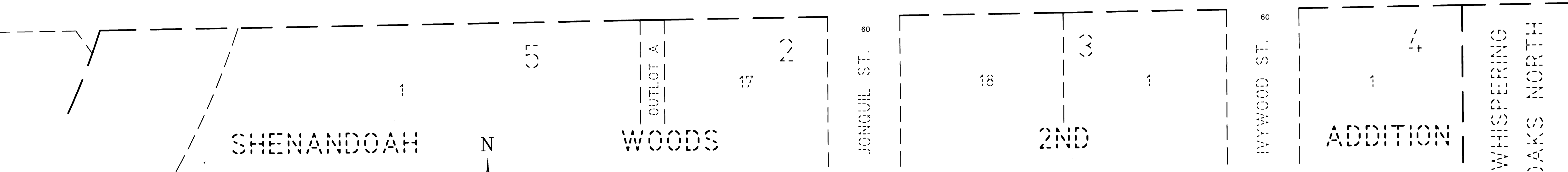
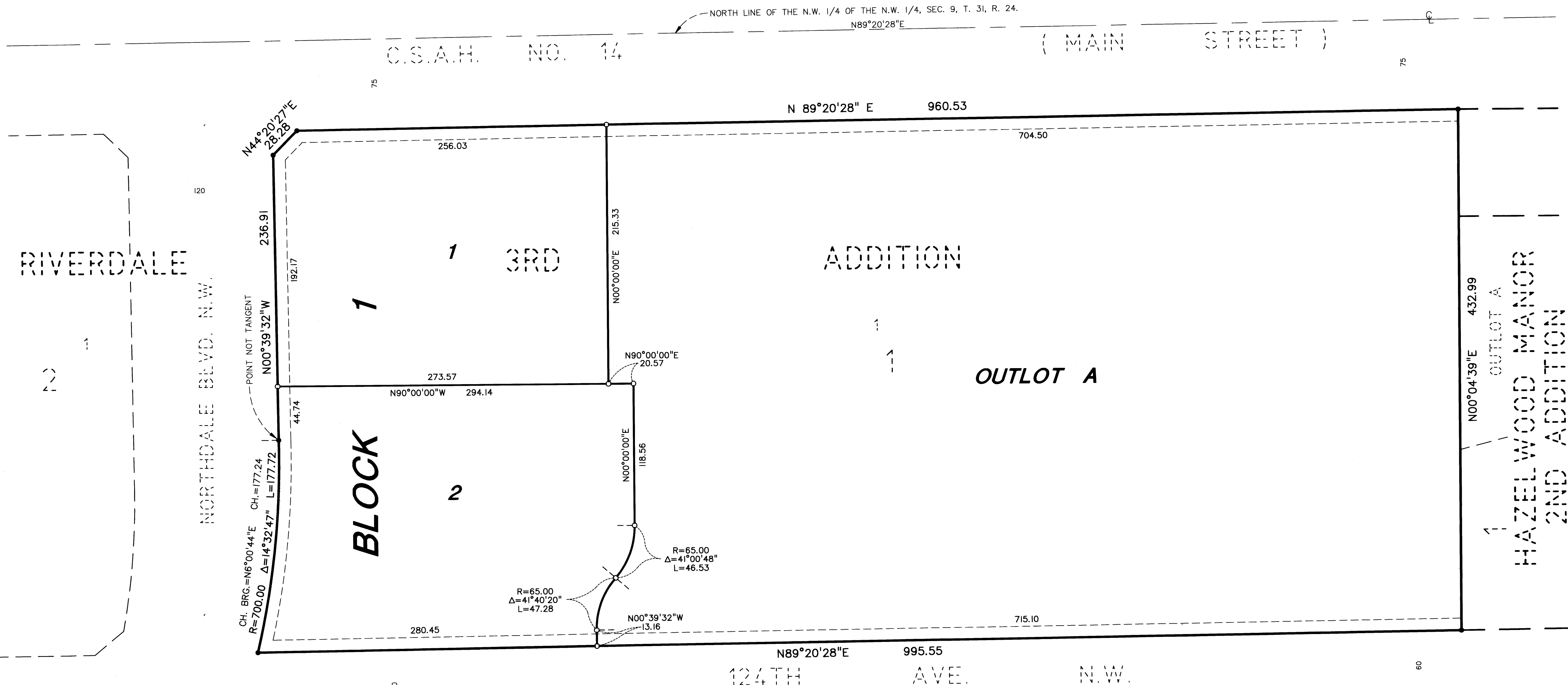


337613
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on JUL - 9 1999 at 11:20 o'clock A.M
Edward M. Traska, Registrar of Titles
By: [Signature] Deputy Registrar of Titles

Receipt no. 1999075446 # 189.50

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BOOK 16 PAGE 20



For the purposes of this plat, the North line of the N.W. 1/4 of the N.W. 1/4, Sec. 9, Twp. 31, Rng. 24, is assumed to bear N 89°20'28" 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 shown on the plat.