

RIVERDALE CROSSING

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.

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

TORRENS PROPERTY:

The Southeast Quarter of the Northwest Quarter, Section 5, Township 31, Range 24, except the following described land: Commencing at a point 33 feet South and 33 feet West of the Northeast corner thereof, measured on lines parallel to the North and East line thereof, and proceeding thence South and parallel to said East line for a distance of 120 feet; and proceeding thence West and parallel to said North line for a distance of 366 feet; and proceeding thence North and parallel to said East line for a distance of 120 feet; and proceeding thence East to the point of commencement.

The South 210.60 feet of the Northeast Quarter of the Northwest Quarter, Section 5, Township 31, Range 24;

That part of the Northeast Quarter of the Northwest Quarter, Section 5, Township 31, Range 24, Anoka County, Minnesota lying North of the South 210.60 feet of said Northeast Quarter of the Northwest Quarter and lying Southeast of the following described line:

Commencing at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence South 1 degree 01 minute 30 seconds West, along the East line of said Northeast Quarter of the Northwest Quarter, a distance of 1030.00 feet to the Point of Beginning of the Line to described; thence North 88 degrees 58 minutes 30 seconds West a distance of 166.79 feet; thence Southwesterly and Southerly a distance of 314.16 feet along a tangential curve concave to the Southeast, central angle of 90 degrees 00 minutes 00 seconds, and radius of 200.00 feet and there terminating.

EXCEPTING FROM ABOVE DESCRIBED PARCELS, LAND NOW DESCRIBED AS Parcel 1, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 10, according to the plat on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

ABSTRACT PROPERTY:

That part of the Southeast Quarter of the Northwest Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota described as follows: Commencing at a point 33 feet South and 33 feet West of the Northeast corner thereof, measured on lines parallel to the North and East line thereof, and proceeding thence South and parallel to said East line for a distance of 120 feet; and proceeding thence West and parallel to said North line for a distance of 366 feet; and proceeding thence North and parallel to said East line for a distance of 120 feet; and proceeding thence East to the point of commencement.

Have caused the same to be surveyed and platted as RIVERDALE CROSSING, 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 Riverdale Crossing Limited Partnership has caused these presents to be signed by its general partner this 14th day of September, 1990.

RIVERDALE CROSSING LIMITED PARTNERSHIP

By: Donald Chasen, Donald Chasen, as President, Homart Community Centers, Inc. a Delaware corporation, a general partner

State of Illinois, County of Cook

The foregoing instrument was acknowledged before me this 19th day of September, 1990 by Donald Chasen, as President of Homart Community Centers, Inc., a Delaware corporation, a general partner on behalf of Riverdale Crossing Limited Partnership, a Minnesota Limited Partnership.

Deborah L. Szlak, Notary Public,
County, Illinois
My commission expires: 7/26/94



"NO DELINQUENT TAXES AND TRANSFER ENTLED"

November 14 1990

Charles R. Reber
Auditor, Anoka County

By: John S. Reining
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

L. Henry - Deputy

914155

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instrument was filed in my office on the Nov 14 day of 1990 at 3:15 o'clock P.M. and was duly recorded in 1205 of Plat 48

Red J. Connolly
County Recorder
By: Sue Kay

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

The foregoing instrument was acknowledged before me this 10th day of September, 1990, by Lynn P. Caswell, Land Surveyor.

Sharon J. Sherwood, Notary Public,
Sherburne County, Minnesota
My commission expires: June 25, 1991

Annexed plat of RIVERDALE CROSSING was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 16th day of AUGUST, 1990.

By: Donna M. Nuelle, Chairman

Annexed plat of RIVERDALE CROSSING was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 17th day of September, 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.

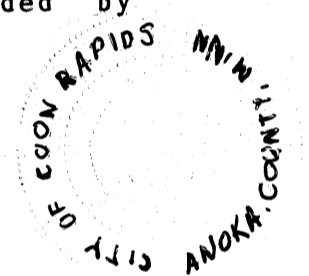
By: Richard S. Reiter, Mayor

Attest: Betty Backes, CMC, Clerk

This plat has been checked and approved this 13th day of NOVEMBER, 1990.

MERYLN D. ANDERSON, Anoka County Surveyor

by Larry D. Hon deputy



202243
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in my office on the 14th day of Nov A.D. 1990 at 3:15 o'clock P.M.
Todd D. Bell, Registrar of Titles
By: Kathleen Burns
DEPUTY REGISTRAR OF TITLES

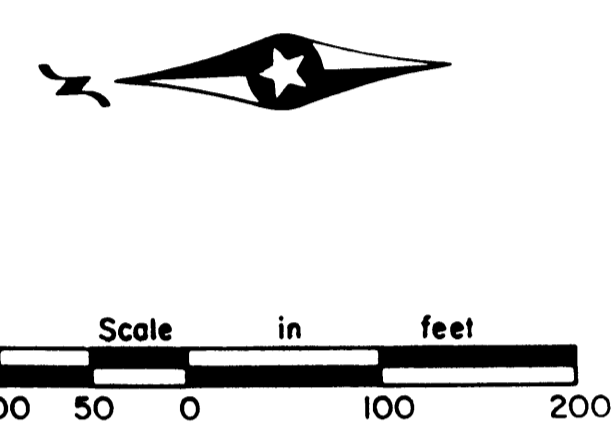
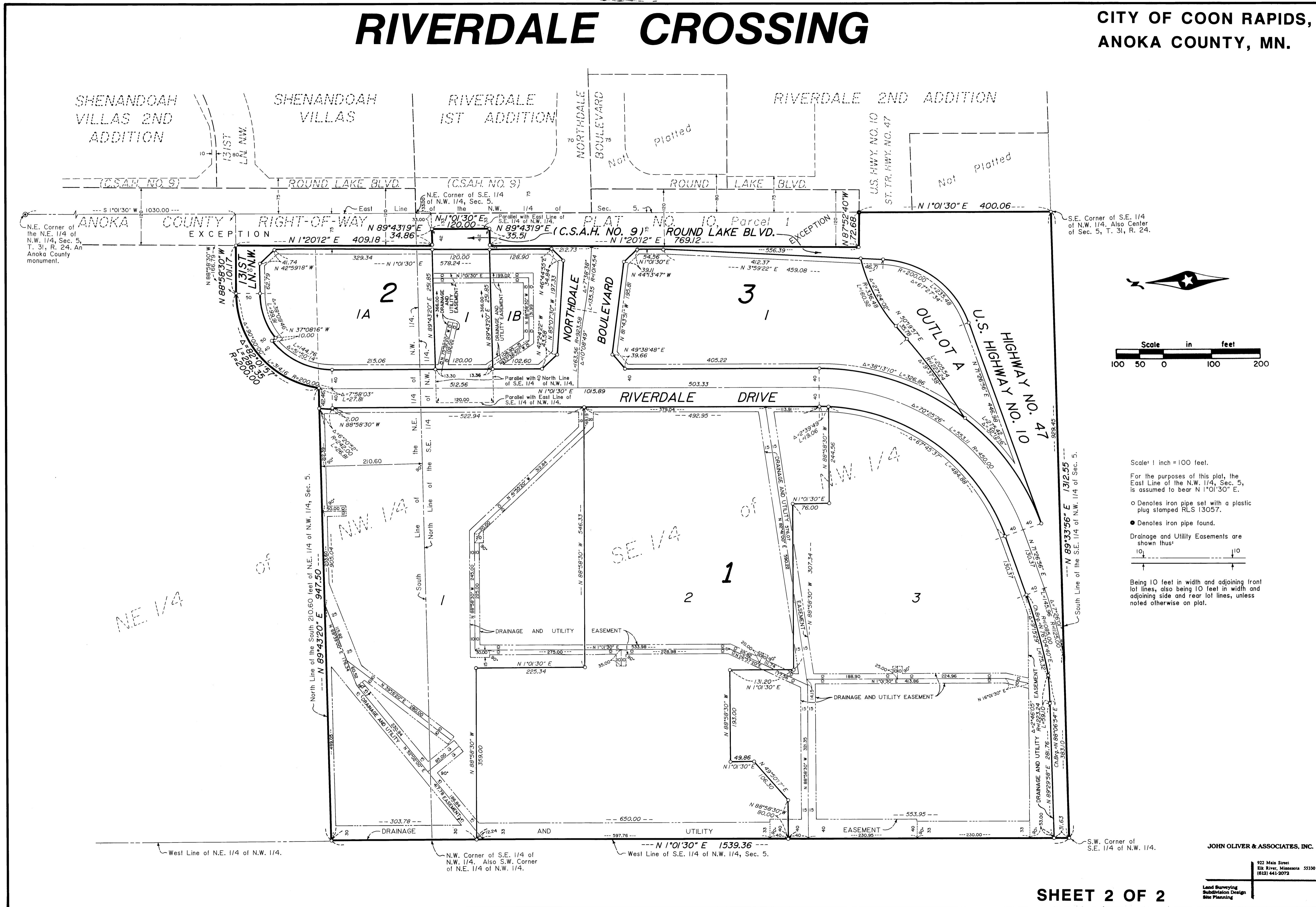
JOHN OLIVER & ASSOCIATES, INC.

922 Main Street
Eden Prairie, Minnesota 55330
(612) 841-2072
Land Surveying
Subdivision Design
Site Planning

SHEET 1 OF 2

RIVERDALE CROSSING

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.



Scale: 1 inch = 100 feet.

For the purposes of this plat, the East Line of the N.W. 1/4, Sec. 5, is assumed to bear N 1°01'30" E.

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

● Denotes iron pipe found.

Drainage and Utility Easements are shown thus:

10' 10'

Being 10 feet in width and adjoining front lot lines, also being 10 feet in width and adjoining side and rear lot lines, unless noted otherwise on plat.

JOHN OLIVER & ASSOCIATES, INC.

922 Main Street
Ely, MN 55330
(612) 441-2072

Lead Surveying
Subdivision Design
Site Planning