

# RIVERDALE VILLAGE THIRD ADDITION

CITY OF COON RAPIDS,  
ANOKA COUNTY, MN.  
SEC. 5, T. 31, R. 24.

bx 59  
pg 7

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

Lots 8, 9, 10, 11 and 12, Block 1, RIVERDALE VILLAGE

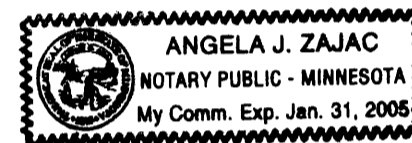
Has caused the same to be surveyed and platted as RIVERDALE VILLAGE THIRD ADDITION and does hereby donate and dedicate to the public for the public use forever the easements for drainage and utility purposes only, as shown on this plat.

In witness whereof said Riverdale Partnership II has caused these presents to be signed by its General Partner this 29<sup>th</sup> day of August, 2000.

RIVERDALE PARTNERSHIP II  
BY: SHAMROCK DEVELOPMENT, INC., AS GENERAL PARTNER.  
By: James M. Stanton as President.  
James M. Stanton

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2000 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, a general partner on behalf of Riverdale Partnership II, a Minnesota General Partnership.



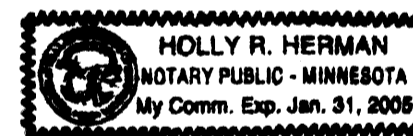
Angela J. Zajac Notary Public  
Anoka County, Minnesota  
My Commission expires: Jan. 31, 2005

I hereby certify that I have surveyed and platted the property described in this plat as RIVERDALE VILLAGE THIRD ADDITION 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 20<sup>th</sup> day of August, 2000 by Lynn P. Caswell, Land Surveyor, Minnesota License No. 13057.



Holly R. Herman Notary Public  
Sherburne County, Minnesota  
My Commission expires: January 31, 2005

Annexed plat of RIVERDALE VILLAGE THIRD ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 15<sup>th</sup> day of June, 2000.

By: Michael W. Borge Chairman

Annexed plat of RIVERDALE VILLAGE THIRD ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 5<sup>th</sup> day of July, 2000. 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: Jerry Newton, Acting Mayor Mayor  
Attest: Betty Backen, Clerk Clerk

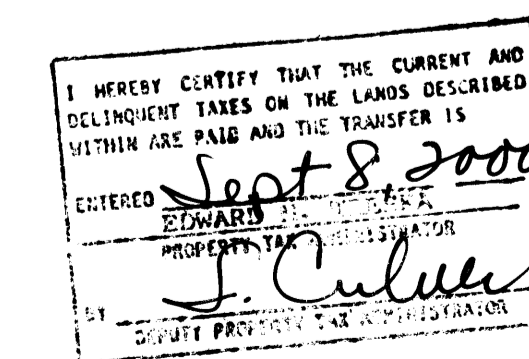


This plat has been checked and approved this 8<sup>th</sup> day of SEPTEMBER, 2000.

Larry D. Shin Anoka County Surveyor

1522346  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the 8<sup>th</sup> Sept A.D., 2000 at 10:30 o'clock A.M., and was duly recorded in book 59 page 7  
Edward M. Treska  
County Recorder  
By: BLP Deputy

359059  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on Sept 8, 2000 at 10:30 o'clock A.M.  
Edward M. Treska, Registrar of Titles  
By: Blae Deputy Registrar of Titles



2000070812/155<sup>00</sup>

2000070815 #279-50 John Oliver & Associates, Inc.

# RIVERDALE VILLAGE THIRD ADDITION

CITY OF COON RAPIDS,  
ANOKA COUNTY, MN.  
SEC. 5, T. 31, R. 24

1059  
18

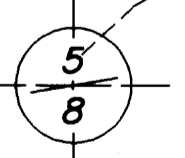
AUDITORS SUBDIVISION NO. 136

West Line of the SW 1/4 of the SE 1/4 of Sec. 5, Twp. 31, Rge. 24  
N01°01'46"E

ROUND LAKE BLVD.  
(C.S.A.H. NO. 9)

N44°46'27"W  
55.77

SW Cor. of the SW 1/4 of the SE 1/4,  
Sec. 5, Twp. 31, Rge. 24  
(Anoka County Monument)



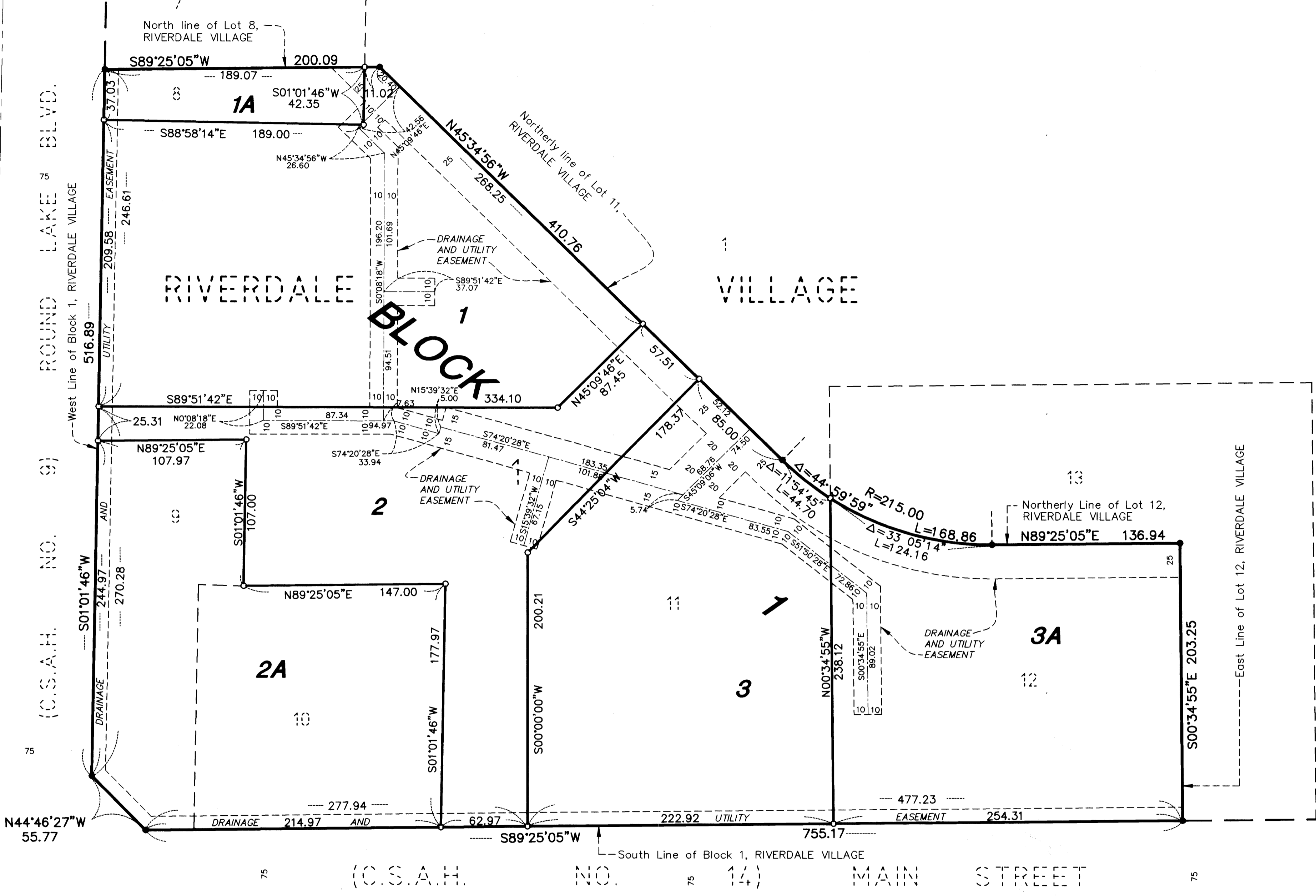
REISLING  
BLVD.  
NW

R.L.S. NO. 160

NATALIA MARIA ADD.

ROSE ST. N.W.

RIVERDALE  
COMMONS  
FOURTH ADD.

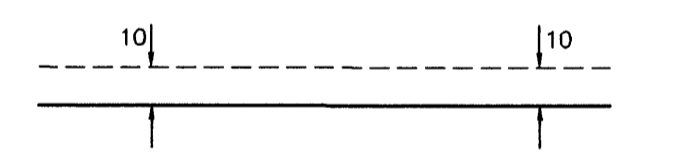


SCALE IN FEET  
0 50 100 150  
Scale: 1 inch = 50 feet.

For the purposes of this plat, the South line of the S.E. 1/4, Sec. 5, Twp. 31, Rge. 24, is assumed to bear N 89°25'05" E.

- Denotes County section monument found.
- 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.