

RIVERDALE VILLAGE

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.

ABST BOOK 57 PAGE 1

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

The North half of Northwest Quarter of Southeast Quarter (N1/2 of NW1/4 of SE1/4), except the South One hundred sixty-five (165') feet of the North Five hundred sixty-nine (569') feet of the West Two hundred sixty-four (264') feet thereof;

Also that part of Northwest quarter of Southeast quarter (NW1/4 of SE1/4) described as follows:
Commencing at a point on the east boundary line of said Northwest Quarter of Southeast Quarter (NW1/4 of SE1/4), which said point is distant South forty (40) rods from the Northeast Corner thereof; thence South along the said East boundary line ten (10) rods; thence West parallel with the North line thereof Sixty-four (64) rods; thence North parallel with first course Ten (10) rods and thence East Sixty-four (64) rods to the point of commencement;

all said lands being in Section Five (5), Township Thirty-One (31), Range Twenty-four (24). Also known as Lot One (1), except the South One hundred sixty-five (165') feet of the North Five hundred sixty-nine (569') feet of the West Two hundred sixty-four (264') feet thereof, and Lot Two (2), Auditor's Subdivision No. 71; EXCEPTING therefrom all that part of the following described tract:

Lot One (1), Auditor's Subdivision No. 71; except the south One hundred sixty-five (165') feet of the North Five hundred sixty-nine (569') feet of the West Two hundred sixty-four (264') feet thereof, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, which lies northerly of a line run parallel with and distant 100 feet southerly of the following described line:
From a point on the north and south quarter line of section 5, township 31 north, range 24 west, distant 2440.6 feet north of the south quarter corner thereof, run westerly at an angle of 90 degrees 24 minutes with said north and south quarter line (measured from south to west) for 13.68 feet to the point of beginning of the line to be described; thence run easterly on the last described course for 790.9 feet; thence deflect to the right on a 1 degree 30 minute curve (delta angle 49 degrees 43 minutes) for 3314.44 feet and there terminating;

together with all that portion of the above described tract adjoining and southerly of the above described strip which lies northwesterly of a line run parallel with and distant 88 feet southeasterly of the following described line:

From the point of beginning of the above described line, run southerly at an angle of 89 degrees 30 minutes 30 seconds with said above described line for 320 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 109 degrees 53 minutes 14 seconds for 668.73 feet; thence deflect to the right on a 6 degree 00 minute curve (delta angle 17 degrees 55 minutes 02 seconds) for 298.62 feet and there terminating;

Together with all that portion of the above described tract adjoining and southerly of the first above described strip, easterly of the last above described strip, which lies northerly of the following described line:

From the point of termination of the last above described line, run southerly at right angles with said last above described line for 88 feet to the point of beginning of the line to be described; thence run easterly to a point which is distant 100 feet southwesterly (measured at right angles) from a point on the first above described line, distant 1222.06 feet easterly of its point of beginning (when measured along said first above described line) and there terminating;

together with all that portion of the above described tract adjoining and southerly of the above described 88 foot parallel line and westerly of the following described line:

From the point of beginning of the first above described line, run southerly at an angle of 89 degrees 30 minutes 30 seconds with said first above described line for 568 feet; thence deflect to the left 90 degrees 00 minutes and run easterly to an intersection with the easterly boundary of the public road running in a northerly and southerly direction on the north and south quarter line of said section 5, being the point of beginning of the line to be described; thence run northeasterly to the point of intersection of the above described 88 foot parallel line with a line run parallel with and distant 70 feet easterly of the north and south quarter line of said section 5 and there terminating;

Which lies West of the hereinafter described Line A.

Line "A" is described as follows: Commencing at the Southwest corner of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota; thence on an assumed bearing of North 1 degree, 01 minutes, 32 seconds East, along the West line of said Southeast Quarter, a distance of 1467.93 feet to the point of beginning of the line to be herein described; thence South 88 degrees, 58 minutes, 28 seconds East a distance of 235.55 feet; thence Northeasterly a distance of 23.00 feet along a tangential curve, concave to the Northwest, the central angle of which is 87 degrees, 51 minutes, 38 seconds, and the radius of which is 15.00 feet; thence North 3 degrees, 09 minutes, 53 seconds East, tangent to the last described curve, a distance of 173.80 feet; thence Northeasterly a distance of 733.50 feet along a tangential curve concave to the Southeast, the central angle of which is 67 degrees, 52 minutes, 54 seconds, and the radius of which is 619.12 feet; thence North 18 degrees, 57 minutes, 12 seconds West, not tangent to the last described curve, a distance of 55.00 feet to the South right of way line of U.S. Highway No. 10 and State Trunk Highway No. 47 and there terminating. Torrens Certificate No. 61390

AND:

Lots 5, 6 and 7, AUDITOR'S SUBDIVISION NO. 71, except the two following described tracts:

Except that part of the South Quarter of the Northwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, described as follows:

Commencing at a point on the West line thereof a distance of 170 feet North from the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence East and parallel with the South line of said Northwest Quarter of the Southeast Quarter a distance of 233 feet; thence North and parallel with the West line of said Northwest Quarter of the Southeast Quarter to the North line of said South Quarter of said Northwest Quarter of the Southeast Quarter; thence West along the North line thereof a distance of 233 feet to the West line thereof; thence South along the West line thereof to the point of beginning, also know as a part of Lots 6 and 7, AUDITOR'S SUBDIVISION NO. 71.

Except the South 85 feet of Lot 6, AUDITOR'S SUBDIVISION NO. 71, Anoka County, Minnesota.

Which lies West and North of the hereinafter described Line A.

Line "A" is described as follows: Commencing at the Southwest corner of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota; thence on an assumed bearing of North 01 degree, 01 minutes, 32 seconds East, along the West line of said Southeast Quarter, a distance of 1467.93 feet to the point of beginning of the line to be herein described; thence South 88 degrees, 58 minutes, 28 seconds East a distance of 235.55 feet; thence Northeasterly a distance of 23.00 feet along a tangential curve, concave to the Northwest, the central angle of which is 87 degrees, 51 minutes, 38 seconds, and the radius of which is 15.00 feet; thence North 3 degrees, 09 minutes, 53 seconds East, tangent to the last described curve, a distance of 173.80 feet; thence Northeasterly a distance of 733.50 feet along a tangential curve concave to the Southeast, the central angle of which is 67 degrees, 52 minutes, 54 seconds, and the radius of which is 619.12 feet; thence North 18 degrees, 57 minutes, 12 seconds West, not tangent to the last described curve, a distance of 55.00 feet to the South right of way line of U.S. Highway No. 10 and State Trunk Highway No. 47 and there terminating.

AND:

Lot 12 and the East 10 feet of Lot 11, AUDITOR'S SUBDIVISION NO. 136, Anoka County, Minnesota.

AND:

The South One hundred sixty-five (165') feet of the North Five hundred sixty-nine (569') feet of the West Two hundred sixty-four (264') feet of the North half of Northwest Quarter of Southeast Quarter (N1/2 of NW1/4 of SE1/4), being in Section Five (5), Township Thirty-one (31), Range Twenty-four (24); also known as the South One hundred sixty-five (165') feet of the North Five hundred sixty-nine (569') feet of the West Two hundred sixty-four (264') feet of Lot One (1), Auditor's Subdivision No. 71, containing one (1) acre and except the West 33 feet for public road; EXCEPTING from the above described tract that part which lies northwesterly of a line run parallel with and distant 88 feet southeasterly of the following described line:

From a point on the north and south quarter line of said section 5, distant 2440.6 feet north of the south quarter corner thereof, run westerly at an angle of 90°24' with said north and south quarter line (measured from south to west) for 13.68 feet; thence deflect to the left at an angle of 90°29'30" for 320 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 109°53'14" for 400 feet and there terminating; containing 0.88 acre, more or less. Torrens Certificate No. 24665

AND:

The East Half of the Southeast Quarter; Section 5, Township 31, Range 24, Anoka County, Minnesota, which lies Southwesterly of a line which is parallel with and distant 100 feet Southwesterly of the following described line:

Beginning at a point on the North and South Quarter line of said Section 5, distant 2440.6 feet North of the South Quarter corner thereof; thence run Easterly at an angle of 90 degrees 24 minutes with said North and South Quarter line (measured from North to East) for 777.22 feet; thence deflect to the right on a 1 degree 30 minute curve (delta angle of 49 degrees 43 minutes) for 3314.44 feet and there terminating, which lies East of the hereinafter described line B.

That part of the West Half of the Southwest Quarter of the Southwest Quarter, Section 4, Township 31, Range 24, Anoka County, Minnesota, which lies Southwesterly of a line distant 100 feet Southwesterly of the following described line:

Beginning at a point on the North and South Quarter line of Section 5, Township 31, Range 24, distant 2440.6 feet North of the South Quarter corner thereof; thence run Easterly at an angle of 90 degrees 24 minutes with said North and South Quarter line (measured from North to East) for 777.22 feet; thence deflect to the right on a 1 degree 30 minute curve (delta angle 49 degrees 43 minutes) for 3314.44 feet and there terminating. EXCEPTING THE FOLLOWING DESCRIBED PROPERTY: The East 120.00 feet of that part of the West Half of the Southwest Quarter of the Southwest Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota, which lies South of a line extended Southwesterly from a point on the East line of said West Half distant 1136.79 feet North of the Southeast corner of said West Half, to a point on the West line of said East 120.00 feet distant 1032.93 feet North of the South line of said West Half, as measured along said West line of the East 120.00 feet, which lies East of the hereinafter described line B.

DESCRIPTION FOR LINE B:

Line "B" is described as Commencing at the Southwest corner of the Southwest Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota; thence on an assumed bearing North 89 degrees, 20 minutes 28 seconds East, along the South line of said Southwest Quarter of Section 4, a distance of 341.48 feet to the point of beginning of the line to be herein described; thence North 0 degrees 39 minutes, 32 seconds West a distance of 400.00 feet; thence Northwesterly a distance of 699.13 feet along a tangential curve concave to the Southwest, the central angle of which is 69 degrees, 03 minutes, 51 seconds, and the radius of which is 580.00 feet; thence Northerly a distance of 19.92 feet along a reverse tangential curve concave to the East, the central angle of which is 76 degrees, 04 minutes, 49 seconds and the radius of which is 15.00 feet; thence Northerly a distance of 739.39 feet along a reverse tangential curve concave to the West, the central angle of which is 28 degrees, 14 minutes, 33 seconds, and the radius of which is 1500.00 feet; thence North 45 degrees, 00 minutes, 00 seconds East, not tangent to the last described curve, a distance of 160.00 feet to the Southwesterly right of way line of U.S. Highway No. 10 and State Trunk Highway No. 47 and there terminating. Torrens Certificate No. 83830

AND:

That part of Government Lot 4, Section 4, Township 31, Range 24, Anoka County, Minnesota, lying Westerly and Southwesterly of the following described line:

Beginning at a point on the South line of said Government Lot 4, which point is 697.125 feet West of the Southeast corner of said Government Lot 4; thence Northerly to a point on the North line of said Government Lot 4, which point is 280 feet East of the Northwest corner of said Government Lot 4, and there terminating; except that part thereof which lies within a distance of 100 feet Southwesterly and 164 feet Northeasterly of the following described line:

Beginning at a point on the North and South Quarter line of Section 5, Township 31, Range 24, distant 2440.6 feet North of the South Quarter corner of said Section 5; thence run Easterly at an angle of 90 degrees 24 minutes with said North and South Quarter line (measured from North to East) for 777.22 feet; thence deflect to the right on a 1 degree 30 minutes curve (delta angle 49 degrees 43 minutes) for 3314.44 feet and there terminating.

also excepting therefrom all that portion platted as LAKES EDGE. Torrens Certificate No. 83833

AND:

That part of the Northwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the west line of said Northwest Quarter of the Southeast Quarter, distant 825.00 feet southerly of the northwest corner thereof; thence easterly, parallel with the north line of said Northwest Quarter of the Southeast Quarter, a distance of 72.32 feet to the easterly right-of-way boundary line of County State Aid Highway No. 9 (Round Lake Blvd.) and the point of beginning of the land to be described; thence continue easterly, parallel with said north line, a distance of 184.58 feet to a point distant 1056.00 feet westerly of the east line of said Northwest Quarter of the Southeast Quarter as measured along said parallel line; thence northerly, parallel with said east line, a distance of 161.24 feet to the south line of the North Half of said Northwest Quarter of the Southeast Quarter; thence westerly along said south line, a distance of 184.83 feet to the easterly right-of-way boundary line of said County State Aid Highway No. 9 (Round Lake Blvd.); thence southerly along said right-of-way line a distance of 161.11 feet to the point of beginning. (Said tract is also known as Lots 3 and 4, AUDITOR'S SUBDIVISION NO. 71.) Torrens Certificate No. 66337

AND:

That part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka county, Minnesota, described as follows:

Commencing at a point on the South line of said Southwest Quarter of the Southeast Quarter distance 618 feet East from the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North at right angles to said South line a distance of 395 feet; thence East at right angles of the last course a distance of 350 feet; thence South at right angles to the last course a distance of 395 feet to the South line of said Southwest Quarter of the Southeast Quarter; thence West along said South line a distance of 350 feet to the point of of commencement. Also known as part of Lot 13, AUDITOR'S SUBDIVISION NO. 136, Anoka County, Minnesota.

\$609.50 #1999032583

331446
OFFICE OF COUNTY RECORDS
STATE OF MINNESOTA COUNTY OF ANOKA
I hereby certify that the above plat was duly recorded on the March 31 AD 1999
Book 57 ABST page 1
Edward M. Treska
County Recorder
E.M. Treska

ENTERED March 31 1999
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
DEPUTY PROPERTY TAX ADMINISTRATOR

WESTWOOD
Professional Services, Inc.

Receipt no. 1999 03 2568 \$55.00

RIVERDALE VILLAGE

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.

PLAT BOOK 57 PAGE 1

And that GGP/Homart, Inc., a Delaware corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The Southwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota except those tracts described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North on the West line thereof a distance of 360 feet; thence East parallel with the South line thereof a distance of 183 feet; thence South parallel with the said West line a distance of 107 feet; thence East parallel with the South line thereof a distance of 147 feet; thence South parallel with the said West line a distance of 253 feet, more or less, to the South line thereof; thence West along the said South line a distance of 330 feet to the point of commencement.

ALSO EXCEPT That part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota, that is described as follows:

Commencing at a point on the west line of said Southwest Quarter of the Southeast Quarter, said point being 597 feet North of the Southwest corner thereof; thence East at right angles 264 feet; thence North at right angles 165 feet; thence West at right angles 264 feet to the West line thereof; thence South 165 feet to place of commencement.

ALSO EXCEPT That part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at a point on the West line of said Southwest Quarter of the Southeast Quarter, said point being 762 feet North of the Southwest corner thereof; thence East parallel with the South line of said Southwest Quarter of the Southeast Quarter 183 feet; thence North parallel with the West line of said Southwest Quarter of the Southeast Quarter, 85 feet; thence West parallel with first course 183 feet to said West line of Southwest Quarter of Southeast Quarter; thence South 85 feet to place of commencement.

ALSO EXCEPT That part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Southwest Quarter of the Southeast Quarter distant 618 feet East from the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North at right angles to said South line a distance of 395 feet; thence East at right angles to last course a distance of 350 feet; thence South at right angles to the last course a distance of 395 feet to the South line of said Southwest Quarter of the Southeast Quarter; thence West along said South line a distance of 350 feet to the point of commencement. Torrens Certificate No. 79814

AND:

The North half of Northwest Quarter of Southeast Quarter (N1/2 of NW1/4 of SE1/4), except the South One hundred sixty-five (165') feet of the North Five hundred sixty-nine (569') feet of the West Two hundred Sixty-four (264') feet thereof;

Also that part of Northwest Quarter of Southeast Quarter (NW1/4 of SE1/4) described as follows: Commencing at a point on the east boundary line of said Northwest Quarter of Southeast Quarter (NW1/4 of SE1/4), which said point is distant South forty (40) rods from the Northeast Corner thereof; thence south along the said East boundary line ten (10) rods; thence West parallel with the North line thereof Sixty-four (64) rods; thence North parallel with first course Ten (10) rods and thence East Sixty-four (64) rods to the point of commencement;

all said lands being in Section Five (5), Township Thirty-One (31), Range Twenty-four (24). Also known as Lot One (1), except the South One hundred sixty-five (165') feet of the North Five hundred sixty-nine (569') feet of the West two hundred sixty-four (264') feet thereof, and Lot Two (2), Auditor's Subdivision No. 71; EXCEPTING therefrom all that part of the following described tract:

Lot One (1), Auditor's Subdivision No. 71; except the south One hundred sixty-five (165') feet of the North Five hundred sixty-nine (569') feet of the West Two hundred sixty-four (264') feet thereof, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, which lies northerly of a line run parallel with and distant 100 feet southerly of the following described line:

From a point on the north and south quarter line of section 5, township 31 north, range 24 west, distant 2440.6 feet north of the south quarter corner thereof, run westerly at an angle of 90 degrees 24 minutes with said north and south quarter line (measured from south to west) for 13.68 feet to the point of beginning of the line to be described; thence run easterly on the last described course for 790.9 feet; thence deflect to the right on a 1 degree 30 minute curve (delta angle 49 degrees 43 minutes) for 3314.44 feet and there terminating;

together with all that portion of the above described tract adjoining and southerly of the above described strip which lies northwesterly of a line run parallel with and distant 88 feet southeasterly of the following described line:

From the point of beginning of the above described line, run southerly at an angle of 89 degrees 30 minutes 30 seconds with said above described line for 320 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 109 degrees 53 minutes 14 seconds for 668.73 feet; thence deflect to the right on a 6 degree 00 minute curve (delta angle 17 degrees 55 minutes 02 seconds) for 298.62 feet and there terminating;

Together with all that portion of the above described tract adjoining and southerly of the first above described strip, easterly of the last above described strip, which lies northerly of the following described line:

From the point of termination of the last above described line, run southerly at right angles with said last above described line for 88 feet to the point of beginning of the line to be described; thence run easterly to a point which is distant 100 feet southwesterly (measured at right angles) from a point on the first above described line, distant 1222.06 feet easterly of its point of beginning (when measured along said first above described line) and there terminating;

together with all that portion of the above described tract adjoining and southerly of the above described 88 foot parallel line and westerly of the following described line:

From the point of beginning of the first above described line, run southerly at an angle of 89 degrees 30 minutes 30 seconds with said first above described line for 568 feet; thence deflect to the left 90 degrees 00 minutes and run easterly to an intersection with the easterly boundary of the public road running in a northerly and southerly direction on the north and south quarter line of said section 5, being the point of beginning of the line to be described; thence run northeasterly to the point of intersection of the above described 88 foot parallel line with a line run parallel with and distant 70 feet easterly of the north and south quarter line of said section 5 and there terminating;

Which lies East of the hereinafter described Line A.

Line "A" is described as follows: Commencing at the Southwest corner of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota; thence on an assumed bearing of North 1 degree, 01 minutes, 32 seconds East, along the West line of said Southeast Quarter, a distance of 1467.93 feet to the point of beginning of the line to be herein described; thence South 88 degrees, 58 minutes, 28 seconds East a distance of 235.55 feet; thence Northeasterly a distance of 23.00 feet along a tangential curve, concave to the Northwest, the central angle of which is 87 degrees, 51 minutes, 38 seconds, and the radius of which is 15.00 feet; thence North 3 degrees, 09 minutes, 53 seconds East, tangent to the last described curve, a distance of 173.80 feet; thence Northeasterly a distance of 733.50 feet along a tangential curve concave to the Southeast, the central angle of which is 67 degrees, 52 minutes, 54 seconds, and the radius of which is 619.12 feet; thence North 18 degrees, 57 minutes, 12 seconds West, not tangent to the last described curve, a distance of 55.00 feet to the South right of way line of U.S. Highway No. 10 and State Trunk Highway No. 47 and there terminating. Torrens Certificate No. 79815

Parcel 1:

The East Half of the Southeast Quarter, Section 5, Township 31, Range 24, Anoka County, Minnesota, which lies Southwesterly, of a line which is parallel with and distant 100 feet Southwesterly of the following described line:

Beginning at a point on the North and South Quarter line of said Section 5, distant 2440.6 feet North of the South Quarter corner thereof; thence run Easterly at an angle of 90 degrees 24 minutes with said North and South Quarter line (measured from North to East) for 777.22 feet; thence deflect to the right on a 1 degree 30 minute curve (delta angle 49 degrees 43 minutes) for 3314.44 feet and there terminating.

which lies west of the hereinafter described Line B.

Parcel 2:

That part of the West Half of the Southwest Quarter of the Southwest Quarter, Section 4, Township 31, Range 24, Anoka County, Minnesota, which lies Southwesterly of a line distant 100 feet Southwesterly of the following described line:

Beginning at a point on the North and South Quarter line of Section 5, Township 31, Range 24, distant 2440.6 feet North of the South Quarter corner thereof; thence run Easterly at an angle of 90 degrees 24 minutes with said North and South Quarter line (measured from North to East) for 777.22 feet; thence deflect to the right on a right on a 1 degree 30 minute curve (delta angle 49 degrees 43 minutes) for 3314.44 feet and there terminating.

which lies West of the hereinafter described Line B.

DESCRIPTION FOR LINE B:

Line "B" is described as Commencing at the Southwest corner of the Southwest Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota; thence on an assumed bearing North 89 degrees 20 minutes 28 seconds East, along the South line of said Southwest Quarter of Section 4, a distance of 341.48 feet to the point of beginning of the line to be herein described; thence North 0 degrees, 39 minutes, 32 seconds West a distance of 400.00 feet; thence Northwesterly, a distance of 699.13 feet along a tangential curve concave to the Southwest, the central angle of which is 69 degrees, 03 minutes, 51 seconds, and the radius of which is 580.00 feet; thence Northerly a distance of 19.92 feet along a reverse tangential curve concave to the East, the central angle of which is 76 degrees, 04 minutes, 49 seconds, and the radius of which is 15.00 feet; thence Northerly a distance of 739.39 feet along a reverse tangential curve concave to the West, the central angle of which is 28 degrees, 14 minutes, 33 seconds, and the radius of which is 1500.00 feet; thence North 45 degrees, 00 minutes, 00 seconds East, not tangent to the last described curve, a distance of 160.00 feet to the Southwesterly right of way line of U.S. Highway No. 10 and State Trunk Highway No. 47 and there terminating. Torrens Certificate No. 79794

AND:

Lot 6, AUDITOR'S SUBDIVISION NO. 71, except the North 170 feet thereof, according to the duly recorded plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

AND:

That part of the following described land: Lot 5, AUDITOR'S SUBDIVISION NO. 71, except the West 195 feet thereof.

And Lots 6 and 7, AUDITOR'S SUBDIVISION NO. 71, except the two following described tracts:

Except that part of the South Quarter of the Northwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, described as follows:

Commencing at a point of the West line thereof a distance of 170 feet North from the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence East and parallel with the South line of said Northwest Quarter of the Southeast Quarter a distance of 233 feet; thence North and parallel with the West line of said Northwest Quarter of the Southeast Quarter to the North line of said South Quarter of said Northwest Quarter of the Southeast Quarter; thence West along the North line thereof a distance of 233 feet to the West line thereof; thence South along the West line thereof to the point of beginning, also known as a part of Lots 6 and 7, AUDITOR'S SUBDIVISION NO. 71.

Except the South 85 feet of Lot 6, AUDITOR'S SUBDIVISION NO. 71, Anoka County, Minnesota.

Which lies East and Southeast of the hereinafter described Line A.

Description of Line A:

Line "A" is described as follows: Commencing at the Southwest corner of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota; thence on an assumed bearing of North 01 degree, 01 minutes, 32 seconds East, along the West line of said Southeast Quarter, a distance of 1467.93 feet to the point of beginning of the line to be herein described; thence South 88 degrees, 58 minutes, 28 seconds East a distance of 235.55 feet; thence Northeasterly a distance of 23.00 feet along a tangential curve, concave to the Northwest, the central angle of which is 87 degrees, 51 minutes, 38 seconds, and the radius of which is 15.00 feet; thence North 3 degrees, 09 minutes, 53 seconds East, tangent to the last described curve, a distance of 173.80 feet; thence Northeasterly a distance of 733.50 feet along a tangential curve concave to the Southeast, the central angle of which is 67 degrees, 52 minutes, 54 seconds, and the radius of which is 619.12 feet; thence North 18 degrees, 57 minutes, 12 seconds West, not tangent to the last described curve, a distance of 55.00 feet to the South right of way line of U. S. Highway No. 10 and State Trunk Highway No. 47 and there terminating.

RIVERDALE VILLAGE

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.
BOOK 51 PAGE 1

And that the City of Coon Rapids, a Minnesota municipal corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the South Quarter of the Northwest Quarter of the Southeast Quarter (S1/4 of NW1/4 of SE1/4), Section Five (5) Township Thirty-one (31), Range Twenty-four (24), Anoka County, Minnesota, described as follows: Commencing at a point on the West line thereof distant One Hundred Seventy (170) feet North from the Southwest corner of said Northwest Quarter of Southeast Quarter (NW1/4 of SE1/4); thence East and parallel with the South line of said Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4), a distance of Two Hundred Thirty-three (233) feet; thence North and parallel with the West line of said Northwest Quarter of Southeast Quarter (NW1/4 of SE1/4) to the North line of the South Quarter of Northwest Quarter of Southeast Quarter (S1/4 of NW1/4 of SE1/4); thence West along the North line thereof a distance of Two Hundred Thirty-three (233) feet to the West line thereof; thence South along the West line thereof to the point of beginning. Also known as a part of Lots Six (6) and Seven (7), Auditor's Subdivision Number 71, Anoka County, Minnesota, except the Westerly 75.00 feet thereof.

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, described as follows: Commencing at a point on the West line of said Southwest Quarter of Southeast Quarter, said point being 762 feet North of the Southwest corner thereof; thence East and parallel with the South line of the said Southwest Quarter of Southeast Quarter, 183 feet; thence North and parallel with the West line of said Southwest Quarter of Southeast Quarter, 85 feet; thence West and parallel with the first course 183 feet to the said West line of Southwest Quarter of Southeast Quarter; thence South 85 feet to the place of beginning, except the West 75 feet thereof, being the public road right-of-way and now being part of Lot 13, Auditor's Subdivision Number 136.

AND

All that part of the following described property except which lies Westerly of a line parallel with and distant 75.00 feet Easterly from the Westerly line of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota.

That part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, described as follows: Commencing at a point on the West line of said Southwest Quarter of Southeast Quarter, said point being 597 feet North of the Southwest corner thereof; thence East at right angles 264 feet; thence North at right angles 165 feet; thence West at right angles 264 feet to West line thereof; thence South 165 feet to place of commencement. Now known as part of Lot 13, Auditor's Subdivision No. 136, Anoka County, Minnesota.

AND

That part of Lot numbered Thirteen (13), Auditor's Subdivision Number 136, described as follows: Commencing at a point on the West line of the Southwest Quarter of Southeast Quarter (SW1/4 of SE1/4) of Section Five (5), Township Thirty One (31), Range Twenty-four (24), located Two Hundred Sixty (260) feet North of the Southwest corner thereof; thence North on said West line One Hundred (100) feet; thence East and parallel with the South line thereof a distance of One Hundred Eighty-three (183) feet; thence South parallel with the said West line a distance of One Hundred Seven (107) feet; thence West a distance of One Hundred Eighty-three (183) feet, more or less, to place of commencement, Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota, described as follows: Commencing at the Southwest corner of said Southwest Quarter of Southeast Quarter; thence proceeding East on the South line of said Southwest Quarter of Southeast Quarter a distance of 150 feet; thence proceeding North and parallel with the West line of said Southwest Quarter of Southeast Quarter a distance of 253 feet; thence proceeding West and parallel to the South line of said Southwest Quarter of Southeast Quarter a distance of 150 feet to the West line of said Southwest Quarter of Southeast Quarter; thence proceeding South along the West line of said Southwest Quarter of Southeast Quarter to place of commencement.

The above described tract now being described as the Westerly 150 feet of Lot 11, Auditor's Subdivision Number 136, except the Westerly 75.00 feet thereof and excepting that part described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence North 89 degrees 25 minutes 05 seconds East, along the South line of said Southwest Quarter of the Southeast Quarter 75.03 feet; thence North 01 degree 01 minute 30 seconds East, parallel with the West line of said Southwest Quarter of the Southeast Quarter 75.03 feet to the point of beginning of the part to be described; thence continuing North 01 degree 01 minute 30 seconds East 40.00 feet; thence South 44 degrees 46 minutes 43 seconds East 55.77 feet to a line 75.00 feet North of and parallel with the South line of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 25 minutes 05 seconds West, along said parallel line 40.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as RIVERDALE VILLAGE and do hereby donate and dedicate to the public for public use forever the street, boulevard, and the easements for drainage and utility purposes only, as shown on the plat.

In witness whereof said Riverdale Partnership II, a Minnesota partnership, has caused these presents to be signed by its general partner this 9th day of March, 1999.

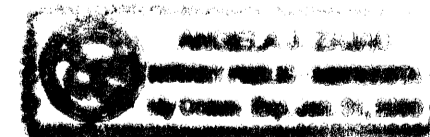
RIVERDALE PARTNERSHIP II

By Shamrock Development, Inc.
Its General Partner

By James M. Stanton
James M. Stanton, President

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 9th day of March, 1999, by James M. Stanton as President of Shamrock Development, Inc., a Minnesota corporation, general partner of Riverdale Partnership II, a Minnesota partnership, on behalf of the partnership.



By April Bayan
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2000

In witness whereof said GGP/Homart, Inc., a Delaware corporation, has caused these presents to be signed by its proper officer this 8th day of March, 1999.

GGP/HOMART, INC.

By Jon E. Batschok
Its Senior Vice President

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 8th day of March, 1999 by Jon E. Batschok as Senior Vice President of GGP/Homart, Inc., a Delaware corporation, on behalf of the corporation.



By Charlene M. Sarto
Notary Public, Cook County, Illinois
My Commission Expires 1-24-02

In witness whereof said City of Coon Rapids, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 11 day of March, 1999.

CITY OF COON RAPIDS, MINNESOTA

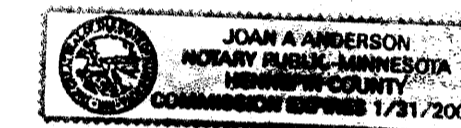
By Glenn McCauley
Mayor

By Betty Backes, Clerk
Clerk



STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 11 day of March, 1999, by Glenn McCauley as Mayor and by Betty Backes as Clerk of the City of Coon Rapids, a Minnesota municipal corporation, on behalf of the corporation.



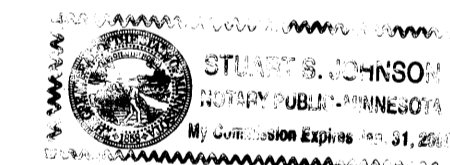
By Joan A. Anderson
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-00

I hereby certify that I have surveyed and platted the property described on this plat as RIVERDALE VILLAGE; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; and 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 Martin J. Weber
Martin J. Weber, Land Surveyor
Minnesota License No. 12043

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 5th day of March, 1999 by Martin J. Weber, Land Surveyor.



By Stuart S. Johnson
Notary Public, Dakota County, Minnesota
My Commission Expires January 31st, 2000

COON RAPIDS, MINNESOTA

This plat of RIVERDALE VILLAGE was approved by the Planning Commission of the City of Coon Rapids, Minnesota, this 17th day of February, 1999.

PLANNING COMMISSION OF COON RAPIDS, MINNESOTA

By Danna M. Naeme
CHAIRMAN

COON RAPIDS, MINNESOTA

This plat of RIVERDALE VILLAGE was approved and accepted by the City Council of Coon Rapids, Minnesota, at a regular meeting thereof held this 2nd day of March, 1999. 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.

CITY COUNCIL OF COON RAPIDS, MINNESOTA

By Glenn McCauley
Mayor

By Betty Backes, Clerk
Clerk



This plat has been checked and approved this 31st day of MARCH, 1999.

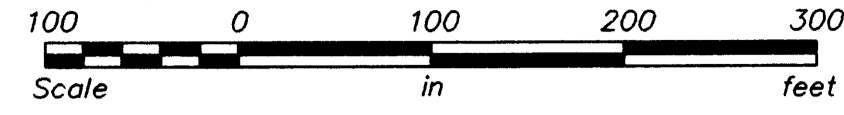
By Larry D. Hain
Anoka County Surveyor

RIVERDALE VILLAGE

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.

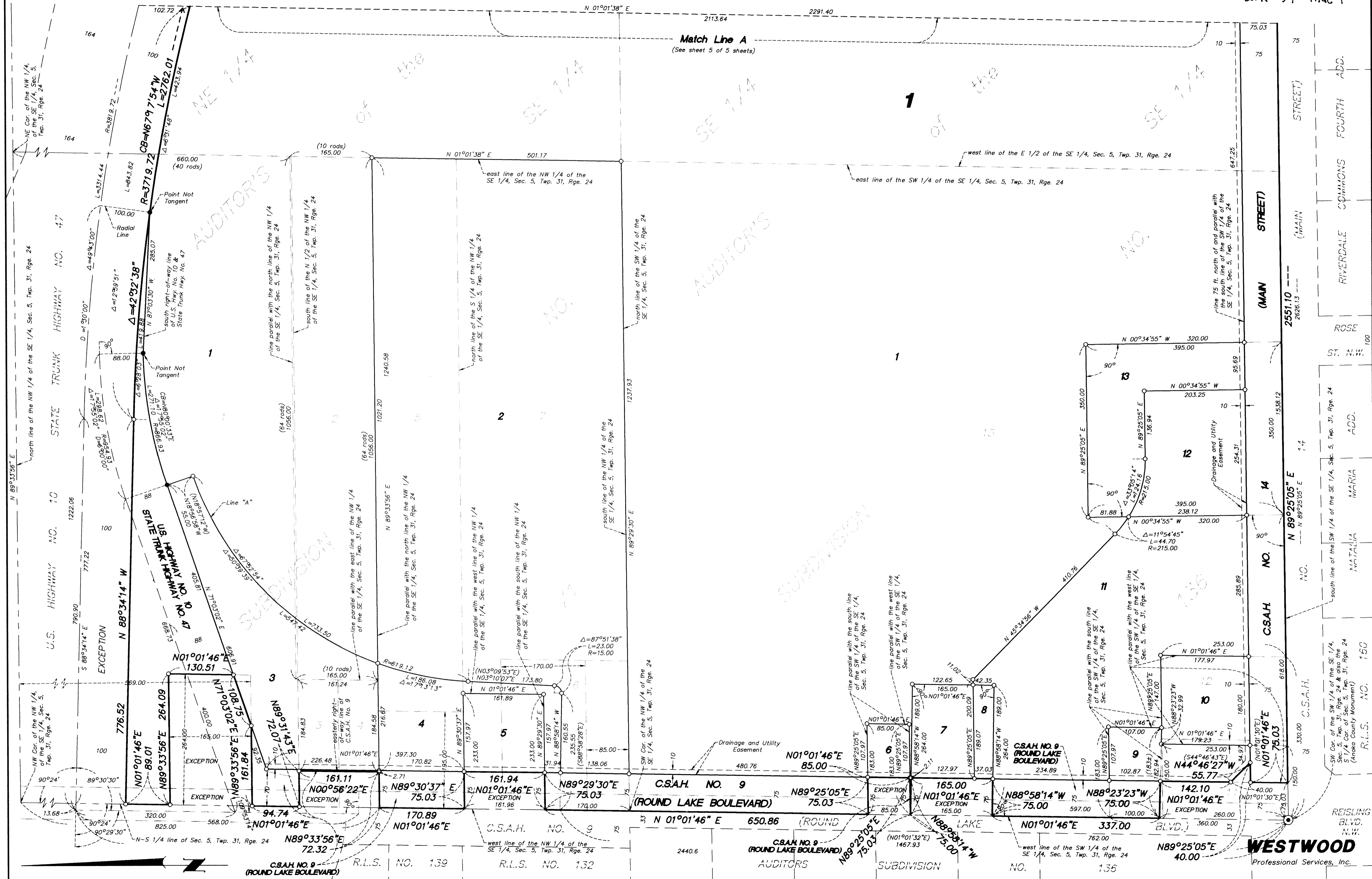
BOOK 57 PAGE 1

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



Scale: 1 inch = 100 feet

- Denotes iron monument set
- Denotes iron monument found
- (Text) Denotes deed bearing and/or distance



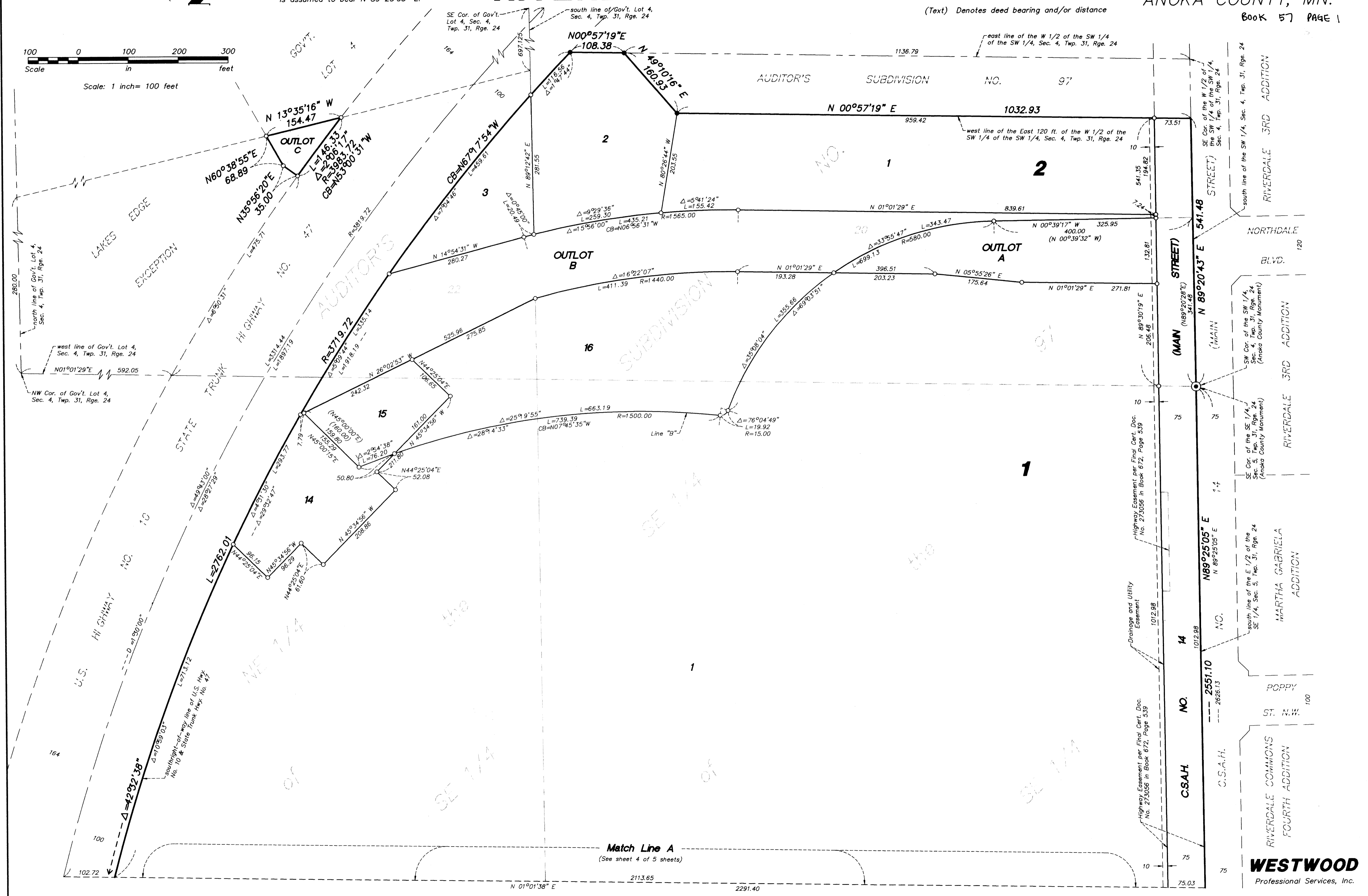
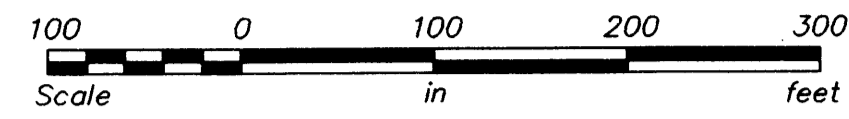
RIVERDALE VILLAGE

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.

BOOK 57 PAGE 1

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WESTWOOD
Professional Services, Inc.