



# RIVERVIEW TOWNHOUSES FIFTH ADDITION

CITY OF COON RAPIDS - COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Orrin E. Thompson Construction Corporation, a Minnesota corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota to wit: That part of the East half of the West half and that part of the West half of the East half all in the Northwest quarter of the Northwest quarter Section 11, Township 31, Range 24, Anoka County, Minnesota described as commencing at the Southeast corner of said West half of East half; thence North 1° 21' 27" West, assumed bearing, along the East line of said West half of East half 470.34 feet to the actual point of beginning of the land to be hereinafter described; thence South 74° 51' 52" West 267.82 feet; thence Northerly 111.02 feet along a non-tangent curve concave to the West, said curve having a radius of 1392.97 feet, a central angle of 4° 34' and the chord of said curve bears North 17° 25' 08" West; thence South 89° 29' 09" West 63.70 feet; thence South 73° 32' West 301.67 feet, more or less to the West line of said East half of West half; thence North 1° 21' 54" West along said West line 918.85 feet to the Northwest corner of said East half of West half; thence East 0° 00' along the North line of the Northwest quarter of said Section 11 a distance of 646.07 feet to the Northeast corner of said West half of East half; thence South 1° 21' 27" East along the East line of said West half of East half 868.72 feet to the actual point of beginning, subject to rights acquired by State of Minnesota for State Trunk Highway #242 according to the final certificate filed as Document #273056 in Book 672, Page 539 in the Anoka County Register of Deeds office and except the two following described tracts of land.

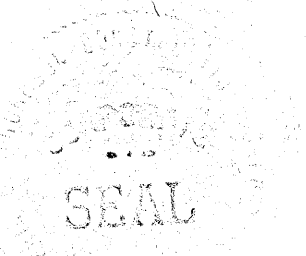
1. That part of said East half of the West half and that part of said West half of the East half described as beginning at the Northwest corner of said East half of West half; thence Easterly along the North line of said East half of West half and of said West half of East half 455.16 feet; thence Southerly and at right angles to said North line 347.25 feet; thence Westerly and parallel with said North line 160 feet; thence Northerly and at right angles to the last described course 52.09 feet; thence Westerly and parallel with said North line to the West line of said East half of West half; thence Northerly along said West line to the point of beginning.
2. That part of said West half of the East half described as commencing at the Northwest corner of said East half of West half; thence Easterly along the North line of said East half of West half and of said West half of East half 515.16 feet to the point of beginning; thence Southerly and at right angles to said North line 260 feet; thence Easterly and parallel with said North line to the East line of said West half of East half; thence Northerly along said East line to the North line of said West half of East half; thence Westerly along said North line to the point of beginning.

Have caused the same to be surveyed and platted as RIVERVIEW TOWNHOUSES FIFTH ADDITION and do hereby donate and dedicate to the public for the public use forever the Street, Highway and drainage easement as shown on the plat, and a utility easement over Outlots A, B and C as created hereon and said Orrin E. Thompson Construction Corporation, in recording the plat of RIVERVIEW TOWNHOUSES FIFTH ADDITION, have designated certain areas of land as parks, playground, etc., intended for use by the homeowners in RIVERVIEW TOWNHOUSES FIFTH ADDITION for recreation and other related activities. The designated areas are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in RIVERVIEW TOWNHOUSES FIFTH ADDITION as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to RIVERVIEW TOWNHOUSES FIFTH ADDITION dated this 4th day of November A.D. 1974. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat. In witness whereof said Orrin E. Thompson Construction Corporation has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 27th day of January A.D. 1975.

ORRIN E. THOMPSON CONSTRUCTION CORPORATION

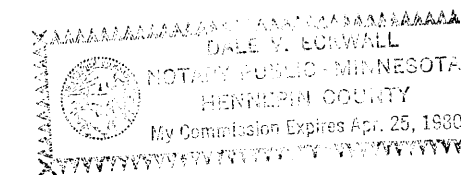
Gary W. Thompson  
Gary W. Thompson - President

Robert Bjorklund  
Robert Bjorklund - Vice President



State of Minnesota  
County of Hennepin

The foregoing instrument was acknowledged before me this 27th day of January A.D. 1975 by Gary W. Thompson, President and Robert Bjorklund, Vice President of Orrin E. Thompson Construction Corporation, a Minnesota corporation, on behalf of the corporation.



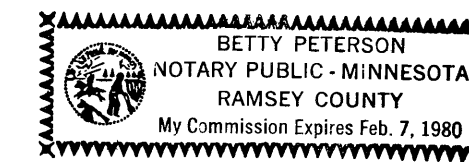
Dale G. Skovell  
Notary Public, Hennepin County, Minnesota  
My commission expires April 25, 1980

I hereby certify that I have surveyed and platted the property described on this plat as RIVERVIEW TOWNHOUSES FIFTH ADDITION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and decimals of a foot, that all monuments have been correctly placed in the ground as shown on said plat, that the outside boundary lines are correctly designated on said plat and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

Charles R. Winden  
Charles R. Winden, Land Surveyor  
Minnesota Registration No. 7726

State of Minnesota  
County of Ramsey

The foregoing instrument was acknowledged before me this 27th day of January A.D. 1975 by Charles R. Winden.



Betty Peterson  
Notary Public, Ramsey County, Minnesota  
My commission expires February 7, 1980

We hereby certify that the City Council of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the annexed plat of RIVERVIEW TOWNHOUSES FIFTH ADDITION, at a regular meeting thereof held this 28th day of January A.D. 1975.

The annexed plat of RIVERVIEW TOWNHOUSES FIFTH ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 18th day of April A.D. ~~1975~~ 1974

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA

by Donald E. Sclandson its Mayor

by Betty Bell its Clerk

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA

by Ronald K. Carlson its Chairman

by William J. McLean Jr. its Clerk

Checked and approved this 6th day of March A.D. 1975.

Roland W. Anderson  
Anoka County Surveyor

"NO DELINQUENT TAXES  
AND TRANSFER ENTERED"

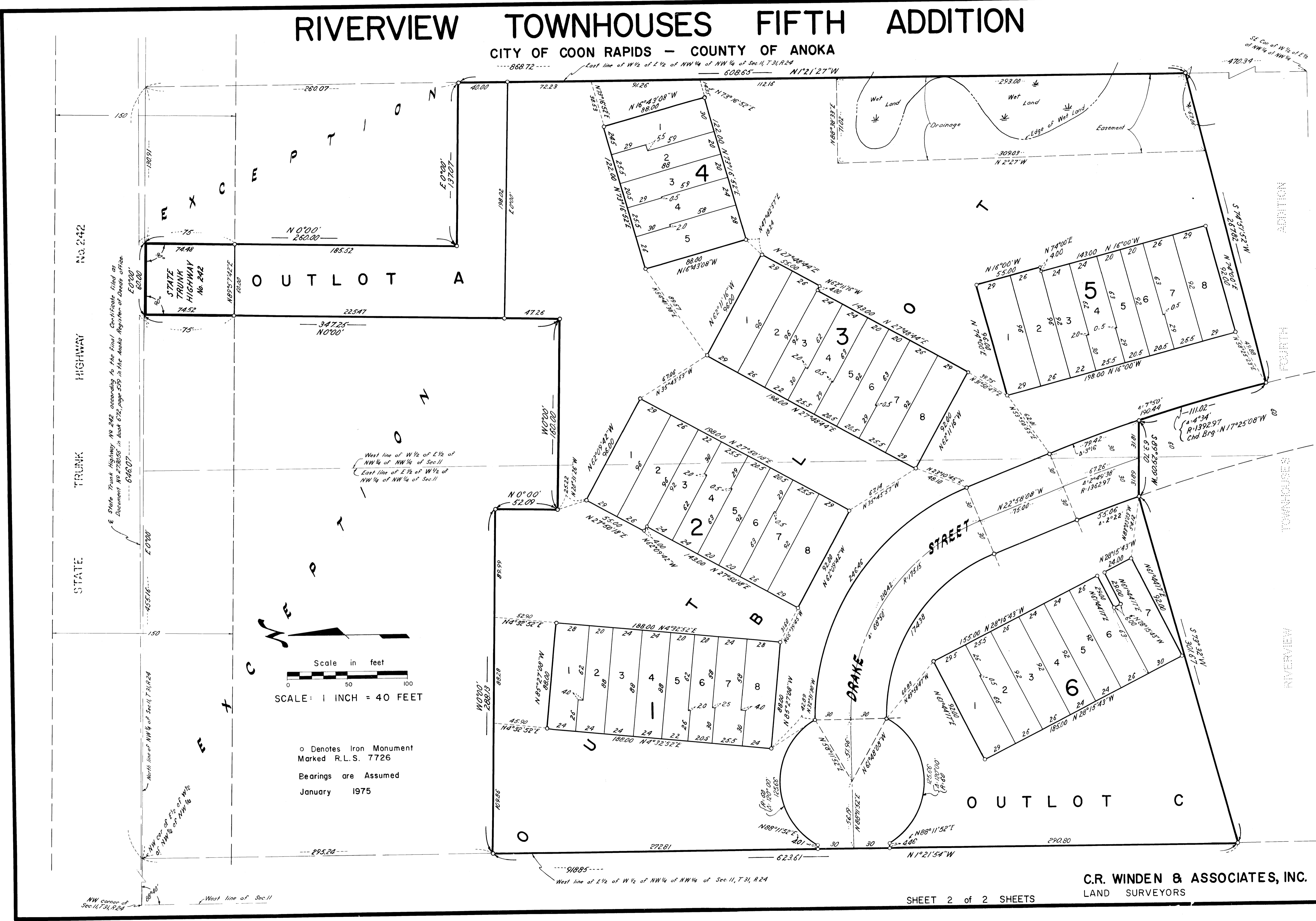
March 11 1975  
Charles A. Lofstrom  
Auditor, Anoka County  
BY Nancy C. Casper  
Deputy

424512  
OFFICE OF REGISTER OF DEEDS  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the APR 3 1975 A.D., 19 10 o'clock AM, and was duly recorded in book 18 of PLATS page 5

Del G. Amdeahl  
Register of Deeds  
BY Virginia L. Hollermeier  
Deputy

# RIVERVIEW TOWNHOUSES FIFTH ADDITION

CITY OF COON RAPIDS - COUNTY OF ANOKA



C.R. WINDEN & ASSOCIATES, INC.  
LAND SURVEYORS