

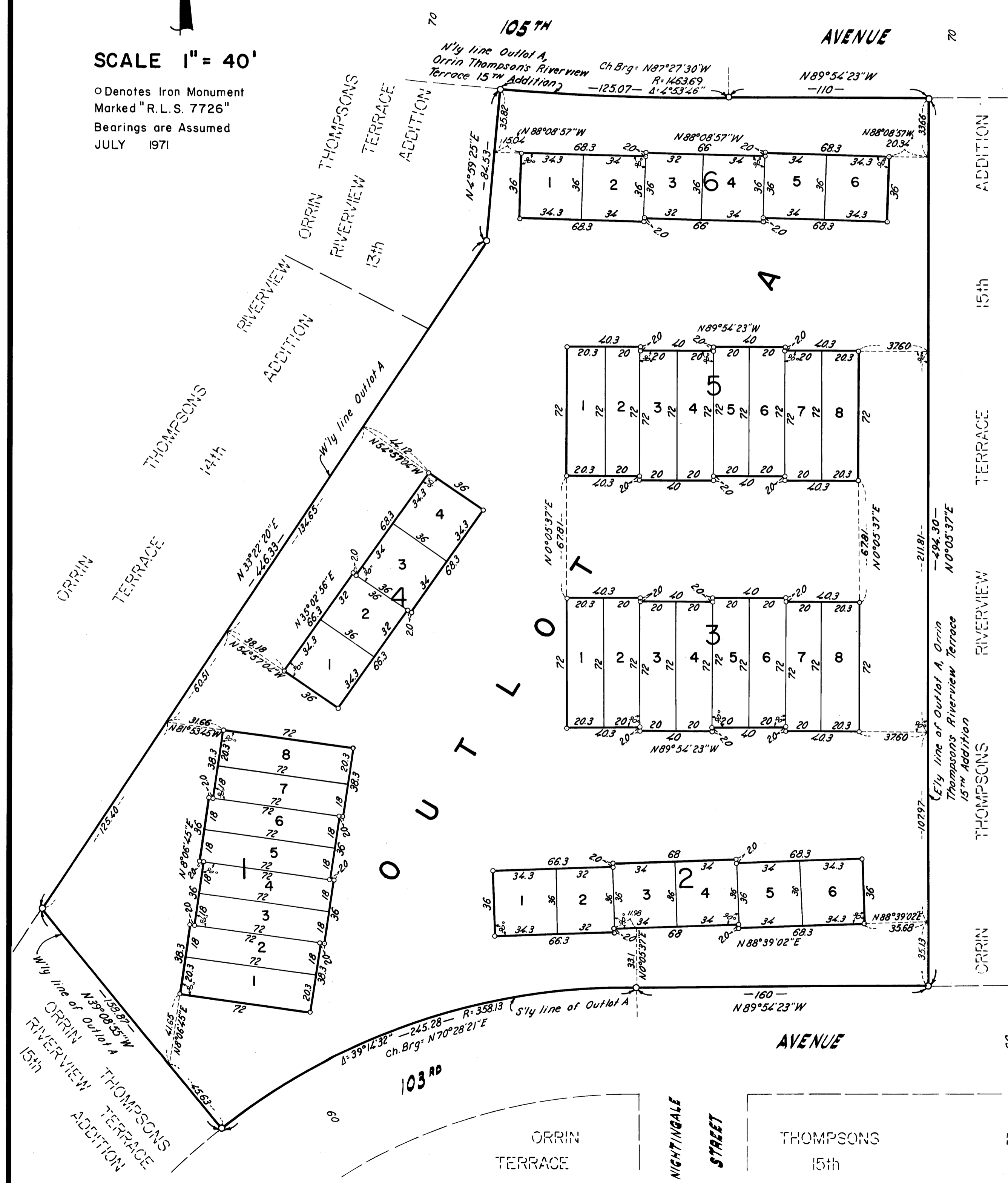
RIVERVIEW TOWNHOUSES FIRST ADDITION

ORRIN THOMPSONS RIVERVIEW
TERRACE 13th ADDITION CITY OF COON RAPIDS - COUNTY OF ANOKA

NORTH

SCALE 1" = 40'

○ Denotes Iron Monument
Marked "R.L.S. 7726"
Bearings are Assumed
JULY 1971



KNOW ALL MEN BY THESE PRESENCE: That Orrin E. Thompson Construction Corporation, a Minnesota Corporation, owner and proprietor of the following described property situate in the State of Minnesota and County of Anoka to wit: Outlot A, Orrin Thompson's Riverview Terrace 15th Addition, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Anoka County, has caused the same to be surveyed and platted as RIVERVIEW TOWNHOUSES FIRST ADDITION, subject to a utility easement over Outlot A, as created hereon and said Orrin E. Thompson Construction Corporation, in recording the plat of RIVERVIEW TOWNHOUSES FIRST ADDITION, has designated certain areas of land as parks, playground, etc., intended for use by the homeowners in RIVERVIEW TOWNHOUSES FIRST 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 FIRST ADDITION as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to RIVERVIEW TOWNHOUSES FIRST ADDITION dated February 22, 1971. Said Declarations 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 17th day of AUGUST A.D. 1971.

In Presence Of
Frederick E. Eischer As to Gary W. Thompson and Robert Bjorklund
Gary W. Thompson ORRIN E. THOMPSON CONSTRUCTION CORPORATION
 GARY W. THOMPSON - President
Robert Bjorklund ROBERT BJORKLUND - Vice President

State of Minnesota
 County of Hennepin On this 17th day of AUGUST A.D. 1971, before me a Notary Public, within and for said County and State personally appeared Gary W. Thompson and Robert Bjorklund, who being each by me duly sworn did say that they are respectively President and Vice President of Orrin E. Thompson Construction Corporation, the corporation named in the foregoing instrument; that the corporate seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Gary W. Thompson and Robert Bjorklund acknowledged said instrument to be the free act and deed of said corporation.

I hereby certify that I have surveyed and platted the property described on this plat as RIVERVIEW TOWNHOUSES FIRST 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.

State of Minnesota
 County of Hennepin Above certificate subscribed and sworn to before me, a Notary Public, within and for said County and State this 23rd day of July A.D. 1971.

We hereby certify that the City Council of Coon Rapids, Anoka County, Minnesota duly accepted and approved the annexed plat of RIVERVIEW TOWNHOUSES FIRST ADDITION, at a regular meeting thereof held this 17 day of August A.D. 1971.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA
 by Robert C. Voss its Mayor
 by Norman J. Kerner its Clerk
 Checked and approved this 20th day of August A.D. 1971.
Richard W. Anderson
 Anoka County Surveyor

ERNEST G. RUD
 Notary Public, Hennepin County, Minn.
 My Commission Expires July 10, 1975.
 Notary Public, Hennepin County, Minnesota
 My Commission Expires July 10, 1975
 The annexed plat of RIVERVIEW TOWNHOUSES FIRST ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 17 day of August A.D. 1971.
 CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA
 by Donald W. Olson its Chairman
 by William J. McLean Jr. its Clerk

354528
 OFFICE OF REGISTER OF DEEDS }
 STATE OF MINNESOTA, COUNTY OF ANOKA } ss
 I hereby certify that the within instrument was filed in this office for record on the 5th day of August A.D. 1971.
 at 5:00 P.M. and was duly recorded in Book 7 of Plats, page 154.
Fred J. Sundahl
 Register of Deeds
 By Margaret R. ... Deputy
 "NO DELINQUENT TAXES"
August 24 1971
Charles R. Seifert
 Auditor, Anoka County
 BY Keith J. Wall Deputy
 Surveyed and Designed By:
C.R. WINDEN & ASSOCIATES, INC.
 LAND SURVEYORS