

# RIVERVIEW TOWNHOUSES FOURTH 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 South 512.6 feet of the East half of the West half of the Northwest quarter of the Northwest quarter and that part of the South 512.6 feet of the West half of the East half of the Northwest quarter of the Northwest quarter all in Section 11, Township 31, Range 24, Anoka County, Minnesota described as beginning at the Southeast corner of said West half of the East half of the Northwest quarter of the Northwest quarter; thence North 1° 21' 27" West, assumed bearing, along the East line of said West half of the East half of the Northwest quarter of the Northwest quarter 470.34 feet; thence South 74° 51' 52" West 267.82 feet; thence Northwesterly 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 the West half of the Northwest quarter of the Northwest quarter; thence South 1° 21' 54" East along said West line 422.41 feet to the Southwest corner of said East half of the West half of the Northwest quarter of the Northwest quarter; thence North 89° 48' 19" East along the South line of said Northwest quarter of the Northwest quarter 645.84 feet to the point of beginning.

And the East 207 feet of the West 660 feet of the North 330 feet of the Southwest quarter of the Northwest quarter of Section 11, Township 31, Range 24, Anoka County, Minnesota. Said distances being measured parallel with the North and West lines of said Southwest quarter.

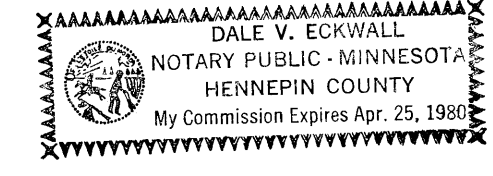
And Outlot C, Riverview Townhouses Third Addition according to the recorded plat thereof.

Have caused the same to be surveyed and platted as RIVERVIEW TOWNHOUSES FOURTH ADDITION and do hereby donate and dedicate to the public for the public use forever the Street and drainage easements as shown on the plat, and a utility easement over Outlots A and B as created hereon and said Orrin E. Thompson Construction Corporation, in recording the plat of RIVERVIEW TOWNHOUSES FOURTH ADDITION, have designated certain areas of land as parks, playground, etc., intended for use by the homeowners in RIVERVIEW TOWNHOUSES FOURTH 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 FOURTH ADDITION as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to RIVERVIEW TOWNHOUSES FOURTH ADDITION dated this 15<sup>th</sup> day of OCTOBER 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 15<sup>th</sup> day of OCTOBER A.D. 1974.

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 15<sup>th</sup> day of October A.D. 1974 by Gary W. Thompson, President and Robert Bjorklund, Vice President of Orrin E. Thompson Construction Corporation, a Minnesota corporation, on behalf of the corporation.

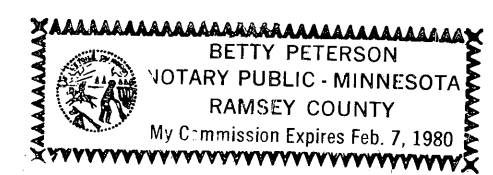


*Dale V. Eckwall*  
Notary Public, Hennepin County, Minnesota  
My commission expires April 25 1980

I hereby certify that I have surveyed and platted the property described on this plat as RIVERVIEW TOWNHOUSES FOURTH 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 14<sup>th</sup> day of October A.D. 1974 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 FOURTH ADDITION, at a regular meeting thereof held this 22<sup>nd</sup> day of October A.D. 1974.

The annexed plat of RIVERVIEW TOWNHOUSES FOURTH ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 21<sup>st</sup> day of February A.D. 1974.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA  
by *Donald P. Silundson* its Mayor  
by *Betty Bell* its Clerk

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA  
by *Ronald H. Galan* its Chairman  
by *Walter J. McLean Jr* its Clerk

Checked and approved this 15<sup>th</sup> day of November A.D. 1974.

*Robert W. Anderson*  
Anoka County Surveyor

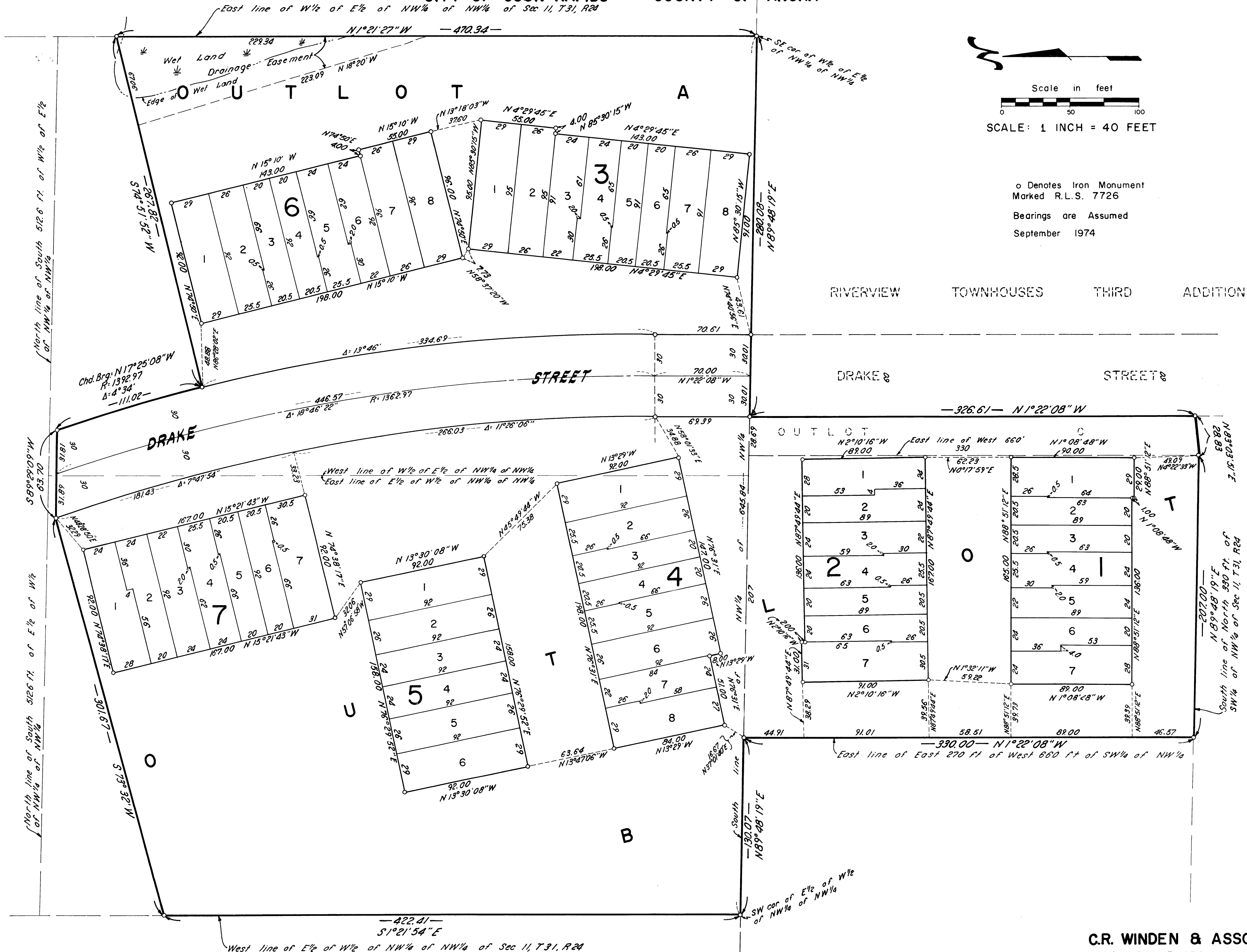
"NO DELINQUENT TAXES AND TRANSFER ENTERED"  
Nov. 1 1974  
*Charles R. Legebom*  
Auditor, Anoka County  
BY *Nancy C. Anspa*  
Deputy

418457  
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 15<sup>th</sup> day of NOV. 1 1974 A.D. 1974 at 2 o'clock P.M., and was duly recorded in book 127 of Plats page 1A  
*Ted J. Sundahl*  
Register of Deeds  
By *Margaret Russell*  
Deputy

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

# RIVERVIEW TOWNHOUSES FOURTH ADDITION

CITY OF COON RAPIDS - COUNTY OF ANOKA



Scale in feet  
 0 50 100  
 SCALE: 1 INCH = 40 FEET

o Denotes Iron Monument  
 Marked R.L.S. 7726  
 Bearings are Assumed  
 September 1974

RIVERVIEW TOWNHOUSES THIRD ADDITION

DRAKE STREETS

OUTLOT

RIVERVIEW TOWNHOUSES THIRD ADDITION

West line of E $\frac{1}{2}$  of W $\frac{1}{2}$  of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec 11, T31, R24  
 -422.41-  
 S1°21'54"E