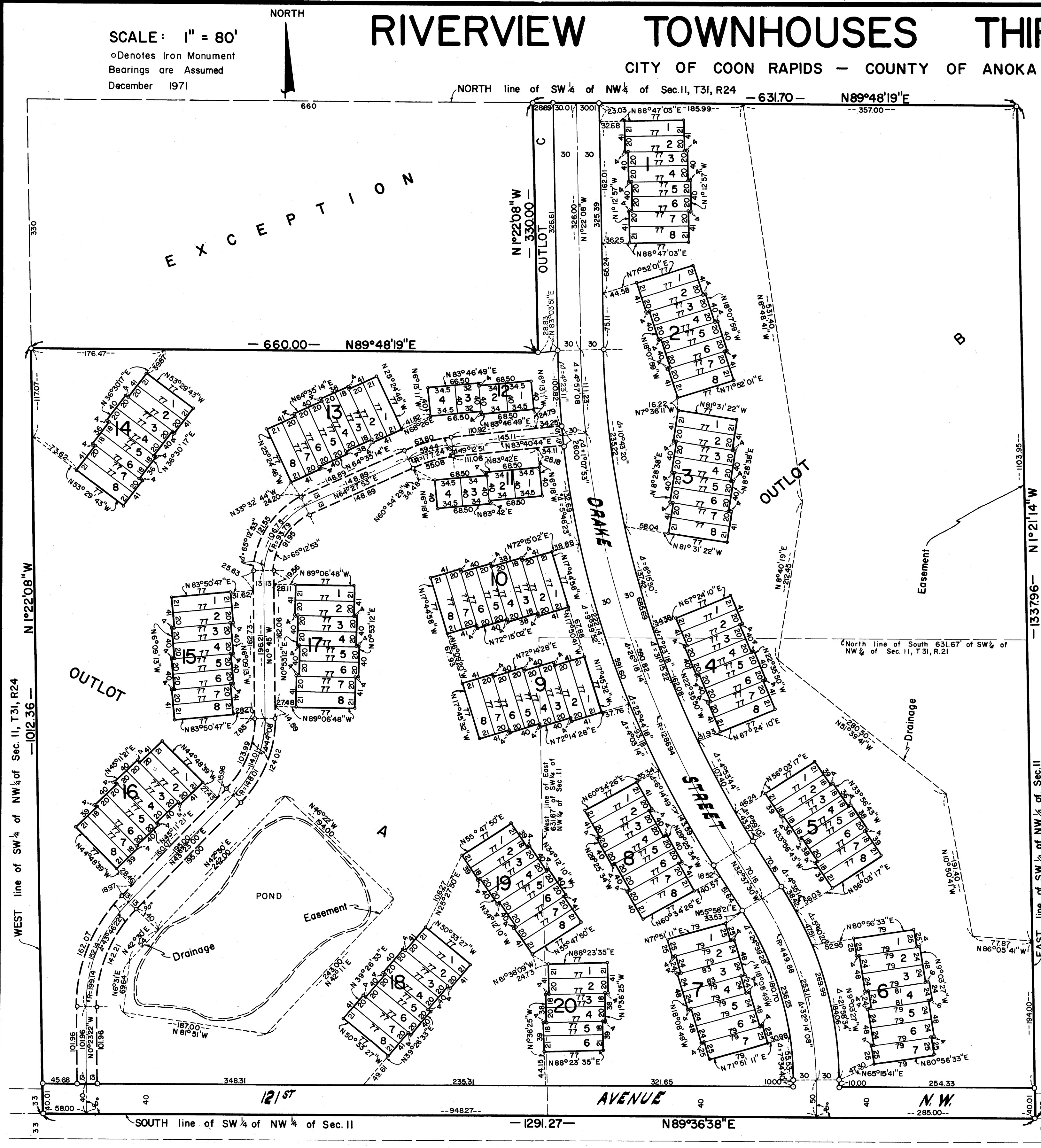


SCALE: 1" = 80'

Denotes Iron Monument
Bearings are Assumed
December 1971

RIVERVIEW TOWNHOUSES THIRD ADDITION

CITY OF COON RAPIDS - COUNTY OF ANOKA



KNOW ALL MEN BY THESE PRESENTS: That Andrew A. and Esther B. Mott, husband and wife, owner and proprietor and Orrin E. Thompson Construction Corporation, a Minnesota corporation, contract purchaser of the following described property situate in the State of Minnesota, County of Anoka to wit: The Southwest quarter of the Northwest quarter of Section 11, Township 31, Range 24, Anoka County, Minnesota except the two following described tracts:

1. The North 330 feet of the West 660 feet of the Southwest quarter of the Northwest quarter of said Section 11. Said distances being measured parallel with the North and West lines of said Southwest quarter.
2. The South 631.67 feet of the East 631.67 feet of the Southwest quarter of the Northwest quarter of said Section 11.

and said Orrin E. Thompson Construction Corporation, owner and proprietor of the following described property to wit; The South 631.67 feet of the East 631.67 feet of the Southwest quarter of the Northwest quarter of Section 11, Township 31, Range 24, Anoka County, Minnesota, have caused the same to be surveyed and platted as RIVERVIEW TOWNHOUSES THIRD ADDITION and do hereby donate and dedicate to the public for the public use forever the Street, Avenue and drainage easements as shown on the plat, and a utility easement over Outlots A, and B as created hereon and said Andrew A. and Esther B. Mott and said Orrin E. Thompson Construction Corporation, in recording the plat of RIVERVIEW TOWNHOUSES THIRD ADDITION, have designated certain areas of land as parks, playground, etc., intended for use by the homeowners in RIVERVIEW TOWNHOUSES THIRD 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 THIRD ADDITION as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to RIVERVIEW TOWNHOUSES THIRD ADDITION dated this 17th day of January A.D. 1972. Said Declarations of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat. In witness whereof Andrew A. and Esther B. Mott have hereunto set their hands and seal this 17th day of January A.D. 1972. In witness whereof 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 5th day of January A.D. 1972.

In presence of
Simon Hall As to Andrew A.
Dorothy Leely and Esther B. Mott

As to Gary W. Thompson
Del. Pedwell and
Stafford P. Erickson Robert Bjorklund

Signed by
Andrew A. Mott
 Andrew A. Mott
Esther B. Mott
 Esther B. Mott

ORRIN E. THOMPSON CONSTRUCTION CORPORATION
Gary W. Thompson
 Gary W. Thompson, President
Robert Bjorklund
 Robert Bjorklund, Vice President

State of Minnesota
 County of Anoka
 On this 17th day of January A.D. 1972, before me a Notary Public, within and for said County and State personally appeared Andrew A. Mott and Esther B. Mott, his wife to me personally known to be the persons described in and who executed the foregoing instrument and they acknowledged that they executed the same as their own free act and deed.
 HERMAN L. TALLE
 Notary Public, Anoka County, Minn.
 My Commission Expires Nov. 4, 1973.

State of Minnesota
 County of Hennepin
 On this 5th day of January A. D. 1972, 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 and say that they are respectively President and Vice President of Orrin E. Thompson Construction Corporation, a 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.
 Notary Public, Hennepin County, Minn.
 My Commission Expires April 25, 1973

I hereby certify that I have surveyed and platted the property described on this plat as RIVERVIEW TOWNHOUSES THIRD 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 B. Winden
 Surveyor-Minnesota Registration No. 7726

State of Minnesota
 County of Hennepin
 The surveyor's certificate subscribed and sworn to before me, a Notary Public, within and for said County and State this 5th day of January A.D. 1972.
 Ernest G. Rud
 Notary Public, Hennepin County, Minnesota
 My Commission Expires July 19, 1975

We hereby certify that the City Council of Coon Rapids, Anoka County, Minnesota duly accepted and approved the annexed plat of RIVERVIEW TOWNHOUSES THIRD ADDITION, at a regular meeting thereof held this 1 day of January A.D. 1972.

The annexed plat of RIVERVIEW TOWNHOUSES THIRD 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 November A.D. 1971.

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA
 by *Donald W. Erlandson* its Mayor
 by *Norman J. Green* its Clerk
 Checked and Approved this 14th day of February A.D. 1972.
Robert W. Anderson
 Anoka County Surveyor

CITY OF COON RAPIDS, ANOKA COUNTY, MINNESOTA
 by *Donald W. Erlandson* its Chairman
 by *William J. M. [unclear]* its Clerk

"NO DELINQUENT TAXES"

Feb 14 1972
[Signature]
 Auditor, Anoka County
[Signature]
 Deputy

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 15th day of FEB 15 1972 A.D., 1972 at 2 o'clock P.M., and was duly recorded in book 8 of Plate page 11

Fred J. Oundahl
 Register of Deeds
 By *[Signature]* Deputy

Surveyed and Designed By:
C.R. WINDEN & ASSOCIATES, INC.
 LAND SURVEYORS