

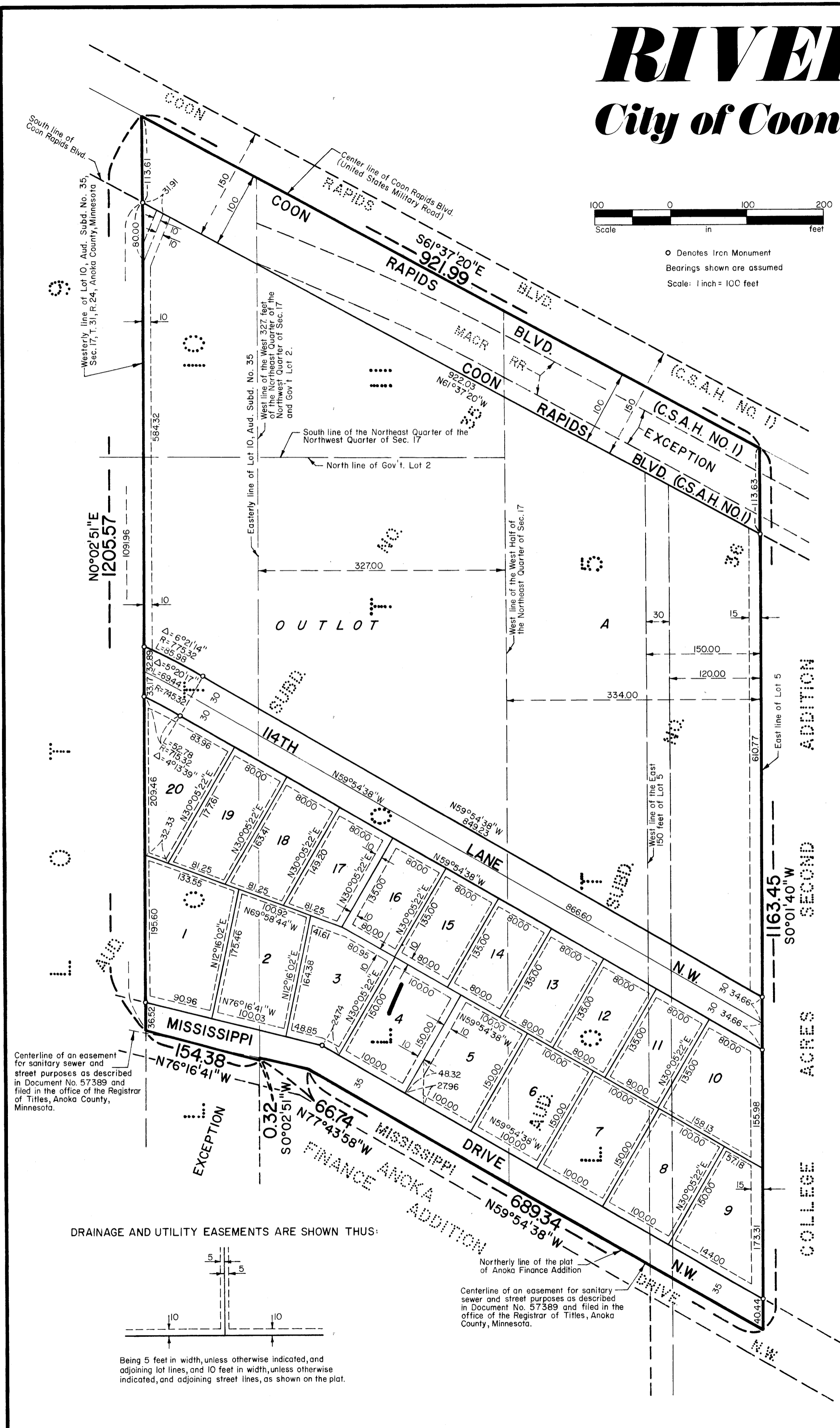
103745

# RIVERWOOD ESTATES

## City of Coon Rapids County of Anoka

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on the 26th day of FEB 12 1979 A.D. 1979 at 2:30 o'clock P.M. by Ellen Brettker Registrar of Titles  
Ellen Brettker DEPUTY REGISTRAR OF TITLES



KNOW ALL MEN BY THESE PRESENTS: That Anoka Finance Corporation, a Minnesota Corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lot Ten (10), Auditor's Subdivision No. 35, EXCEPT that part lying South of the following described line: Beginning at a point on the Westerly line of said Lot Ten (10), 1,091.965 feet South of its intersection with the South line of Coon Rapids Boulevard, said Westerly line having a bearing of South 0 degrees 02 minutes 51 seconds West, thence on a line bearing South 76 degrees 16 minutes 41 seconds East a distance of 154.38 feet, more or less, to the Easterly line of said Lot Ten (10), according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

And, that part of the following described property which lies northerly of the northerly line of the plat of Anoka Finance Addition: Lot Eleven (11) Auditor's Subdivision Number Thirty-five (35) and Lot Five (5) of Auditor's Subdivision Number Thirty-six (36) except the East one hundred and fifty (150) feet thereof. Lot 11 Auditor's Subdivision Number Thirty-five (35) and Lot Five (5) Auditor's Subdivision Number Thirty-six (36) being formerly described as follows, to-wit: The east three hundred twenty-seven (327) feet of Government Lot Two (2) and the east three hundred twenty-seven (327) feet of that part of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) lying southerly of the center line of the United States Military Road, so-called, and also the west three hundred thirty-four (334) feet of that part of the West Half of the Northeast Quarter (W 1/2 of NE 1/4) lying southerly of the center line of the United States Military Road, so-called, excepting therefrom the right of way of the Minneapolis, Anoka and Cuyuna Range Railway Company over and across the northerly end of said tracts; and also that part of Government Lot Three (3) lying directly south of the west 334 feet of said west half of Northeast quarter, all being in Section Seventeen (17) in Township Thirty-one (31) and Range Twenty-four (24), west and containing twenty-two (22) acres, and subject to the flowage rights heretofore granted to Charles C. Cokefair and his assigns under date of July 1st, 1909.

And, that part of the following described property which lies northerly of the centerline of an easement for sanitary sewer and street purposes as described in Document No. 57389 and filed in the office of the Registrar of Titles, Anoka County, Minnesota, regarding parcel 28: The East one hundred and twenty (120) feet of lot Five (5) and the West thirty (30) feet of the east one hundred and fifty (150) feet of lot Five (5) of Auditor's Subdivision number thirty-six (36). Lot five (5) Auditor's Subdivision Number Thirty-six being formerly described as follows: The west three hundred thirty-four (334) feet of that part of the West Half of the Northeast Quarter (W 1/2 of NE 1/4) lying southerly of the center line of the United States Military Road, so-called, excepting therefrom the right of way of the Minneapolis, Anoka and Cuyuna Range Railway Company over and across the northerly end of said tracts; and also that part of Government Lot Three (3) lying directly south of the west 334 feet of said west half of Northeast quarter, all being in Section Seventeen (17) in Township Thirty-one (31) and Range Twenty-four (24), west and containing twenty-two (22) acres, and subject to the flowage rights heretofore granted to Charles C. Cokefair and his assigns under date of July 1st, 1909.

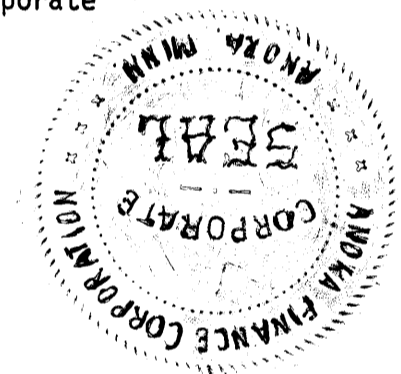
Has caused the same to be surveyed and platted as RIVERWOOD ESTATES and do hereby donate and dedicate to the public for public use forever the Boulevard, Drive, Lane and Drainage and Utility Easements as shown on this plat.

In witness whereof said Anoka Finance Corporation, a Minnesota Corporation, has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 26th day of January, 1979.

ANOKA FINANCE CORPORATION  
By Lee R. Carlson, Vice President-Secretary

STATE OF MINNESOTA  
COUNTY OF ANOKA  
The foregoing instrument was acknowledged before me this 26th day of January, 1979 by Lee R. Carlson, Vice President and Secretary of said Anoka Finance Corporation, a Minnesota Corporation, on behalf of said corporation.

Notary Public Ellen Brettker County, Minnesota  
My Commission Expires FEB. 9, 1980



I hereby certify that I have surveyed and platted the property described on this plat as RIVERWOOD ESTATES, that this plat is a correct representation of said 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 on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wet lands or public highways to be designated on said plat, other than shown thereon.

James M. Winter  
James M. Winter, Land Surveyor, Minnesota Registration No. 12263

STATE OF MINNESOTA  
COUNTY OF HENNEPIN  
The foregoing instrument was acknowledged before me this 26th day of JANUARY, 1979 by James M. Winter, Land Surveyor.

LARRY K. AFFIELD  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
MY COMMISSION EXPIRES NOV. 19, 1984

Notary Public Larry K. Affield County, Minnesota  
My Commission Expires NOVEMBER 13, 1984

The plat of RIVERWOOD ESTATES was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 20th day of JULY, 1978.

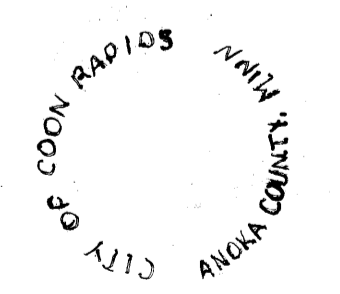
CITY OF COON RAPIDS, MINNESOTA  
By Donald A. Olson Chairman  
By William J. Moran Jr Clerk

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of RIVERWOOD ESTATES, at a regular meeting thereof held this 6th day of FEBRUARY, 1979.

CITY OF COON RAPIDS, MINNESOTA  
By George J. White Mayor  
By Betty Bell, cmc Clerk

Checked and approved this 9th day of February, 1979.

Roland W. Anderson  
Anoka County Surveyor



"NO DELINQUENT TAXES AND TRANSFER ENTERED"  
Feb 9 1979  
Charles R. Lehman  
Auditor, Anoka County  
By J. M. Blend Deputy

FEB 9 2 6 7 FEB 12 79 2550

**HAKANSON ANDERSON ASSOCIATES**  
engineers and surveyors