

# SHENANDOAH VILLAS 2ND ADDITION

CITY OF COON RAPIDS,  
ANOKA COUNTY, MN.

KNOW ALL MEN BY THESE PRESENTS: That Riverdale Partnership, a Minnesota partnership, fee owner of the following described properties situated in the State of Minnesota, County of Anoka, to-wit:

That part of the Northwest Quarter of the Northeast Quarter of Section 5, Township 31, Range 24 lying Northerly and Northeasterly of the plat of SHENANDOAH VILLAS;

EXCEPTING FROM ABOVE DESCRIBED PARCEL, LAND NOW DESCRIBED AS Parcel 1, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 10, according to the plat on file and of record in the Office of the Registrar of Titles of Anoka County, Minnesota.

AND which lies Northerly of the following described line: Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 1 degree 02 minutes 00 seconds West, along the East line of said Northwest Quarter of the Northeast Quarter, a distance of 764.32 feet to the Point of Beginning of the line to be described; thence Westerly a distance of 76.73 feet along a non-tangential curve concave to the South, central angle of 14 degrees 39 minutes 16 seconds, radius of 300.00 feet, and chord which bears South 83 degrees 42 minutes 22 seconds West; thence South 76 degrees 22 minutes 44 seconds West, tangent to the last described curve, a distance of 62.97 feet; thence Westerly a distance of 97.14 feet along a tangential curve concave to the North, central angle of 14 degrees 38 minutes 46 seconds, and radius of 380.00 feet; thence North 88 degrees 58 minutes 30 seconds West, tangent to the last described curve, a distance of 325.58 feet; thence Westerly a distance of 100.72 feet along a tangential curve concave to the South, central angle of 19 degrees 14 minutes 08 seconds, and radius of 300.00 feet; thence South 71 degrees 47 minutes 22 seconds West, tangent to the last described curve, a distance of 77.69 feet; thence Southwesterly a distance of 121.04 feet along a tangential curve concave to the Southeast, central angle of 23 degrees 07 minutes 00 seconds, and radius of 300.00 feet to said Northeasterly line of the plat of SHENANDOAH VILLAS and there terminating.

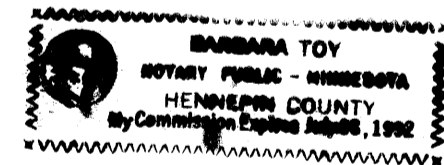
Have caused the same to be surveyed and platted as SHENANDOAH VILLAS 2ND ADDITION, and do hereby donate and dedicate to the public for the public use forever the thoroughfares as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 4th day of January, 1990.

RIVERDALE PARTNERSHIP

By: James M. Stanton, James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, a general partner

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 4th day of January, 1990 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, a general partner on behalf of Riverdale Partnership, a Minnesota partnership.



By: Barbara Toy Notary Public, Hennepin County, Minnesota  
My commission expires: 7-8-92

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"  
January 4th 1990  
Charles R. Schellme  
Auditor, Anoka County  
By: Chandra Schultz  
Deputy

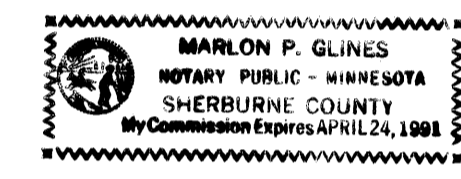
I HEREBY CERTIFY THAT THE TAXES PAID ON THE LANDS DESCRIBED IN THIS PLAT ARE PAID  
Donald C. Basley  
Anoka County Treasurer  
J Henry - Deputy

I hereby certify that I have surveyed and platted the property described in this plat as SHENANDOAH VILLAS 2ND ADDITION and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on the plat other than as shown thereon.

Lynn P. Caswell  
Lynn P. Caswell, Land Surveyor  
Minnesota Registration No. 13057

State of Minnesota, County of Shuburne

The foregoing instrument was acknowledged before me this 7th day of December, 1989, by Lynn P. Caswell, Land Surveyor.



By: Marlon P. Glines Notary Public, Shuburne County, Minnesota  
My commission expires: April 24, 1991

Annexed plat of SHENANDOAH VILLAS 2ND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21st day of December, 1989.

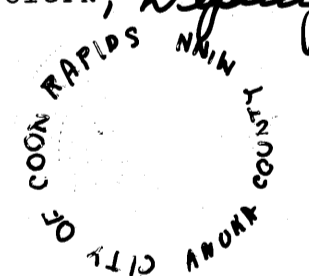
By: Lorna McNeil, Chairman

Annexed plat of SHENANDOAH VILLAS 2ND ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 2nd day of January, 1990. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes Section 505.03, Subdivision 2.

By: Richard S. Reiter, Mayor Attest: Jessamine Menage, Clerk, Deputy

This plat has been checked and approved this 4th day of JANUARY, 1990.

MERLYN D. ANDERSON, Anoka County Surveyor  
by Larry D. Stein deputy



894473

OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on the MAY 30 A.D., 1990 at 4:30 o'clock P.M., and was duly recorded in book 11 of Torrens' Plats page 30  
Red O. Randall  
County Recorder  
By: Shane Kaye  
Deputy

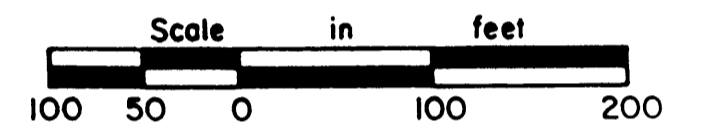
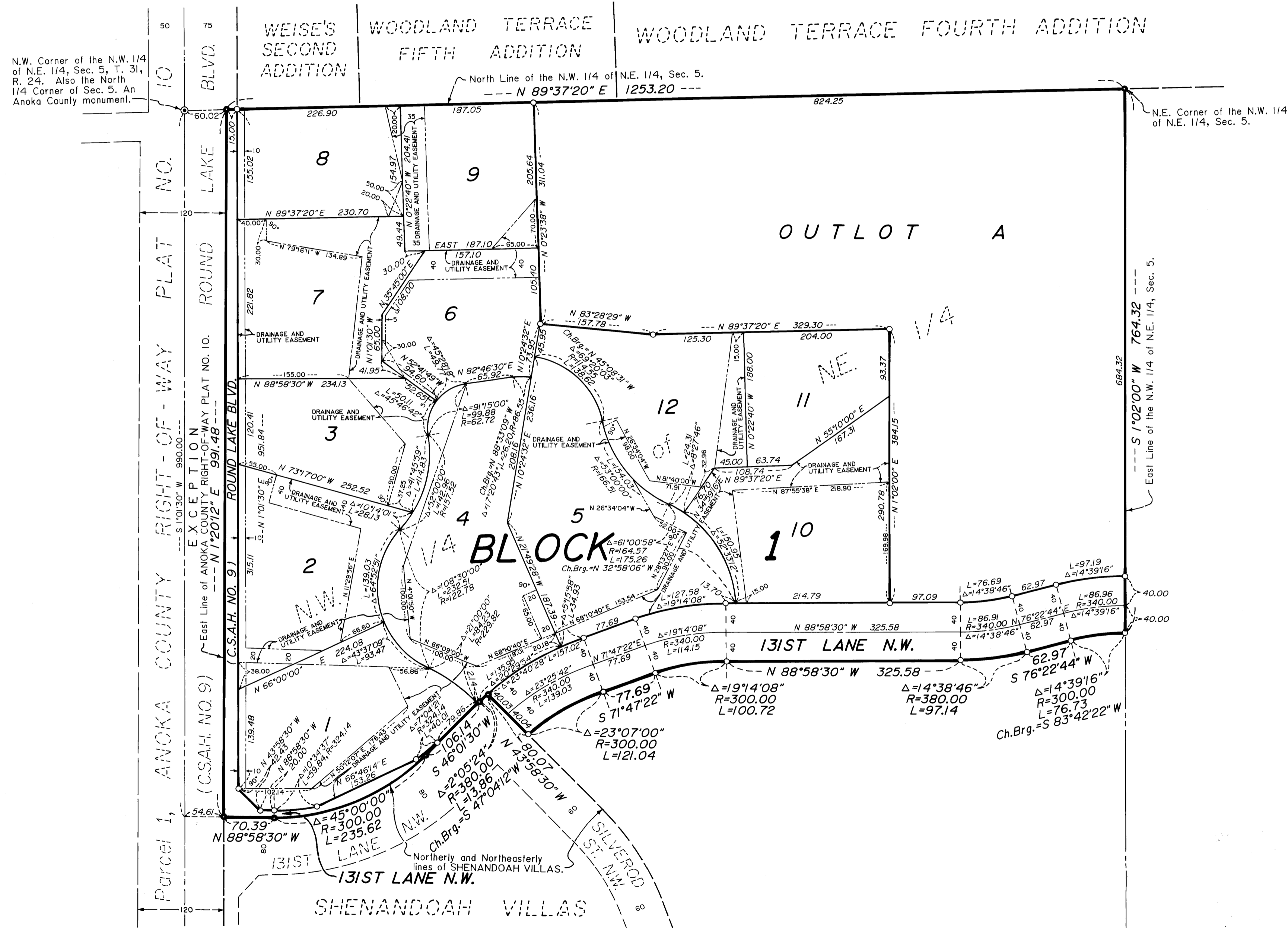
192647

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
I hereby certify that the within instrument was filed in this office for record on the 4th day of January, 1990 at 3:30 o'clock P.M.  
By: Kathleen Bain  
Registrar of Titles

JOHN OLIVER & ASSOCIATES, INC.

922 Main Street  
Elk River, Minnesota 55330  
(612) 441-2072

# SHENANDOAH VILLAS 2ND ADDITION



Scale: 1 inch = 100 feet.

For the purposes of this plat, the North Line of the N.W. 1/4 of the N.E. 1/4, Sec. 5 is assumed to bear N 89°37'20" E.

○ Denotes iron pipe set with a plastic plug stamped RLS 13057.

● Denotes iron pipe found.

Drainage and Utility Easements are shown thus: ---