

SHENANDOAH VILLAS

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, Anoka County, Minnesota.

EXCEPTING 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 EXCEPT the South 385.00 feet of the West 606.00 feet of the Northwest Quarter of the Northeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota.

Which lies West of a line which is parallel with and distant 30.00 feet East of the following described Line A and which lies South of a line which is parallel with and distant 40.00 ^{FEET} North of the following described Line B.

LINE "A" Description

Commencing at the Northwest corner of said Northeast Quarter; thence on an assumed bearing of South 1 degree 01 minutes 30 seconds West, along the West line of said Northeast Quarter a distance of 1772.56 feet; thence North 89 degrees 35 minutes 35 seconds East a distance of 656.41 feet to the actual point of beginning of said Line A; thence North 0 degrees 24 minutes 25 seconds West a distance of 100.00 feet; thence Northerly a distance of 137.04 feet along a tangential curve concave to the East, radius 368.67 feet and central angle 21 degrees 17 minutes 34 seconds; thence Northerly a distance of 137.04 feet along a reverse curve concave to the West, radius 368.67 feet and central angle 21 degrees 17 minutes 34 seconds; thence North 0 degrees 24 minutes 25 seconds West, tangent to said curve, a distance of 83.09 feet; thence Northerly a distance of 139.86 feet along a tangential curve concave to the West, radius 340.00 feet and central angle 23 degrees 34 minutes 05 seconds; thence North 23 degrees 58 minutes 30 seconds West, tangent to said curve, a distance of 80.00 feet; thence Northwesterly a distance of 118.68 feet along a tangential curve concave to the Southwest, radius 340.00 feet and central angle 20 degrees 00 minutes 00 seconds; thence North 43 degrees 58 minutes 30 seconds West, tangent to said curve, a distance of 188.00 feet to a point hereinafter referred to as Point Y; thence continue North 43 degrees 58 minutes 30 seconds West a distance of 45.00 feet and there terminating.

LINE "B" Description

Commencing at said Point Y; thence North 46 degrees 01 minutes 30 seconds East a distance of 16.14 feet; thence Northeast a distance of 152.89 feet along a tangential curve concave to the Southeast, radius 340.00 feet and central angle 25 degrees 45 minutes 52 seconds to the point of beginning of the line to be described; thence return Southwesterly along the last described courses to said Point Y; thence South 46 degrees 01 minutes 30 seconds West a distance of 90.00 feet; thence Southwesterly and Westerly a distance of 267.04 feet along a tangential curve concave to the Northwest, radius 340.00 feet and central angle 45 degrees 00 minutes 00 seconds; thence North 88 degrees 58 minutes 30 seconds West, tangent to said curve, a distance of 125.00 feet to the West line of Northeast Quarter and there terminating.

AND The Rottlund Company, Inc., a Minnesota corporation, owner, and Riverdale Partnership, a Minnesota partnership, mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

The South 385.00 feet of the West 606.00 feet of the Northwest Quarter of the Northeast Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota.

EXCEPTING 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.

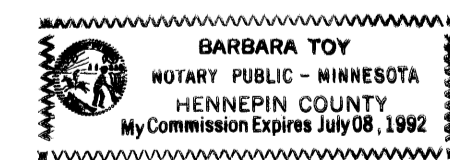
Have caused the same to be surveyed and platted as SHENANDOAH VILLAS, and do hereby donate and dedicate to the public for the public use forever the thoroughfares as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 15th day of August, 1989.

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 15th day of August, 1989 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, as 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 ENLARGED
August 15, 1989
Charles R. Lefebvre
Auditor Anoka County
Donald E. Balan
Anoka County Treasurer
J. Harry Dupont

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1989 IN THE LANDS DEPARTMENT ARE PAID
Donald E. Balan
Anoka County Treasurer
J. Harry Dupont

NO DELINQUENT TAXES AND TRANSFER ENLARGED
August 16, 1989
Charles R. Lefebvre
Auditor Anoka County
Donald E. Balan
Anoka County Treasurer

16th
Aug 89 7:30 P
Kathleen Bein

JOHN OLIVER & ASSOCIATES, INC.

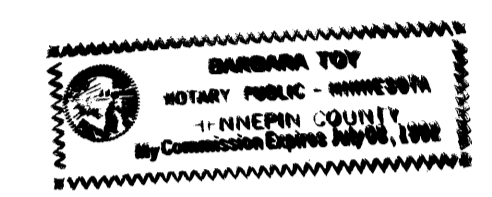
922 Main Street
Ely River, Minnesota 55330
(612) 441-2072

THE ROTTLUND COMPANY, INC.

By: [Signature], Bernard J. Rotter, as Vice President

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 15th day of August, 1989 by Bernard J. Rotter, as Vice President of The Rottlund Company, Inc., a Minnesota corporation.



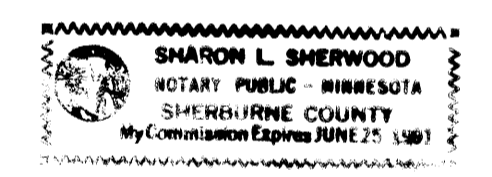
By: Barbara Toy Notary Public, Hennepin County, Minnesota
My commission expires: 7-8-92

I hereby certify that I have surveyed and platted the property described in this plat as SHENANDOAH VILLAS 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.

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

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 9th day of August, 1989, by Lynn P. Caswell, Land Surveyor.



By: Sharon L. Sherwood Notary Public, Sherburne County, Minnesota
My commission expires: June 25, 1991

Annexed plat of SHENANDOAH VILLAS was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 19th day of JANUARY, 1989.

By: Donna M. Anne, Chairman

Annexed plat of SHENANDOAH VILLAS was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 9th day of MAY, 1989. 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: Karolyn Vasa, Mayor
Attest: Betty Brakes, CMC, Clerk

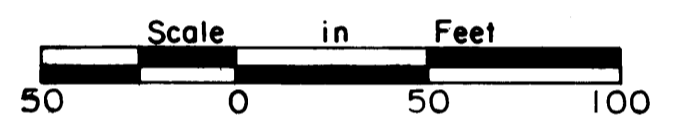
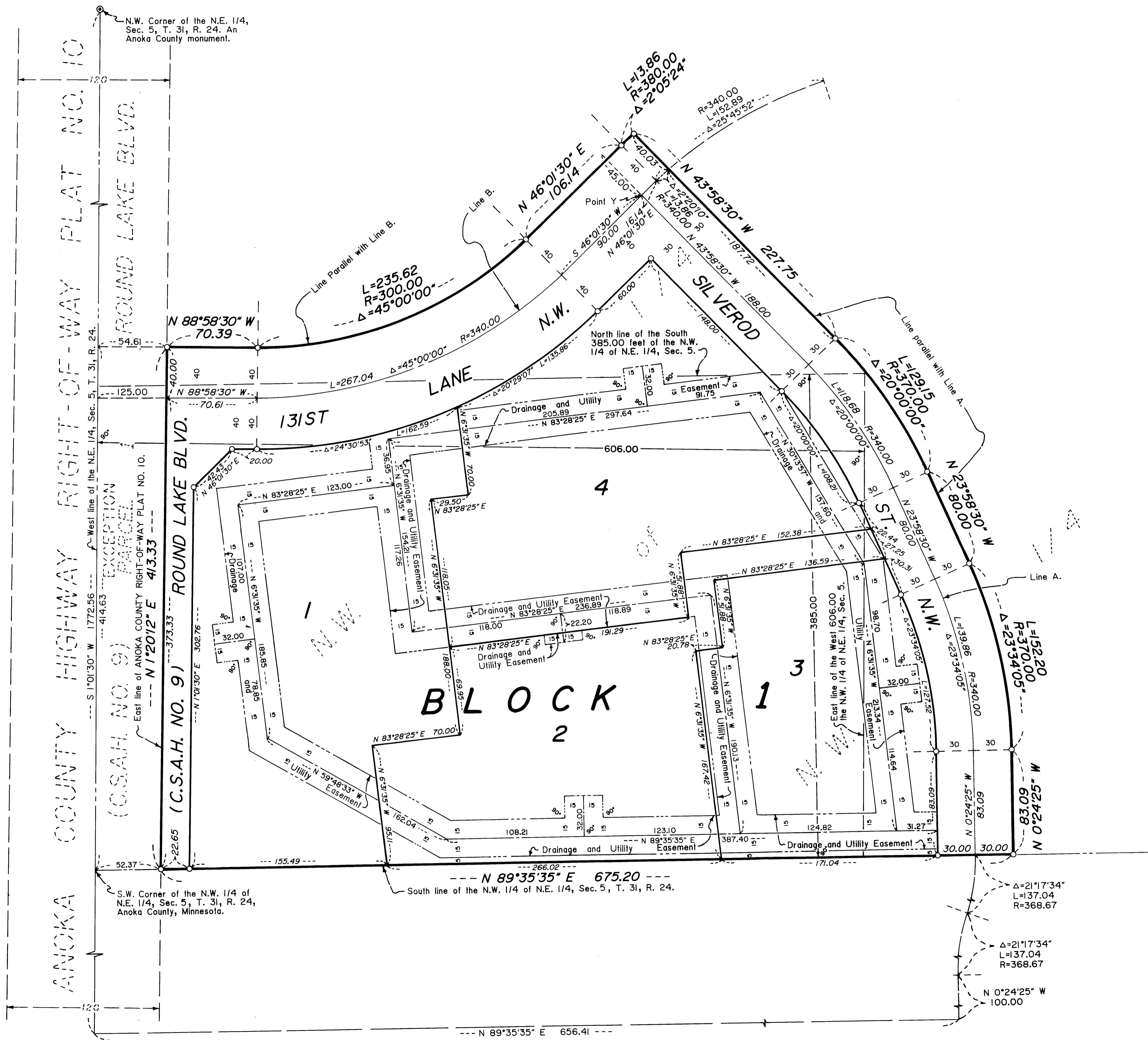
This plat has been checked and approved this 16th day of Aug, 1989.

By: Murf D. Anderson, Anoka County Surveyor

188428

SHENANDOAH VILLAS

City of Coon Rapids,
Anoka County, Mn.



Scale = 1 inch = 50 feet.
 West line of the N.E. 1/4, Sec. 5,
 is assumed to bear S 1°01'30" W.
 O Denotes iron pipe set with a plastic
 plug bearing RLS 13057.
 Drainage and Utility Easements are
 shown thus:

JOHN OLIVER & ASSOCIATES, INC.

922 Main Street
 Elk River, Minnesota 55330
 (612) 441-3072

Land Surveying
 Subdivision Design
 Site Planning