

SHENANDOAH WOODS 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 following described parcels which lie East of the following described Line A, and South of the North 538.00 feet of the Northwest Quarter of the Northwest Quarter of Section 9, Township 31, Range 24, Anoka County, Minnesota as measured along the East line of said Northwest Quarter of the Northwest Quarter.

<Parcel #8:> Lot 19, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota, lying Westerly and northerly of the plat of SHENANDOAH WOODS.

<Parcel #9:> Lot 20, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota, lying Northerly of the plat of SHENANDOAH WOODS.

<Parcel 15:> Lot 26, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota, except that part thereof described as follows:

Commencing at the Northwest corner of said Lot 26; thence East along the North line thereof 350 feet; thence South parallel to the West line thereof 373.3 feet; thence West parallel with said North line to the West line thereof; thence North along the West line thereof to the place of beginning.

<Parcel 16:> The Northwest Quarter of the Northwest Quarter, Section 9, Township 31 North, Range 24 West.

<Parcel 17:> The North Half of the Southwest Quarter of the Northwest Quarter, Section 9, Township 31 North, Range 24 West, Lying Northerly of the plat of SHENANDOAH WOODS.

Line A is described as Commencing at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 9; thence on an assumed bearing of South 89 degrees, 20 minutes, 28 seconds West, along the North line of said Northwest Quarter of the Northwest Quarter, a distance of 1041.49 feet; thence South 0 degrees, 39 minutes, 32 seconds East a distance of 331.91 feet; thence South 89 degrees, 20 minutes, 28 seconds West a distance of 60.00 feet to the point of beginning of the line to be herein described; thence South 0 degrees, 39 minutes, 32 seconds East a distance of 39.42 feet; thence Southwesterly a distance of 573.97 feet along a tangential curve concave to the Northwest, the central angle of which is 53 degrees, 48 minutes, 34 seconds, and the radius of which is 611.16 feet; thence Southwesterly a distance of 630.42 feet along a reverse curve concave to the Southeast, the central angle of which is 48 degrees, 48 minutes, 40 seconds, and the radius of which is 740.00 feet; thence South 4 degrees, 20 minutes, 22 seconds West, tangent to the last described curve, a distance of 676.24 feet and there terminating.

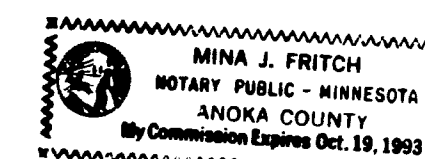
Have caused the same to be surveyed and platted as SHENANDOAH WOODS 2ND ADDITION, and do hereby donate and dedicate to the public for the public use forever the Boulevard, Avenues, and Streets as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 5th day of January, 1988.

RIVERDALE PARTNERSHIP

By: James M. Stanton, James M. Stanton, 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 5th day of January, 1988 by James M. Stanton, President of Shamrock Development, Inc., a Minnesota corporation, a general partner on behalf of Riverdale Partnership, a Minnesota partnership.



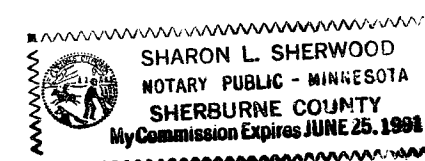
Mina J. Fritch Notary Public, Anoka County, Minnesota
My commission expires: Oct 19, 1993

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

The foregoing instrument was acknowledged before me this 6th day of January, 1988, by Lynn P. Caswell, Land Surveyor.



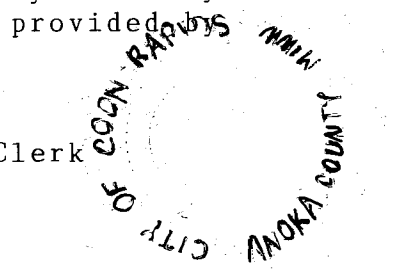
Sharon L. Sherwood Notary Public, Sherburne County, Minnesota
My commission expires: June 25, 1991

Annexed plat of SHENANDOAH WOODS 2ND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 14th day of November, 1987.

By: Carlyle D. Davidson, Vice Chairman

Annexed plat of SHENANDOAH WOODS 2ND ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 21st day of December, 1987. 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 in Minnesota Statutes Section 505.03, Subdivision 2.

By: Robert B. Lewis, Mayor Attest: Betty Backes, Clerk



This plat has been checked and approved this 6th day of Jan., 1988.

Marj D. Orin, Anoka County Surveyor

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"

January 6, 1988
Charles R. Fedelore
Auditor, Anoka County
Spencer McLaughlin
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1988 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey, M. Bryden
Anoka County Treasurer

171360

RECORD OF FILES
64
Jan 88 - 4:30 P
Katherine Beer

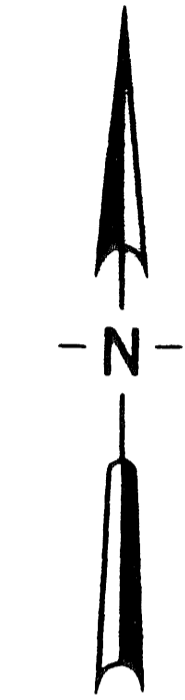
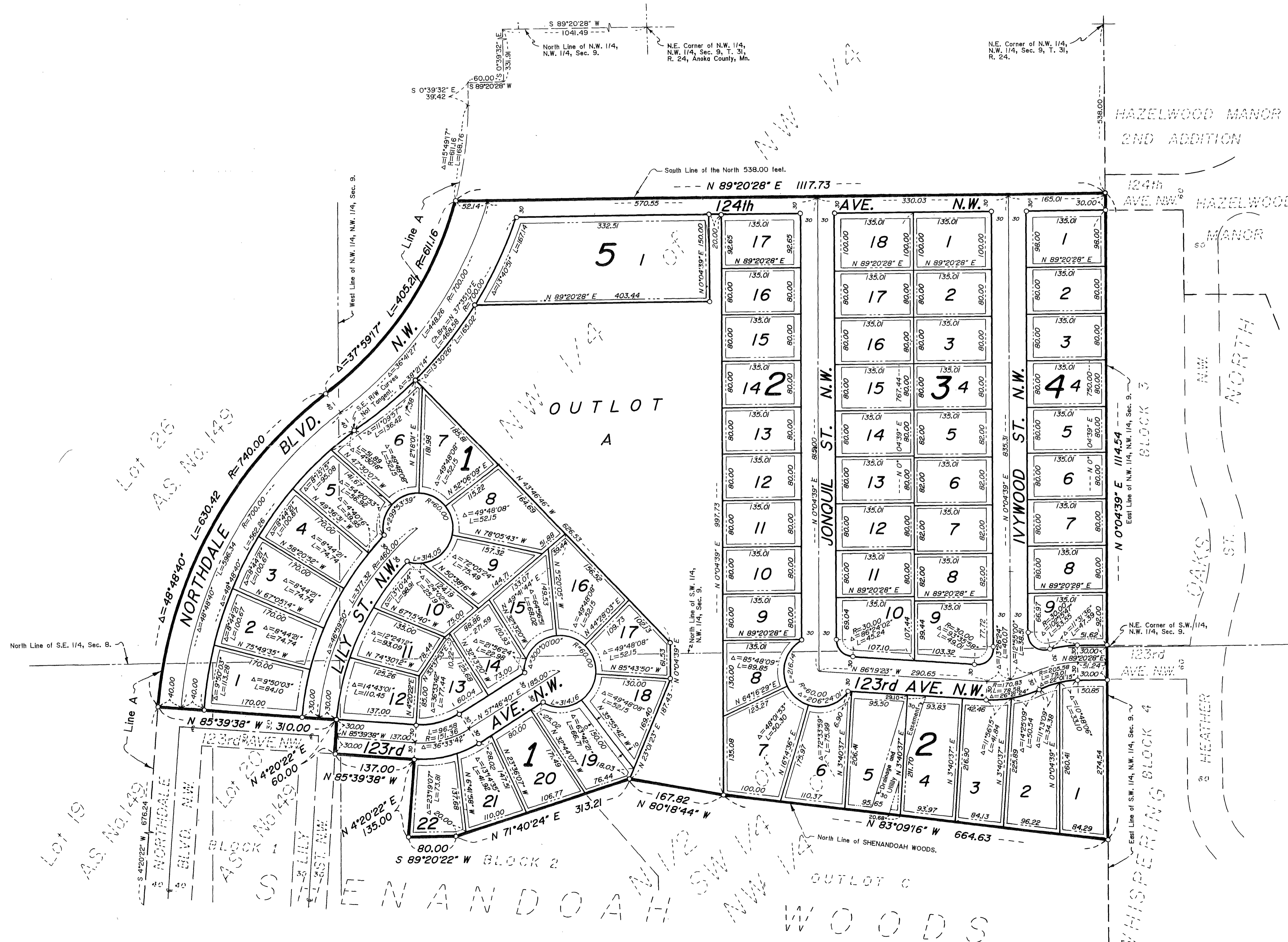
JOHN OLIVER & ASSOCIATES, INC.

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

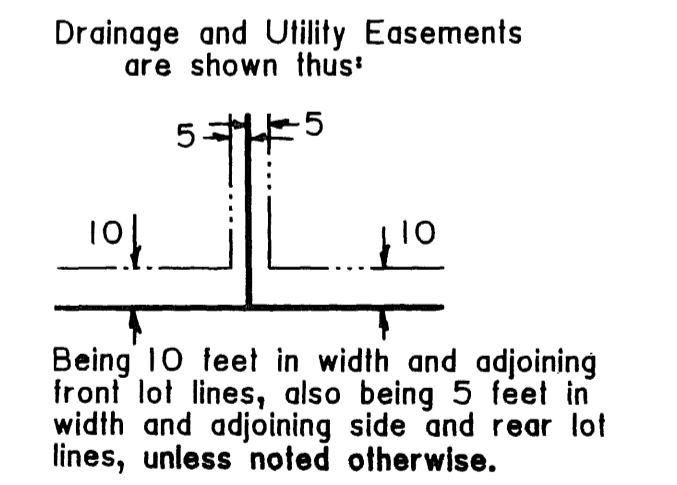
Land Surveying
Subdivision Design
Site Planning

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CITY OF COON RAPIDS,
ANOKA COUNTY, MN.



Scale 1 inch = 100 feet.
 South Line of the North 538.00 feet is assumed to bear N 89°20'28" E.
 o Denotes iron pipe set with a plastic plug stamped RLS 13057.



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