

SHENANDOAH WOODS

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 Southwest of the following described Line C:

Parcel #8: Lot 19, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota.

Parcel #9: Lot 20, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota, except that part thereof described as follows:

Commencing at the most Southeasterly corner of said Lot 20, which point is also described as a point on the East line of Section 8, Township 31, Range 24, 2.82 rods North of the Northeast line of the Northern Pacific Right of Way in said Section 8; thence Northerly along the East line of said Lot 20 to a point 15.5 feet South of the East Quarter Corner of said Section 8; thence West parallel to the center line of said Section 8 to the West line of said Lot 20, thence South along the West line of said Lot 20 to the Southwest corner thereof, thence Southeasterly along the Southwesterly line of said Lot 20 to the place of beginning.

Parcel 17: The North Half of the Southwest Quarter of the Northwest Quarter, Section 9, Township 31 North, Range 24 West.

South half of South half of Northwest Quarter (S 1/2 of S 1/2 of NW 1/4) and all that part of the Southwest Quarter (SW 1/4) lying North of the Railroad right of way in Section Nine (9), Township Thirty-one (31), Range Twenty-four (24), excepting therefrom the following described parts:

(a) All that part lying South of a line made parallel to the South line of said Southwest Quarter (SW 1/4) and One Thousand One Hundred Fifty-two (1152) feet North, and

NOTE: The above exception is platted as ANOKA GARDENS.

(b) all that part platted as Anoka Gardens Addition;

(c) all that part platted as Anoka Gardens 2nd Addition;

(d) That part of the West half (W 1/2) of said Section described as follows:

Beginning at a point in the East line of said West One-half (W 1/2) of said Section Nine (9), distant 2640 feet North of the Southeast (SE) corner thereof; thence West and parallel with the South (S) line thereof a distance of 1320 feet; thence North and parallel with the East line thereof a distance of 660 feet; thence East parallel with the South line, thereof a distance of 1320 feet to the East line of said West One-half (W 1/2); thence South (S) to the point of beginning, except the East Thirty-three (33) feet thereof;

(e) That part of Northeast Quarter of Southwest Quarter (NE 1/4 of SW 1/4) of said section lying Northerly and Westerly of Anoka Gardens 2nd Addition except any part of the following described tract of land:

Beginning at a point in the East line of said West One-half (W 1/2) of said Section Nine (9), distant 2640 feet North of the Southeast (SE) corner thereof; thence West and parallel with the South (S) line thereof a distance of 1320 feet; thence North and parallel with the East line thereof a distance of 660 feet; thence East parallel with the South line, thereof a distance of 1320 feet to the East line of said West One-half (W 1/2); thence South (S) to the point of beginning, except the East Thirty-three (33) feet thereof.

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 to a point to be hereinafter referred to as Point C; thence South 4 degrees, 20 minutes, 22 seconds West, tangent to the last described curve, a distance of 676.24 feet; thence Southwesterly a distance of 111.42 feet along a tangential curve concave to the East, the central angle of which is 6 degrees, 00 minutes, 00 seconds, and the radius of which is 1063.98 feet; thence South 1 degree, 39 minutes, 38 seconds East, tangent to the last described curve, a distance of 289.24 feet; thence Southeasterly a distance of 573.36 feet along a tangential curve concave to the Northeast, the central angle of which is 45 degrees, 30 minutes 00 seconds, and the radius of which is 722.00 feet and there terminating.

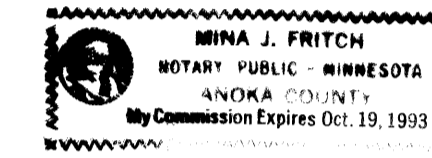
Line C is described as Beginning at the above described Point C; thence South 85 degrees, 39 minutes, 38 seconds East a distance of 310.00 feet; thence South 4 degrees, 20 minutes, 22 seconds West a distance of 60.00 feet; thence South 85 degrees, 39 minutes, 38 seconds East a distance of 137.00 feet; thence South 4 degrees, 20 minutes, 22 seconds West a distance of 135.00 feet; thence North 89 degrees, 20 minutes, 22 seconds East a distance of 80.00 feet; thence North 71 degrees, 40 minutes, 24 seconds East a distance of 313.21 feet; thence South 80 degrees, 18 minutes, 44 seconds East a distance of 167.82 feet; thence South 83 degrees, 09 minutes, 16 seconds East a distance of 664.63 feet to the East line of the Southwest Quarter of the Northwest Quarter of said Section 9; thence South 0 degrees, 04 minutes, 39 seconds west, along said East line of the Southwest Quarter of the Northwest Quarter a distance of 990.80 feet to the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence South 0 degrees 14 minutes, 43 seconds West, along the East line of the Northwest Quarter of the Southwest Quarter of said Section 9, a distance of 50.00 feet and there terminating.

Have caused the same to be surveyed and platted as SHENANDOAH WOODS, and do hereby donate and dedicate to the public for the public use forever the Boulevard, Avenues, Streets, and Lanes 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 23rd day of December, 1987.

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 23rd day of December, 1987 by James M. Stanton, President of Shamrock Development, Inc., a Minnesota corporation, a general partner, on behalf of Riverdale Partnership, a Minnesota Partnership.



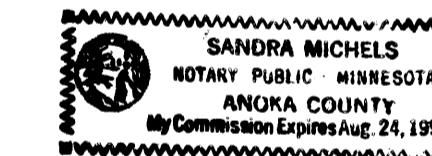
Nina J. Fritch Notary Public, Anoka County, Minnesota
My commission expires: Oct. 19, 1993

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

The foregoing instrument was acknowledged before me this 17th day of November, 1987, by Lynn P. Caswell, Land Surveyor.



Sandra Michels Notary Public, Anoka County, Minnesota
My commission expires: August 24, 1990

Annexed plat of SHENANDOAH WOODS was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21st day of May, 1987.

By: Dorothy M. Nisue, Chairman

Annexed plat of SHENANDOAH WOODS was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 25th day of August, 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 by Minnesota Statutes Section 505.03, Subdivision 2.

By: Robert B. Lewis, Mayor Attest: Betty Bracken, CMC, Clerk

This plat has been checked and approved this 24th day of Dec., 1987.

Marjorie D. Anderson, Anoka County Surveyor

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"
December 24, 1987
Charles R. DeSobro
Auditor, Anoka County
BY: Charles R. DeSobro Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1987 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Brinkley, M. DeSoyden
Anoka County Treasurer

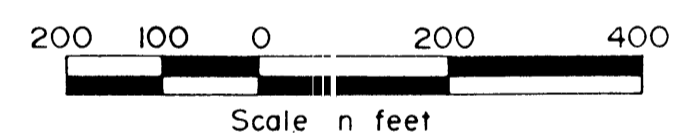
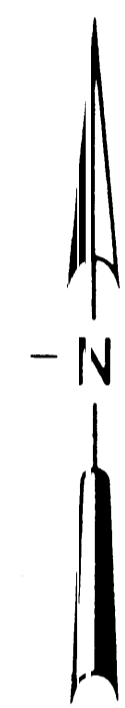
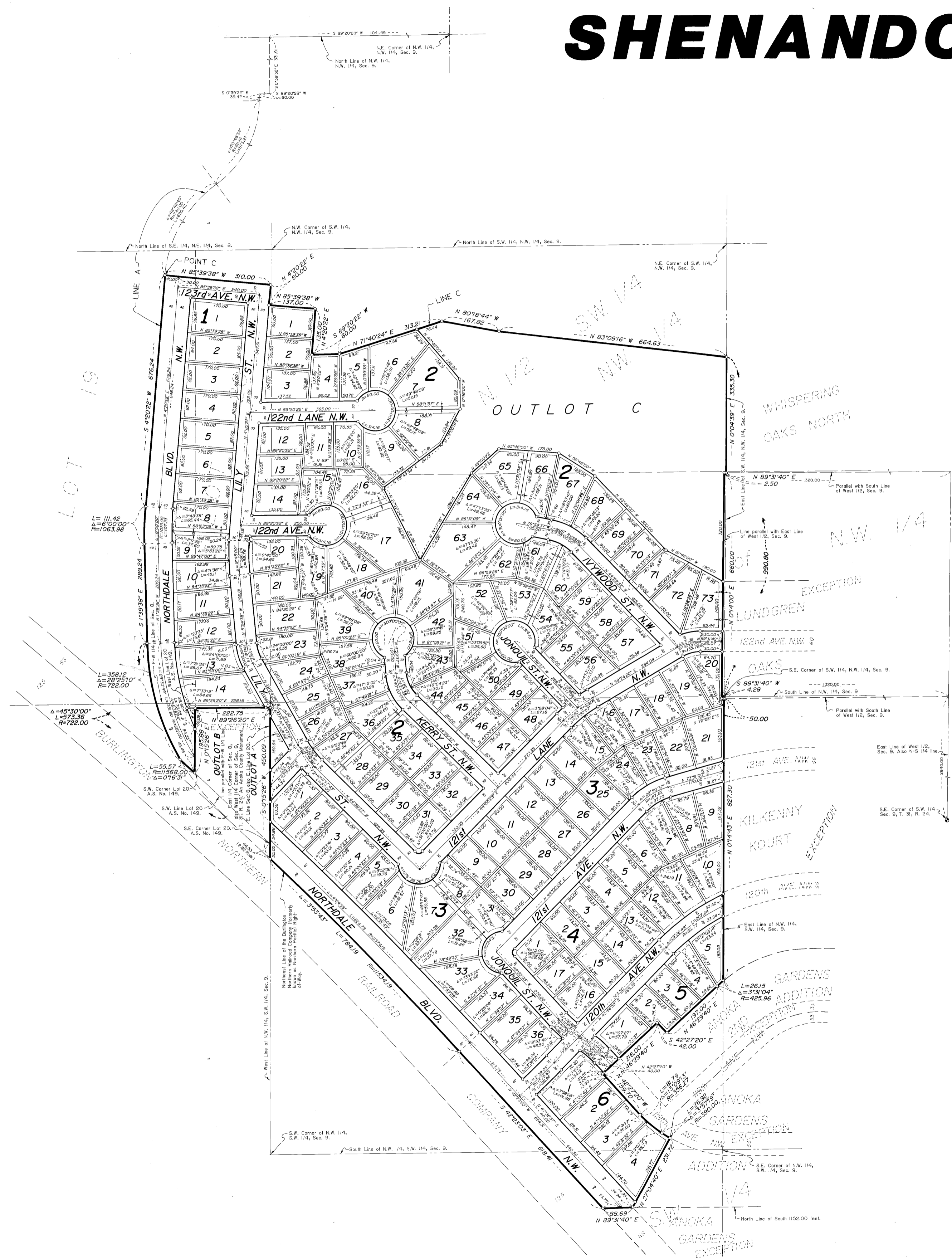
"NO DELINQUENT TAXES AND TRANSFER ENTLRED"
December 24, 1987
Charles R. DeSobro
Auditor, Anoka County
BY: Charles R. DeSobro Deputy

171158

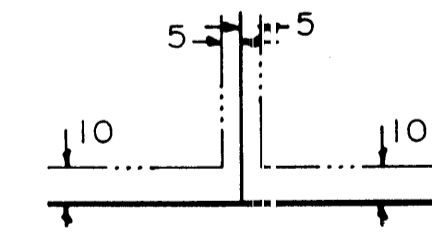
JOHN OLIVER & ASSOCIATES, INC.

222 Main Street
Elk River, Minnesota 55330
(612) 441-2072
Land Surveying
Subdivision Design
Site Planning

SHENANDOAH WOODS



Scale: 1 inch = 200 feet.
 North Line of N.W. 1/4, N.W. 1/4, Sec. 9 is assumed to bear S 89°20'28" W.
 O Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.
 Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining front lot lines, also being 5 feet in width and adjoining side and rear lot lines, unless noted otherwise.

JOHN OLIVER & ASSOCIATES, INC.

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

Land Surveying
 Subdivision Design
 Site Planning