

# WEDGEWOOD PARC 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 West Half of the Southwest Quarter, Section 9, Township 31 North, Range 24 West, which lies South of the Great Northern Railway Right of Way (now Burlington Northern Railroad Company).

EXCEPT that part thereof described as follows: Commencing at the SW corner of said SW 1/4 thence East along the S. line of said SW 1/4 distant 605' thence N. & perpendicular to said S. line a distance of 535 feet; thence W. & parallel to the S. line a distance of 605 feet; thence S. on the W. line of said Southwest Quarter to point of beginning.

AND which lies Southeasterly of the following described line: Beginning at the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence North 0 degrees, 15 minutes, 26 seconds East, along the West line of the Northwest Quarter of said Southwest Quarter, a distance of 40.00 feet; thence North 89 degrees, 29 minutes, 57 seconds East a distance of 478.62 feet; thence Northeasterly a distance of 107.42 feet along a tangential curve concave to the Northwest, the central angle of which is 41 degrees, 53 minutes, 00 seconds, and the radius of which is 146.94 feet, to said Southwesterly Railway Right of Way, and there terminating.

AND that part of the West Half of the Southwest Quarter, Section 9, Township 31 North, Range 24 West, described as follows: Commencing at the SW corner of said SW 1/4 thence East along the S. line of said SW 1/4 distant 605' thence N. & perpendicular to said S. line a distance of 535 feet; thence W. & parallel to the S. line a distance of 605 feet; thence S. on the W. line of said Southwest Quarter to point of beginning.

Which lies Northeasterly of the following described line: Commencing at said Southwest corner of the Southwest Quarter; thence North 89 degrees, 31 minutes, 40 seconds East, along said South line of the Southwest Quarter, a distance of 605.00 feet; thence North 0 degrees, 28 minutes, 20 seconds West a distance of 354.15 feet to the point of beginning of the line to be herein described; thence North 42 degrees, 23 minutes, 03 seconds West a distance of 250.00 feet and there terminating.

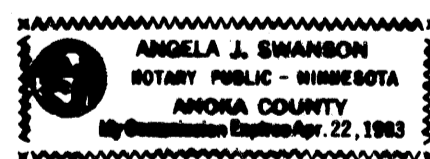
Have caused the same to be surveyed and platted as WEDGEWOOD PARC 2ND ADDITION, and do hereby donate and dedicate to the public for the public use forever the Lane, Avenues, and Streets as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 9th day of June, 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 9th day of June, 1988 by James M. Stanton, President of Shamrock Development, Inc., a Minnesota corporation, a general partner on behalf of Riverdale Partnership, a Minnesota partnership.



Angela Swanson Notary Public, Anoka County, Minnesota  
My commission expires: April 22, 1993

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"

June 15th 1988  
Charles R. Lebery  
Auditor, Anoka County  
By: Charles Lebery  
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"

June 9 1988  
Charles R. Lebery  
Auditor, Anoka County  
By: J. M. Sawyer  
Deputy

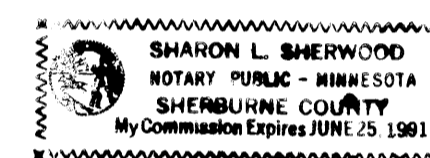
1988  
Donald C. Bailey, M. D. Snyder

I hereby certify that I have surveyed and platted the property described in this plat as WEDGEWOOD PARC 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 5th day of May, 1988, by Lynn P. Caswell, Land Surveyor.



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

Annexed plat of WEDGEWOOD PARC 2ND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 18th day of February, 1988.

By: Donna M. Naewe, Chairman

Annexed plat of WEDGEWOOD PARC 2ND ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 24th day of March, 1988. 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: Lorraine Menge, Clerk

This plat has been checked and approved this 9th day of June, 1988.

Marj D. Anderson, Anoka County Surveyor

176138

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 15th day of June, A.D. 1988 at 8:12 o'clock A.M.  
By: R. A. Bier Registrar of Titles  
DEPUTY REGISTRAR OF TITLES

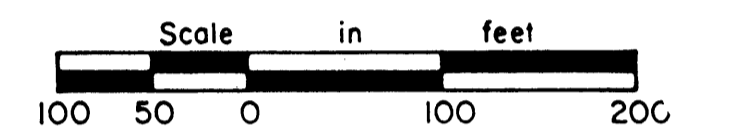
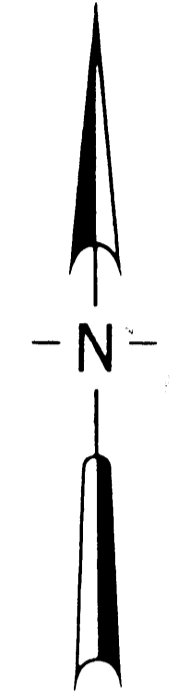
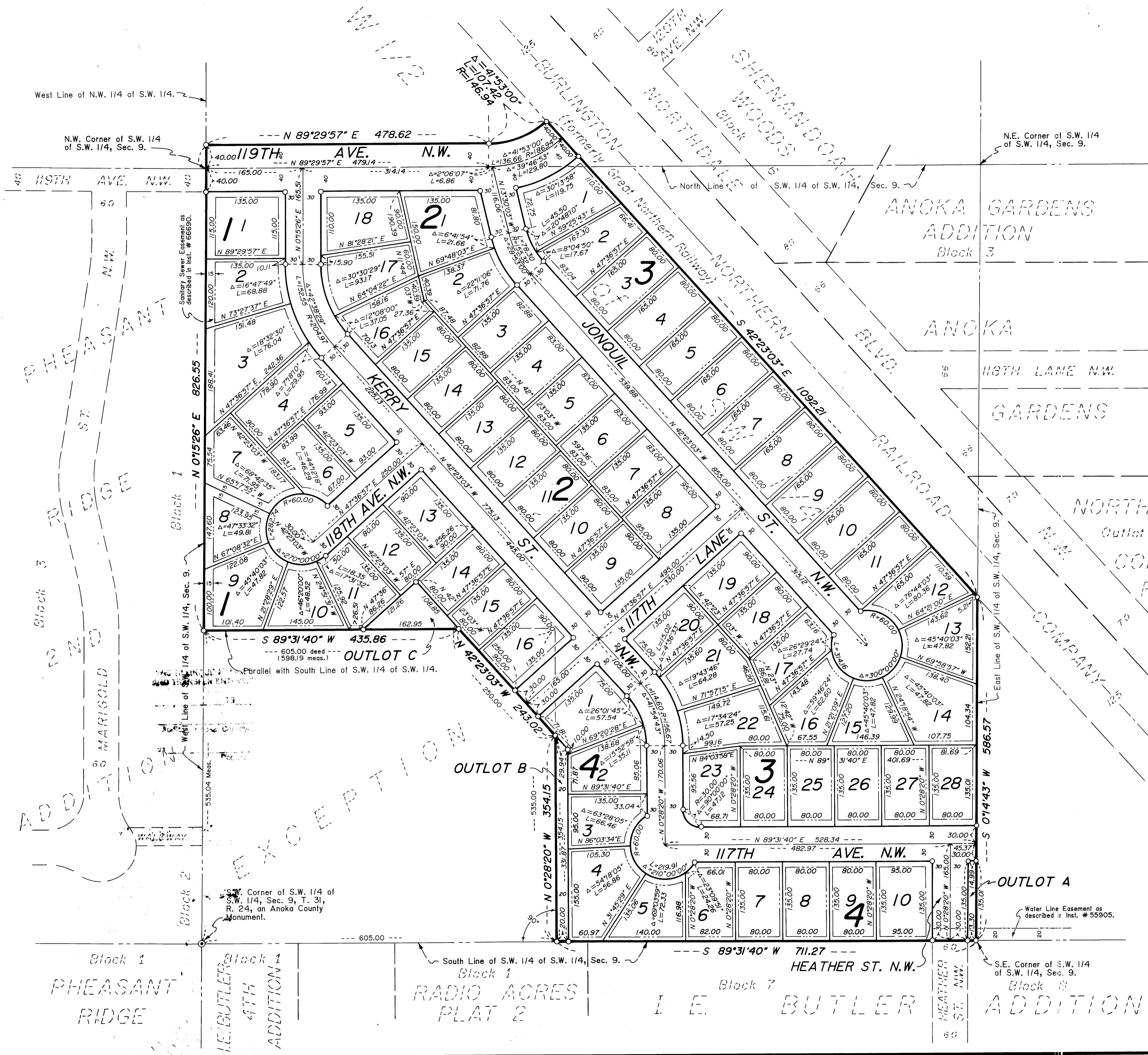
JOHN OLIVER & ASSOCIATES, INC.

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

Land Surveying  
Subdivision Design  
Site Planning

# WEDGEWOOD PARC 2ND ADDITION

CITY OF COON RAPIDS,  
ANOKA COUNTY, MN.



Scale = 1 inch = 100 ft.  
 South Line of plat is assumed to bear S 89°31'40" W.  
 O denotes iron pipe set with a plastic plug stamped RLS 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