

WEDGEWOOD PARC 3RD 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:

TORRENS PROPERTY:

Parcels from Cert. of Title No. 62547

Parcel 4: That part of Lot 10, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota, that lies southwesterly of a line 40.00 feet northeasterly of and parallel with the following described Line D:

Parcel 5: That part of Lot 11, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota, except the following described tract: That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4), Section 8, Township 31 North, Range 24 West, described as follows: Commencing at a point on the West line thereof distant 691.45 feet North of the Southwest corner thereof; thence North along the West line thereof a distance of 198.4 feet; thence East at right angles a distance of 183.0 feet; thence South at right angles a distance of 198.4 feet; thence West at right angles a distance of 183.0 feet to the point of beginning, that lies northwesterly of a line distant 40.00 feet southeasterly of and parallel with the following described Line C; and that lies southwesterly of a line distant 40.00 feet northeasterly of and parallel with the following described Line D;

From Certificate of Title No. 63355

That part of the West Half of the Northwest Quarter (W 1/2 of NW 1/4), Section 8, EXCEPT the West 441.00 feet of the North 330.96 feet of the West Half of the Northwest Quarter of Section 8, Township 31, Range 24, Anoka County, Minnesota as measured along and parallel with the North and West lines of said West Half of the Northwest Quarter, ALSO except that part of said West Half of the Northwest Quarter which lies Northerly of a line run parallel and distant 50 feet Southerly of the following described line:

Beginning at the North Quarter corner of said Section 8; thence run Westerly at an angle of 89 degrees, 10 minutes with the North and South Quarter line of said Section 8 for 2035.3 feet; thence deflect to the right on a 0 degree, 10 minute curve (delta angle 1 degree, 58 minutes) for 700 feet.

That lies westerly and southwesterly of a line distant 40.00 feet easterly and northeasterly of and parallel with the following described Line D:

AND, that part of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) Section 8, lying North of the Plat of WEDGEWOOD PARC; all in Township 31 North, Range 24 West.

From Certificate of Title No. 61249:

That part of Lot 11, Auditor's Subdivision No. 149 described as follows: That part of the SE 1/4 of the NW 1/4, Section 8, Township 31 North, Range 24 West, Anoka County, Minnesota, described as follows: Commencing with a point on the West line thereof distant 691.45 feet North of the Southwest corner thereof; thence North along the West line thereof a distance of 198.4 feet; thence East at right angles, a distance of 183.0 feet; thence South at right angles a distance of 198.4 feet, thence West at right angles a distance of 183.0 feet to the point of beginning.

That lies northwesterly of a line distant 40.00 feet southeasterly of and parallel with the following described Line C:

ABSTRACT PROPERTY:

That part of the North 100.00 feet of the South Half of the Southeast Quarter of the Northwest Quarter of Section 8, Township 31, Range 24, Anoka County, Minnesota which lies northwesterly of a line distant 40.00 feet southeasterly of and parallel with the following described Line C:

Line C Description:

Beginning at the Northeast corner of the Northwest Quarter of Section 8, Township 31, Range 24, Anoka County, Minnesota; thence South 0 degrees 00 minutes 55 seconds East, along the East line of said Northwest Quarter, a distance of 400.00 feet; thence Southwesterly a distance of 1100.20 feet along a tangential curve concave to the Northwest, having a central angle of 54 degrees 54 minutes 37 seconds, and a radius of 1148.00 feet; thence South 54 degrees 53 minutes 42 seconds West, tangent to the last described curve, a distance of 420.39 feet; thence Southwesterly a distance of 1101.66 feet along a tangential curve concave to the Southeast, having a central angle of 54 degrees 58 minutes 58 seconds, and a radius of 1148.00 feet and there terminating.

For the purpose of the above description the North line of said Northwest Quarter is assumed to bear North 89 degrees 25 minutes 26 seconds East.

Line D Description:

Commencing at the Northwest corner of the Northwest Quarter of Section 8, Township 31, Range 24, Anoka County Minnesota; thence North 89 degrees 25 minutes 26 seconds East, along the North line of said Northwest Quarter, a distance of 441.00 feet to the point of beginning of the line to be herein described; thence South 0 degrees 09 minutes 37 seconds East, parallel with the West line of said Northwest Quarter, a distance of 330.96 feet; thence Southeasterly a distance of 523.28 feet along a tangential curve concave to the Northeast, having a central angle of 70 degrees 04 minutes 16 seconds, and a radius of 427.88 feet; thence South 70 degrees 13 minutes 53 seconds East, tangent to the last described curve, a distance of 291.66 feet; thence Southeasterly a distance of 468.24 feet along a tangential curve concave to the Southwest, having a central angle of 63 degrees 07 minutes 31 seconds, and a radius of 425.00 feet; thence South 7 degrees 06 minutes 22 seconds East, tangent to the last described curve, a distance of 138.09 feet; thence Southeasterly a distance of 318.91 feet along a tangential curve to the Northeast, having a central angle of 41 degrees 05 minutes 17 seconds, and a radius of 444.71 feet; thence South 48 degrees 11 minutes 39 seconds East, tangent to the last described curve, a distance of 276.88 feet and there terminating.

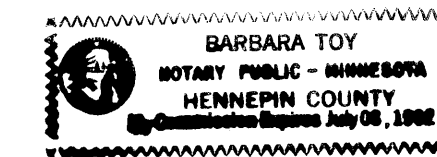
Have caused the same to be surveyed and platted as WEDGEWOOD PARC 3RD ADDITION, and do hereby donate and dedicate to the public for the public use forever the thoroughfares and cul-de-sacs as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 19th day of April, 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 19th day of April, 1989 by James M. Stanton, as President of Shamrock Development, Inc., a Minnesota corporation, a general partner on behalf of Riverdale Partnership, a Minnesota partnership.



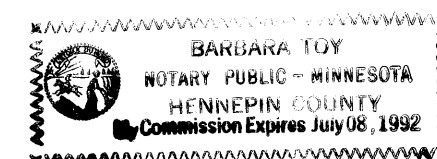
Barbara Toy Notary Public, Hennepin County, Minnesota
My commission expires: 7-8-92

I hereby certify that I have surveyed and platted the property described in this plat as WEDGEWOOD PARC 3RD 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 19th day of April, 1989, by Lynn P. Caswell, Land Surveyor.



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

Annexed plat of WEDGEWOOD PARC 3RD ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 2nd day of FEBRUARY, 1989.

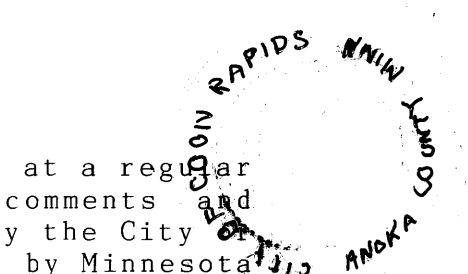
By: Donna M. Maene, Chairman

Annexed plat of WEDGEWOOD PARC 3RD ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 17th day of MARCH, 1989. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City of Coon Rapids, Minnesota and 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 Menzies, Clerk Deputy

This plat has been checked and approved this 19th day of April, 1989.

W. D. Auel, Anoka County Surveyor



184961

846797

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on the 19th day of April, A.D. 1989 at Lo'cock P.M. on the APR 19 AD, 1989 at Lo'cock P.M., and was duly recorded in book 6 of Plats, page 27.

Ted J. Amundson
County Recorder

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
April 19, 89
Charles R. Lofstrom
Auditor, Anoka County
John S. Reilly
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE ON THIS INSTRUMENT HAVE BEEN PAID.
Donald C. Poley, M. Dwyer
Anoka County Treasurer By Sue Kay Ege

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 19th day of April, A.D. 1989 at Lo'cock P.M.
Ted J. Amundson Registrar of Titles
By Lorraine Menzies DEPUTY REGISTRAR OF TITLES

JOHN OLIVER & ASSOCIATES, INC.

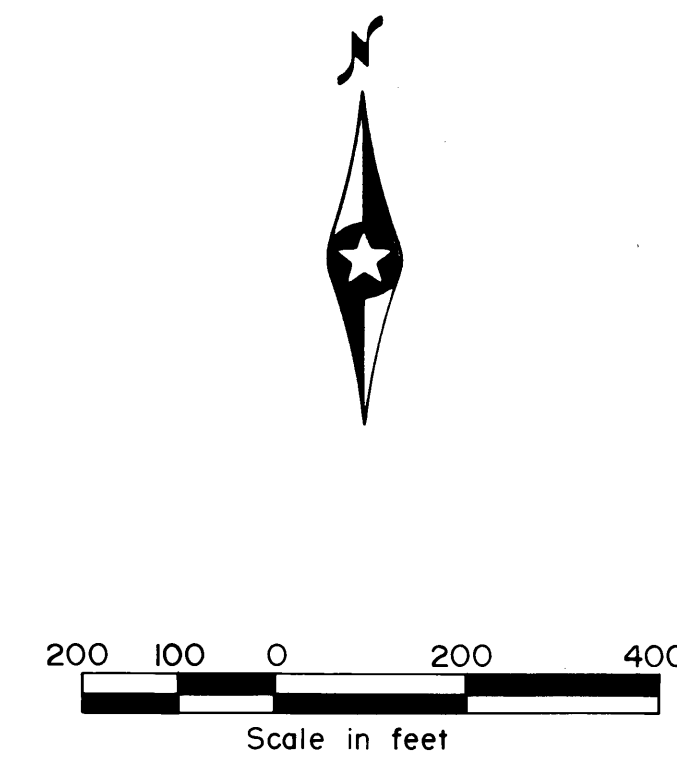
922 Main Street
Elk River, Minnesota 55330
(612) 441-2072

Land Surveying
Subdivision Design
Site Planning

Sheet 1 of 2

WEDGEWOOD PARC 3RD ADDITION

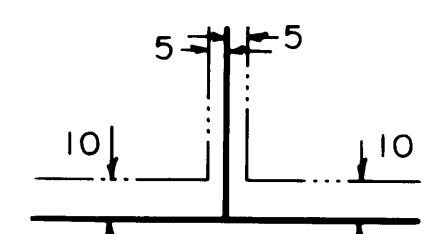
City of Coon Rapids,
Anoka County, Mn.



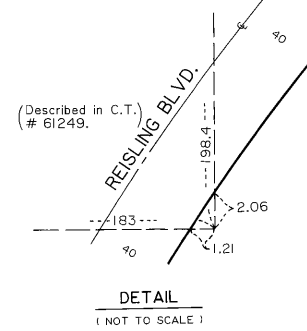
Scale: 1 inch = 200 feet
 For the purposes of this plat, the North Line of the N.W. 1/4, Sec. 8, is assumed to bear N 89°25'26" E.

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.



JOHN OLIVER & ASSOCIATES, INC.

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