

# WEDGEWOOD PARC 5TH 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:**

Parcel from Cert. of Title No. 64279

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 easterly of WEDGEWOOD PARC 3RD ADDITION:

From Certificate of Title No. 64278

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 southeasterly of WEDGEWOOD PARC 3RD ADDITION:

**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 southeasterly of WEDGEWOOD PARC 3RD ADDITION:

Outlot A, MEADOWBROOK ESTATES, Anoka County, Minnesota.

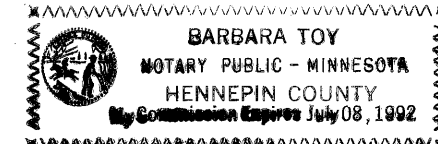
Have caused the same to be surveyed and platted as WEDGEWOOD PARC 5TH ADDITION, and do hereby donate and dedicate to the public for the public use forever the thoroughfares as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 5th day of May, 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 5th day of May, 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.



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

NO DELINQUENT TAXES  
AND TRANSFER ENTL. RED  
May 9th 1989  
Charles R. Peterson  
Auditor, Anoka County  
BY Danella Schelz

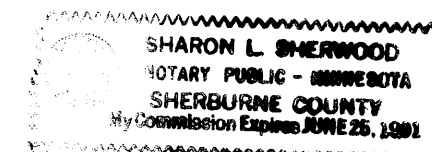
1989  
Donald C. Bailey  
J. Henry - Deputy

I hereby certify that I have surveyed and platted the property described in this plat as WEDGEWOOD PARC 5TH 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 21st day of April, 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 WEDGEWOOD PARC 5TH ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21st day of FEBRUARY, 1989.

By: Downa M. Thewe, Chairman

Annexed plat of WEDGEWOOD PARC 5TH ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 2nd 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 of 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 Deputy

This plat has been checked and approved this 8th day of MAY, 1989.

MERLYN D. ANDERSON, Anoka County Surveyor  
by Larry D. Abin deputy

848998  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the above instrument was filed in this office for record on the MAY 9 day of MAY, 1989 at 4:30 o'clock PM, and was duly recorded in book 40 of Plate 34  
Ted O'Donnell  
County Recorder  
By: Debra Kay Ege Deputy

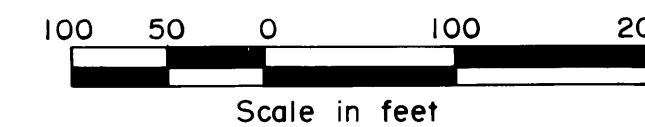
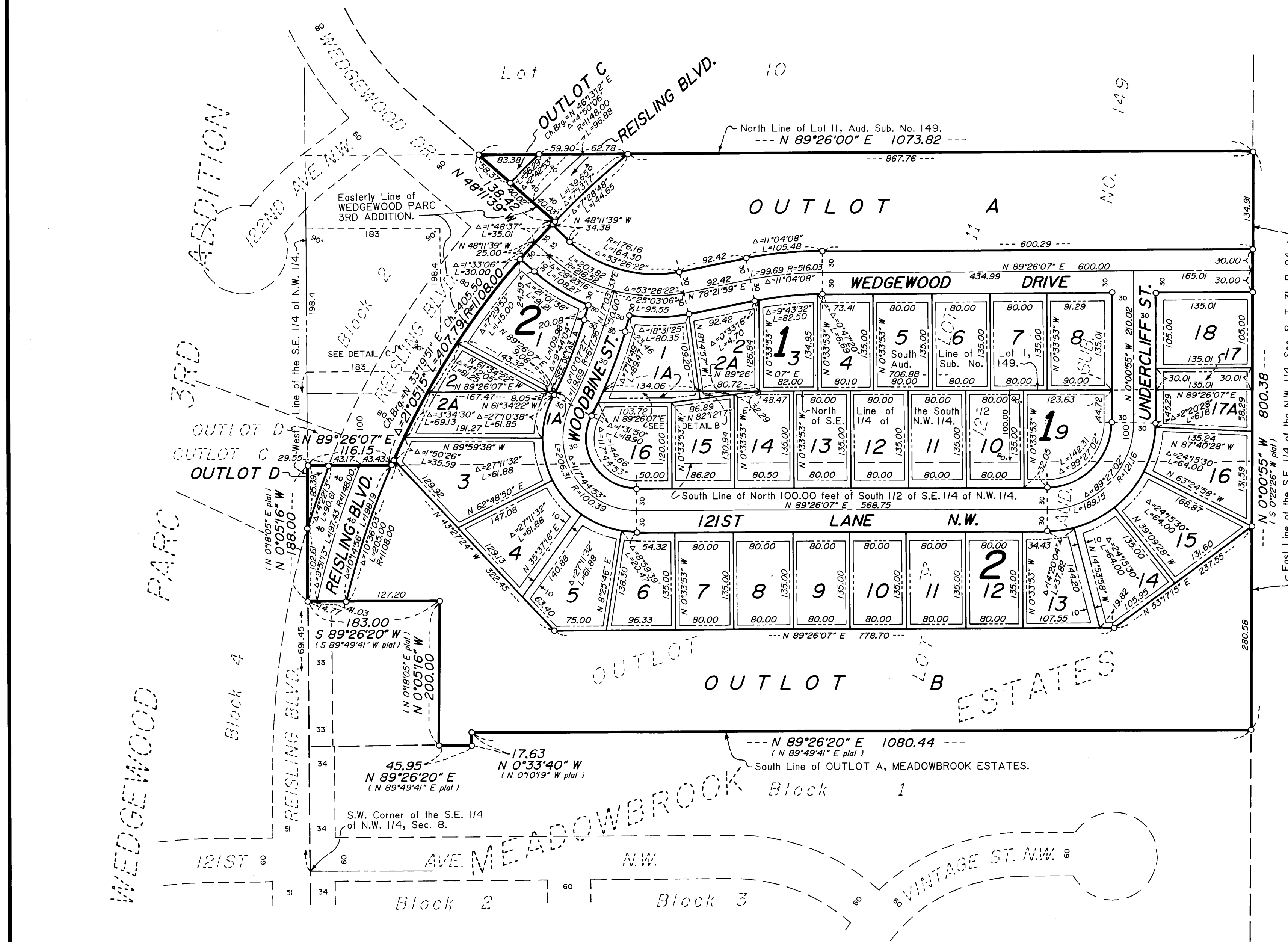
185565  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on the 9th day of May, A.D. 1989 at 1:30 o'clock P. M.  
Todd R. Beck Registrar of Titles  
By Katherine Beier DEPUTY REGISTRAR OF TITLES

JOHN OLIVER & ASSOCIATES, INC.

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

# WEDGEWOOD PARC 5TH ADDITION

City of Coon Rapids,  
Anoka County, Mn.

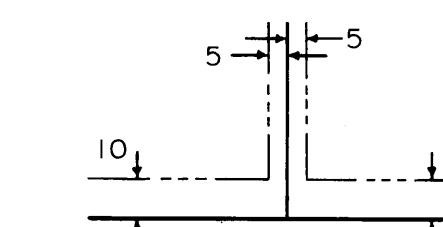


Scale: 1 inch = 100 feet.

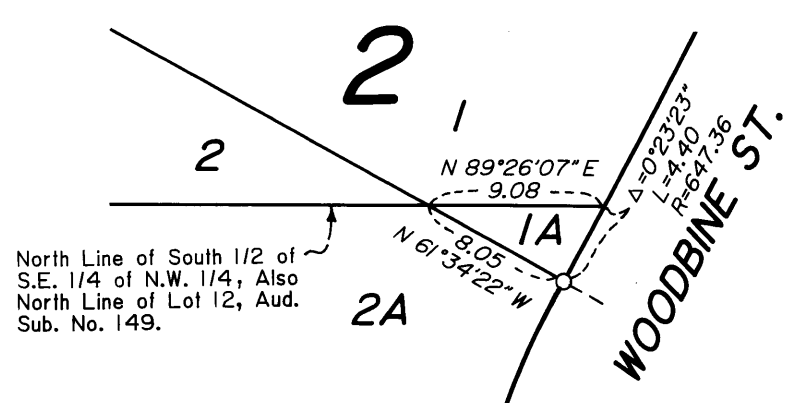
For the purposes of this plat, the East Line of the S.E. 1/4 of the N.W. 1/4, Sec. 8, is assumed to bear N 0°00'55" W.

O Denotes iron pipe set with a plastic plug stamped RLS 13057.

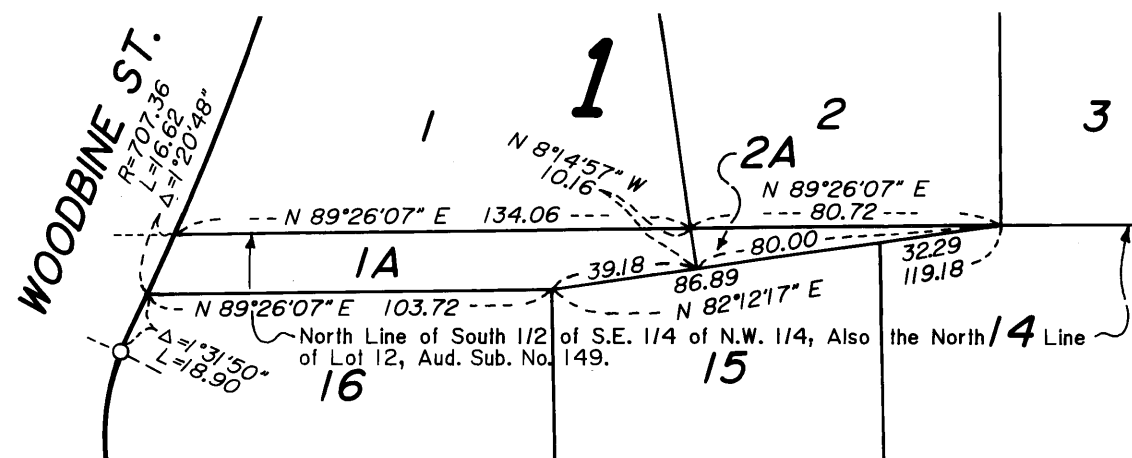
Drainage and Utility Easements are shown thus:



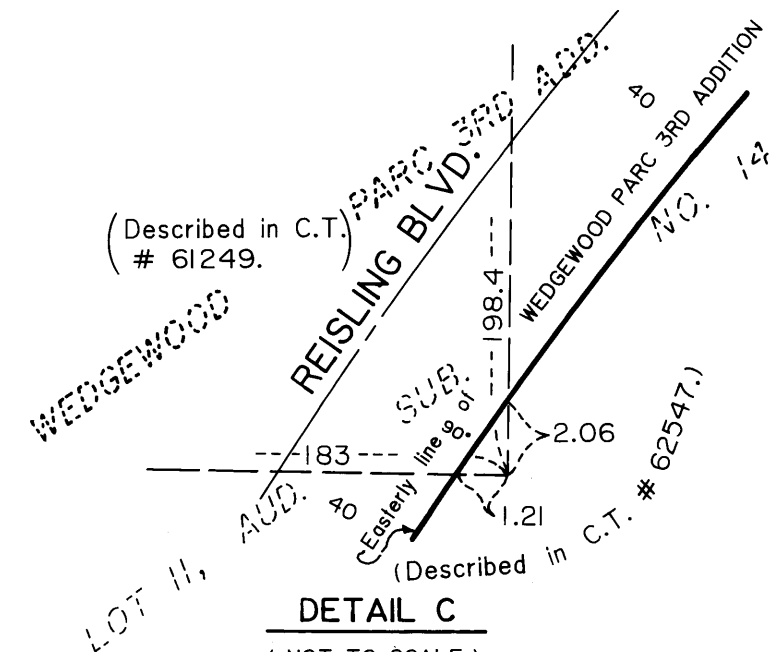
Being 10 feet in width and adjoining front lot lines, also being 5 feet in width and adjoining side and rear lot lines, unless noted otherwise.



DETAIL A  
(NOT TO SCALE)



DETAIL B  
(NOT TO SCALE)



DETAIL C  
(NOT TO SCALE)