

WEDGEWOOD PARC

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 Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4), Section 7, described as follows: Commencing at the Southeast corner of said Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) thence North along the East line of said Section 7 to a point 160 feet South of the East Quarter corner of said Section 7; thence West parallel to the East and West Quarter Section line of said Section 7 a distance of 165 feet; thence South parallel to the East line of said Section 7 to the South line of said Northeast Quarter of the Southeast Quarter; thence East to the point of beginning all in Township 31 North, Range 24 West.

Together with that part of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), Section 8, said Township 31, Range 24, lying south of the South line of the North 160.00 feet, as measured along the West line, of said Northwest Quarter of the Southwest Quarter.

Together with that part of Lot 3, AUDITOR'S SUBDIVISION NUMBER 149, Anoka County, Minnesota which lies North of the two following described lines:

Line 1) Beginning at the Northeast corner of the Southwest Quarter of said Southwest Quarter of Section 8; thence South 89 degrees, 16 minutes, 55 seconds West, on an assumed bearing along the North line of said Southwest Quarter of the Southwest Quarter a distance of 830.81 feet; thence Southwesterly a distance of 469.11 feet along a tangential curve concave to the Southeast said curve having a radius of 300.00 feet and a central angle of 89 degrees, 35 minutes, 35 seconds, and there terminating.

Line 2) Beginning at the Northwest corner of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees, 16 minutes, 55 seconds East, on an assumed bearing along the North line of said Southwest Quarter of the Southwest Quarter a distance of 89.52 feet; thence Southeasterly a distance of 162.07 feet along a tangential curve concave to the Southwest, said curve having a radius of 206.28 feet and a central angle of 45 degrees, 01 minutes, 00 seconds; thence South 45 degrees, 42 minutes, 05 seconds East, tangent to the last described curve a distance of 38.67 feet to intersect with and terminate with Line 1 heretofore described.

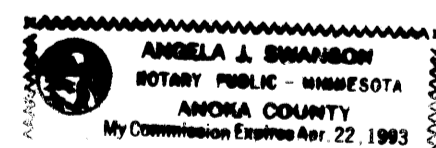
Have caused the same to be surveyed and platted as WEDGEWOOD PARC, and do hereby donate and dedicate to the public for the public use forever the Boulevard, Avenues, and Streets as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 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. Kuebler
Auditor, Anoka County

BY Anna Schultz
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTLRED"

June 9 1988
Charles R. Kuebler
Auditor, Anoka County

BY Donald M. Sawyer
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1988 ON THE LAND DESCRIBED HEREIN ARE PAID

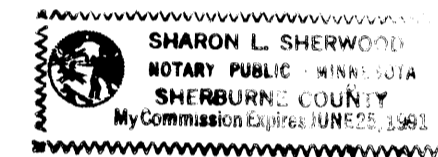
Donald C. Budy, M. Dwyer
Anoka County Treasurer

I hereby certify that I have surveyed and platted the property described in this plat as WEDGEWOOD PARC 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 was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 18th day of February, 1988.

By: Donna M. T'gaw, Chairman

Annexed plat of WEDGEWOOD PARC 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: Roger B. Lewis, Mayor Attest: Lorraine Menge, Clerk, Deputy

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

Marj D. And, Anoka County Surveyor

176135

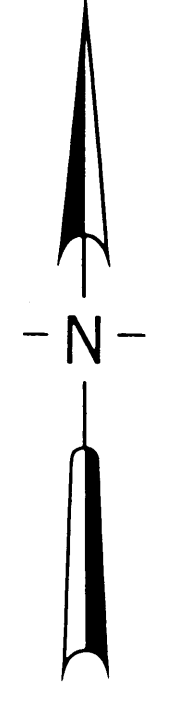
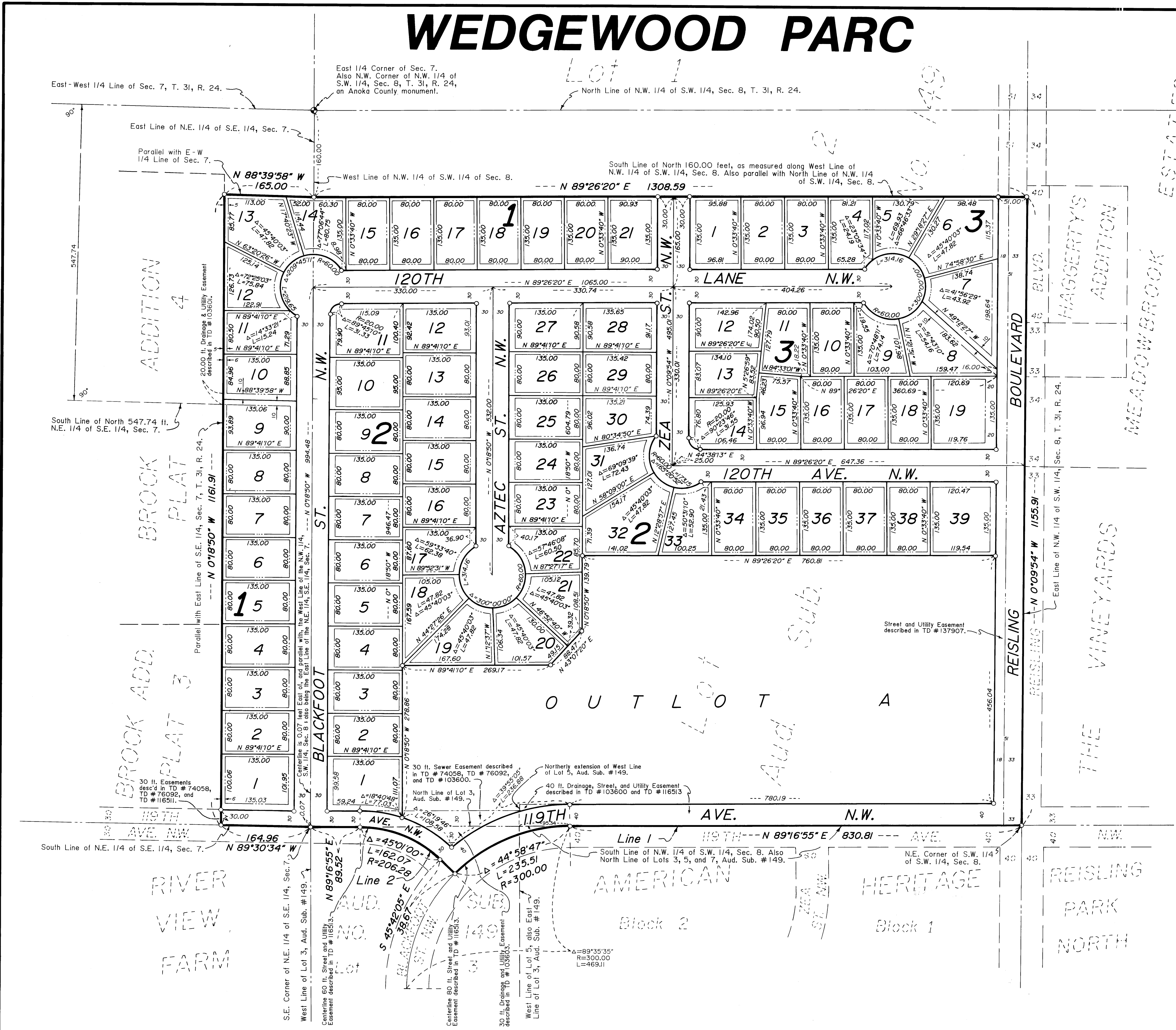
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on the 15th day of June, A.D. 1988 at 1:10 o'clock P. M.
By: Lorraine Menge Registrar of Titles
DEPUTY REGISTRAR OF TITLES

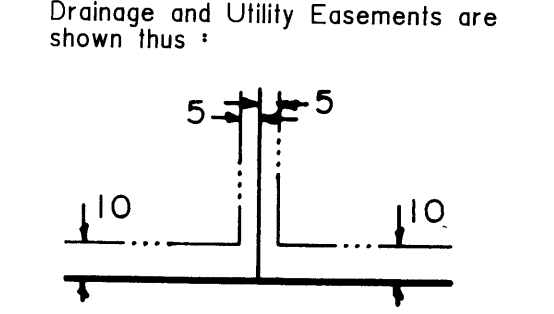
JOHN OLIVER & ASSOCIATES, INC.

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

WEDGEWOOD PARC



Scale: 1 inch = 100 feet.
South Line of N.W. 1/4 of S.W. 1/4, Sec. 8 is assumed to bear N 89°16'55" E.
O Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.



Drainage and Utility Easements are shown thus:



30 ft. Easements described in TD # 74058, TD # 76092, and TD # 116511.

30 ft. Sewer Easement described in TD # 74058, TD # 76092, and TD # 116511.

40 ft. Drainage, Street, and Utility Easement described in TD # 103600 and TD # 116513.

North Line of Lot 3, Aud. Sub. # 149.

Northerly extension of West Line of Lot 5, Aud. Sub. # 149.

40 ft. Drainage, Street, and Utility Easement described in TD # 103600 and TD # 116513.

West Line of Lot 5, also East Line of Lot 3, Aud. Sub. # 149.

30 ft. Drainage and Utility Easement described in TD # 103600.

West Line of Lot 5, also East Line of Lot 3, Aud. Sub. # 149.

30 ft. Drainage and Utility Easement described in TD # 103600.

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