

WEDGEWOOD VILLAGE 2ND ADDITION

CITY OF COON RAPIDS,
ANOKA COUNTY, MN.

273941

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA

I hereby certify that the within instrument
was filed in this office on **NOV 09 1995**
at **4:30** o'clock **P** M.

Edward M. Trecka, Registrar of Titles

By Katherine Beier
Deputy Registrar of Titles

WEDGEWOOD PARC

119TH AVENUE N.W.

119TH AVENUE N.W.

RIVER VIEW

BLACKFOOT STREET N.W.

80

LOT 1, BLOCK 2

LOT 1, BLOCK 2

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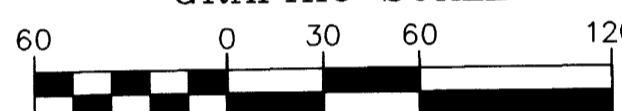
LOT 1, BLOCK 2

LOT 1, BLOCK 2

HERITAGE AMERICAN



GRAPHIC SCALE



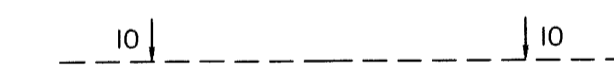
(SCALE IN FEET)

Scale: 1 inch = 60 feet.

For the purposes of this plat, the East line of Lot 1, Block 2, RIVER VIEW FARMS PLAT 2 is assumed to bear N 0°18'50" W.

- Denotes iron pipe set with a plastic plug stamped R.L.S. 13057.
- Denotes iron pipe found.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right-of-way lines, unless otherwise indicated, as shown on the plat.

KNOW ALL MEN BY THESE PRESENTS: That Riverdale Partnership, a Minnesota partnership, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

Lot 1, Block 2, RIVER VIEW FARMS PLAT 2.

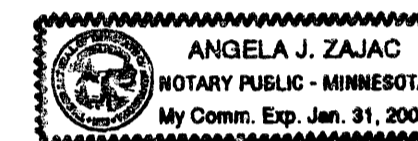
Has caused the same to be surveyed and platted as WEDGEWOOD VILLAGE 2ND ADDITION, and does hereby donate and dedicate to the public use forever the easements for drainage and utility purposes as shown on this plat. In witness whereof said Riverdale Partnership has caused these presents to be signed by its general partner this 8th day of November, 1995.

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 8th day of November, 1995 by James M. Stanton as President of Shamrock Development, Inc. a Minnesota Corporation, a general partner on behalf of Riverdale Partnership.



Angela Zajac Notary Public
Anoka County, Minnesota
My Commission expires: Jan 31, 2000

I hereby certify that I have surveyed and platted the property described in this plat as WEDGEWOOD VILLAGE 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 as defined in Minnesota Statutes 505.02, Subdivision 1, 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 Shesburne

The foregoing instrument was acknowledged before me this 31st day of October, 1995 by Lynn P. Caswell, Land Surveyor, Minnesota Registration No. 13057.



Elizabeth J. Haglund Notary Public
Shesburne County, Minnesota
My Commission expires: January 31, 2000

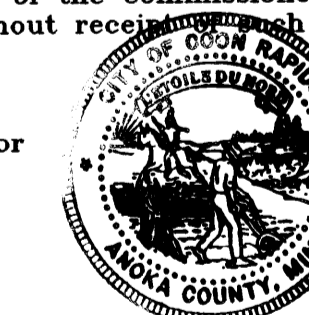
Annexed plat of WEDGEWOOD VILLAGE 2ND ADDITION was approved by the Planning Commission of the City of Coon Rapids, Minnesota this 21st day of September, 1995.

By: David A. Zeff Vice Chairman

Annexed plat of WEDGEWOOD VILLAGE 2ND ADDITION was approved by the City Council of Coon Rapids, Minnesota at a regular meeting thereof held this 3rd day of October, 1995. 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.

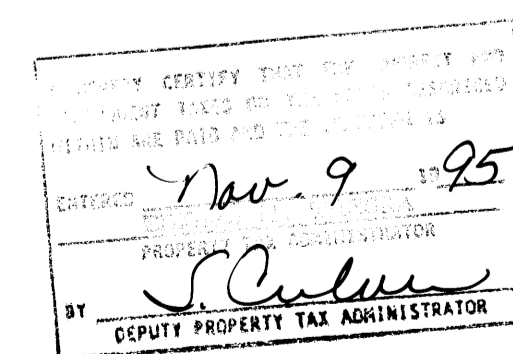
By: William F. Thompson Mayor

Attest: Betty Brackes, OME Clerk



This plat has been checked and approved this 9th day of Nov, 1995.

W. D. Aul Anoka County Surveyor



WEDGEWOOD VILLAGE
2ND ADDITION
Anoka County, MN

FARMS
Lot 1, Block 1