

DALTON RIVER VILLAS

CITY OF SAINT FRANCIS
COUNTY OF ANOKA
SEC.32, TWP.34, RGE.24

KNOW ALL PERSONS BY THESE PRESENTS: That Meadow Creek Construction Inc., a Minnesota corporation, owner of the following described property:

That part of the following described property lying easterly of Line 1 described below:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 1254.00 feet to the point of beginning; thence continuing South 00 degrees 32 minutes 18 seconds East, along said west line, a distance of 791.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 3727.21 feet more or less to the west bank of the Rum River, thence northwesterly along said west bank to the intersection of said west bank with a line bearing North 89 degrees 56 minutes 37 seconds East, parallel with the north line of said Northwest Quarter, from the point of beginning; thence South 89 degrees 56 minutes 37 seconds West a distance of 1413.09 feet more or less to the point of beginning.

EXCEPTING

That part of the above described property lying within the following described parcel:

That part of the Northwest Quarter of Section 32, Township 34, Range 24, in Anoka County, Minnesota, described as follows:

Commencing at a point on the West line of said Northwest Quarter, distant 891 feet South of the Northwest corner of said Northwest Quarter; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet to the point of beginning of land to be described; thence continue Easterly on same described line a distance of 111 feet; thence South and parallel with the West line of said Northwest Quarter a distance of 395.5 feet; thence Westerly and parallel with the North line of said Northwest Quarter a distance of 411 feet to the West line of said Northwest Quarter; thence North on the West line of said Northwest Quarter a distance of 207.1 feet; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet; thence North and parallel with the West line of said Northwest Quarter a distance of 188.4 feet to the point of beginning, Anoka County, Minnesota.

ALSO EXCEPTING

The west 344.00 feet of the north 150.00 feet of the south 743.40 feet of said Northwest Quarter of Section 32.

ALSO EXCEPTING

That part of the above described property lying within a distance of 50.00 feet easterly and 50.00 feet westerly of the line described in Parcel No. 14 of the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota.

ALSO EXCEPTING

That part of the above described property lying within Minnesota Department of Transportation Right of Way Plat Nos. 02-28 and 02-29, filed as Document Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.

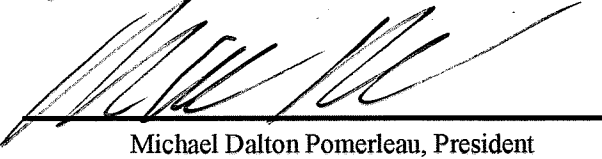
Line 1:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 2045.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 1357.99 feet to the intersection of said north line with the easterly right of way line of Ambassador Boulevard NW per the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota and the point of beginning of the line to be described; thence 153.07 feet along said easterly right of way line on a non-tangential curve concave to the west, having a radius of 1195.92 feet, a central angle of 07 degrees 20 minutes 01 second and a chord bearing of North 10 degrees 16 minutes 17 seconds West; thence continuing along said easterly right of way line, North 13 degrees 56 minutes 18 seconds West, tangent to the last described curve, a distance of 656.46 feet to the north line of the above described property and said line there terminating.

Has caused the same to be surveyed and platted as DALTON RIVER VILLAS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access on to County State Aid Highway No. 28 as shown on this plat.

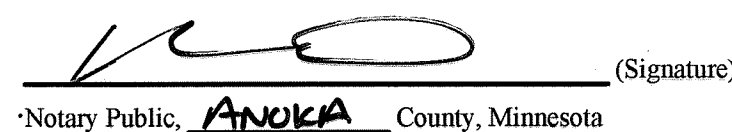
In witness whereof said Meadow Creek Construction Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 14th day of July, 2026

Signed: Meadow Creek Construction Inc.


Michael Dalton Pomerleau, President

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 14 day of JULY, 2026 by Michael Dalton Pomerleau, President of Meadow Creek Construction Inc., a Minnesota corporation, on behalf of the corporation.

 (Signature)
Notary Public, ANOKA County, Minnesota

KAREN SUTTON
Notary Printed Name

My Commission Expires: —

SURVEYORS CERTIFICATE

I Daniel L. Schmidt do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 6th day of July, 2026


Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 6th day of July, 2026 by Daniel L. Schmidt, a Licensed Land Surveyor, Minnesota License No. 26147.

 (Signature)
Notary Public, Hennepin County, Minnesota

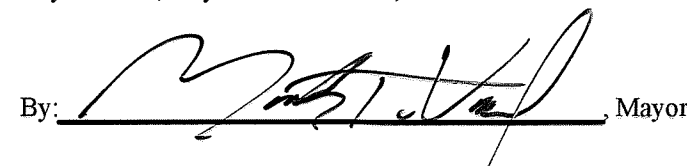
Jaime L. Carlson
Notary Printed Name

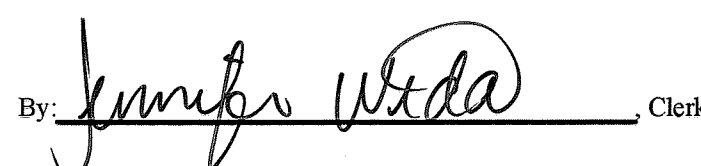
My Commission Expires: Jan. 31, 2027

CITY COUNCIL, CITY OF SAINT FRANCIS, MINNESOTA

This plat of DALTON RIVER VILLAS was approved and accepted by the City Council of the City of Saint Francis, Minnesota at a regular meeting held the 3rd day of November, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

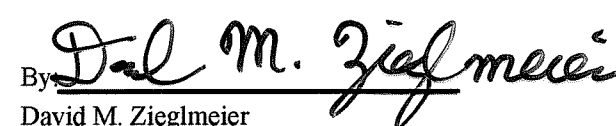
City Council, City of Saint Francis, Minnesota

By:  Mayor

By:  Clerk

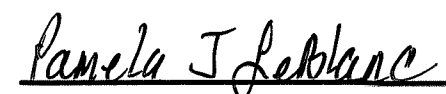
COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 14th day of July, 2026

By: 
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

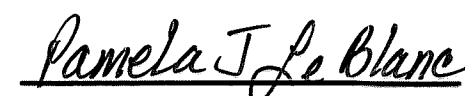
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 14th day of July, 2026


Pamela J. LeBlanc
Property Tax Administrator

By:  Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of DALTON RIVER VILLAS was filed in the office of the County Recorder/Registrar of Titles for public record on this 14th day of July, 2026 at 10:10 o'clock A.M. and was duly recorded as Document Number 2471648.005

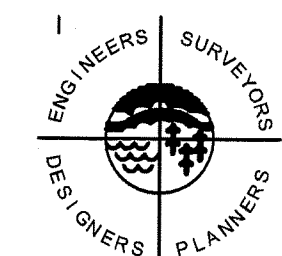

County Recorder/Registrar of Titles

By:  Deputy



SATHRE-BERGQUIST, INC.

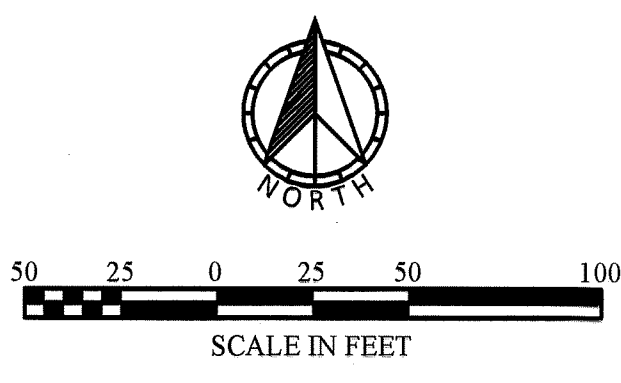
CITY OF SAINT FRANCIS
COUNTY OF ANOKA
SEC.32, TWP.34, RGE.24



SHEET 2 OF 3 SHEETS

INSET

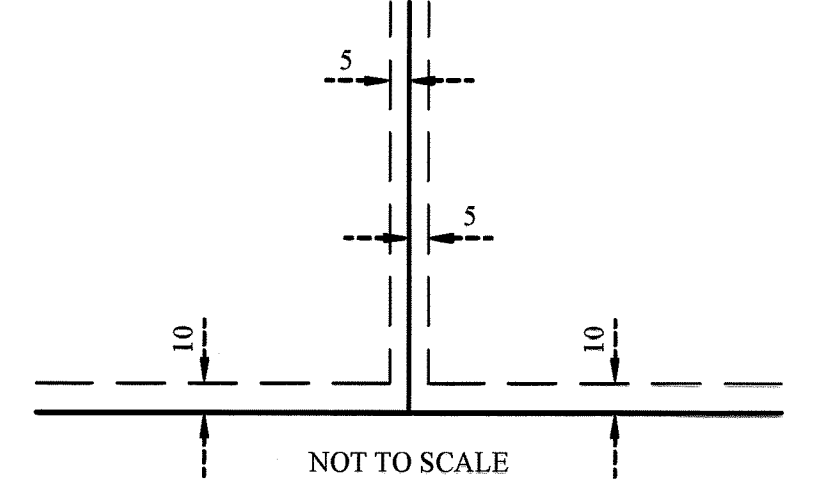
DALTON RIVER VILLAS



The basis for the bearing system is the west line of the Northwest Quarter of Section 32, Township 34, Range 24 and is assumed to bear South 00 degrees 32 minutes 18 seconds East.
(SEE SHEET 2 OF 3 SHEETS)

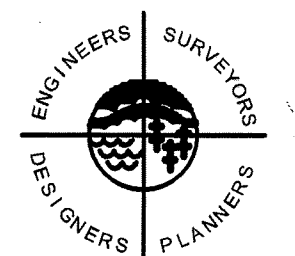
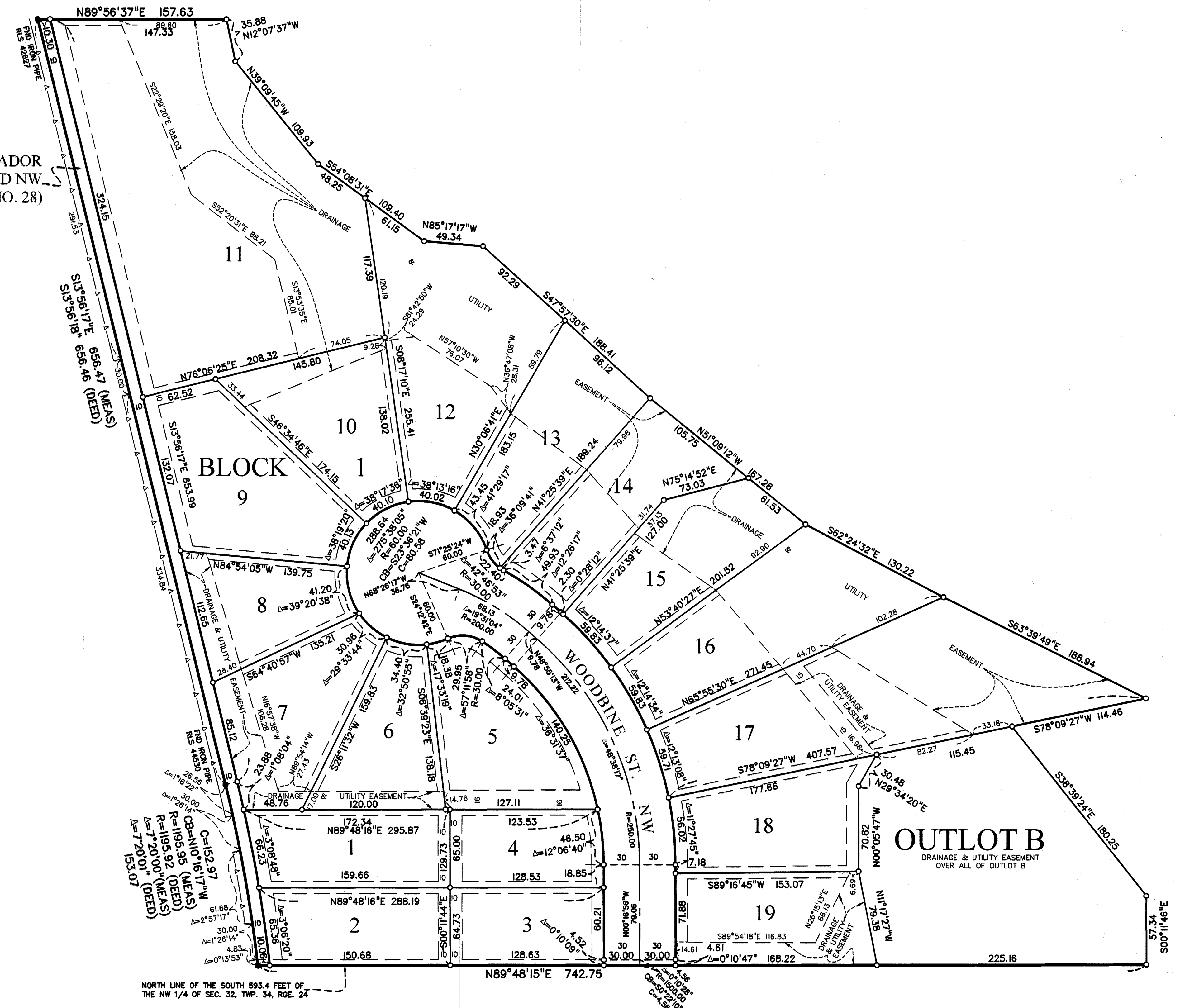
- Denotes a 1/2 inch by 14 inch iron pipe monument set and marked by License No. 26147 in accordance with Minnesota State Statute 505.021, Subd. 10.
- Denotes a 1/2 inch pipe monument found and marked by License No. 16091, unless shown otherwise.
- △—△— Denotes Right of Access dedicated to Anoka County

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways, unless otherwise indicated on this plat.

AMBASSADOR
BLVD NW
(C.S.A.H. NO. 28)



SATHRE-BERGQUIST, INC.