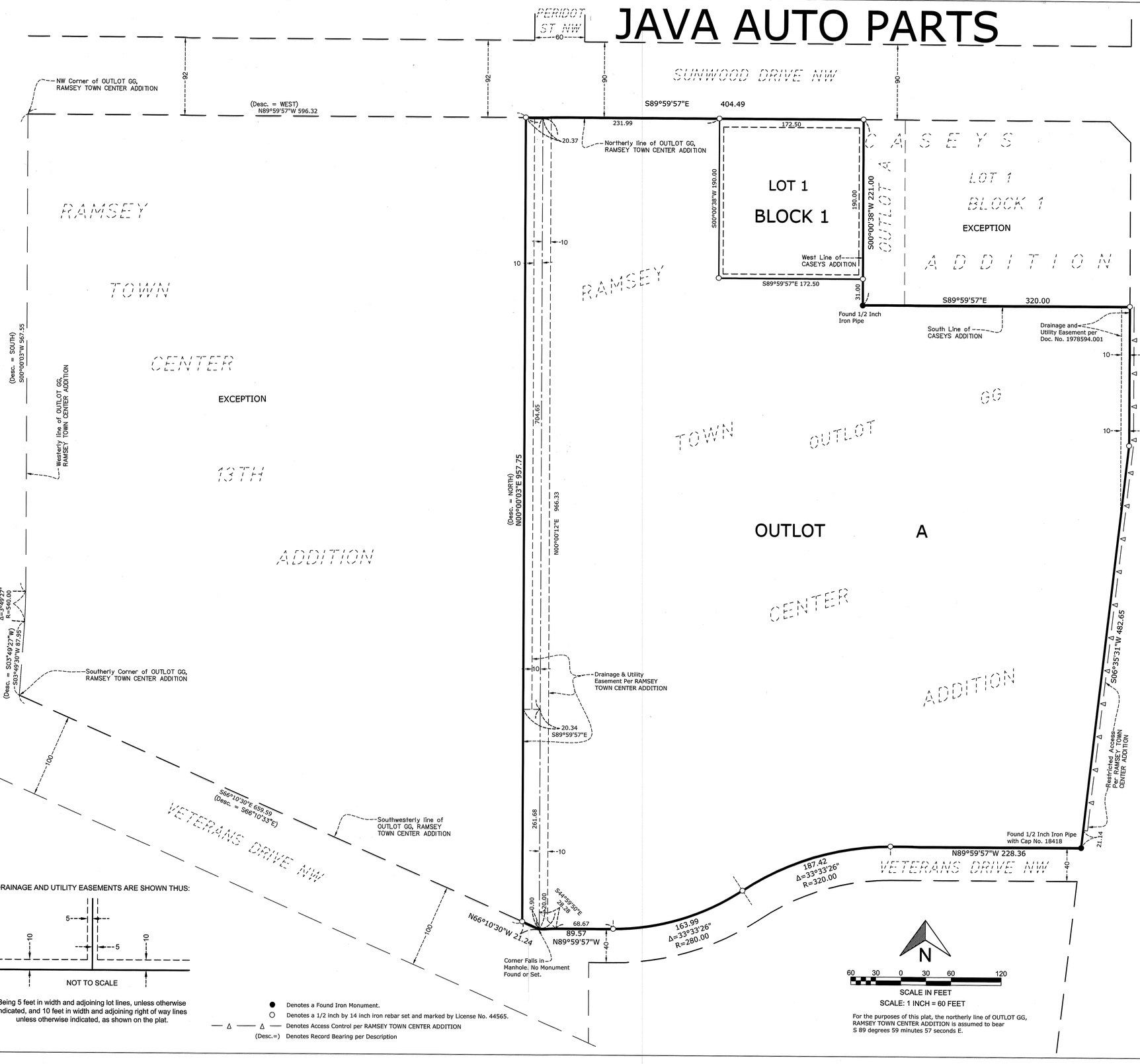
OFFICIAL PLAT

2330582.001

JAVA AUTO PARTS

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25



For the purposes of this plat, the northerly line of OUTLOT GG, RAMSEY TOWN CENTER ADDITION is assumed to bear S 89 degrees 59 minutes 57 seconds E.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines unless otherwise indicated, as shown on the plat.

- ● Denotes a Found Iron Monument.
- ○ Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565.
- — Δ — Δ — Denotes Access Control per RAMSEY TOWN CENTER ADDITION
- (Desc.=) Denotes Record Bearing per Description

KNOW ALL PERSONS BY THESE PRESENTS: That City of Ramsey, a Minnesota municipal corporation, owner of the following described property:

OUTLOT GG, RAMSEY TOWN CENTER ADDITION, except that part described as follows: Beginning at the Northwest corner of said OUTLOT GG; thence on an assumed bearing of South, along the Westerly line of said OUTLOT GG for 567.55 feet to a point of curvature in said Westerly line; thence Southerly for 36.04 feet along said Westerly line along a tangential curve concave to the West, radius 540 feet and a central angle 03 degrees 49 minutes 27 seconds to a point of tangency in said Westerly line; thence South 03 degrees 49 minutes 27 seconds West along said Westerly line for 87.95 feet to the most Southerly corner in said Westerly line; thence South 66 degrees 10 minutes 33 seconds East along the Southwesterly line of said OUTLOT GG for 659.59 feet;thence on a bearing of North for 957.75 feet to the Northerly line of said OUTLOT GG; thence on a bearing of West along said Northerly line for 596.32 feet to the point of beginning, LESS AND EXCEPT that part platted as CASEYS ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as JAVA AUTO PARTS and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 30th day of June, 2021.

City of Ramsey

By Mark E. Kuzma, Mayor

By Colleen Lach, City Clerk

STATE OF MINNESOTA, COUNTY OF ANOKA

This instrument was acknowledged before me this 30th day of June, 2021, by MARK E. KUZMA, Mayor and Colleen Lach, City Clerk of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

Jean M. Sullivan
Notary Public, Signature

Jean M. Sullivan
Notary Public, Printed Name

My Commission Expires: January 31, 2025

Notary Public ANOKA County, Minnesota

SURVEYORS CERTIFICATE

I Rory L. Synstelien 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 10th day of JUNE, 2021.

Rory L. Synstelien, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF Ramsey

This instrument was acknowledged before me this 10th day of June, 2021 by Rory L. Synstelien.

Notary Public, Signature

Michael Rawlings
Notary Public, Printed Name

My Commission Expires: Jan. 31, 2023

Notary Public Ramsey County, Minnesota

CITY COUNCIL

City Council, City of Ramsey, Minnesota

This plat of JAVA AUTO PARTS was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 23rd day of March, 2021 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: Mark E. Kuzma, Mayor

Colleen Lach, 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 4th day of August, 2021.

By: David M. Zieglmeier
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 4th day of August, 2021

By: Pamela J. LeBlanc, Property Tax Administrator

By: Haley Koehler, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of JAVA AUTO PARTS was filed in the Office of the County Recorder/Registrar of Titles for public record on this 4th day of August, 2021 at 1:54 o'clock P. M. and was duly recorded as Document Number 2330582.001.

By: Pamela J. LeBlanc, County Recorder/Registrar of Titles

By: Haley Koehler, Deputy

#56-

CivilSite GROUP

#56-