

# LIGHTBRIDGE ACADEMY

KNOW ALL PERSONS BY THESE PRESENTS: That LB RAMSEY MN OWNER LLC, a Minnesota limited liability company, owner of the following described property:

Outlot B, RIVER'S BEND 3RD ADDITION, Anoka County, Minnesota.

AND

Outlot A, RIVER'S BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as LIGHTBRIDGE ACADEMY and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said LB RAMSEY MN OWNER LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 9<sup>th</sup> day of October, 2024

Signed: LB RAMSEY MN OWNER LLC

Stephen Andrews

Its Director

STATE OF New Hampshire

COUNTY OF Rockingham

This instrument was acknowledged before me this 9<sup>th</sup> day of October, 2024 by

Stephen Andrews of LB RAMSEY MN OWNER LLC, a

Minnesota limited liability company, on behalf of the company.

Susan M. Ledair  
(Notary Signature)

Susan M. Ledair  
(Notary Printed Name)

Notary Public, Rockingham County, N.H.

My commission expires 5-31-2028

I, Paul E. Otto 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 4<sup>th</sup> day of October, 2024

Paul E. Otto

Paul E. Otto, Licensed Land Surveyor  
Minnesota License Number 40062

STATE OF MINNESOTA  
COUNTY OF WRIGHT

This instrument was acknowledged before me on this 4<sup>th</sup> day of October, 2024 by  
Paul E. Otto.

Nicole Diers  
(Notary Signature)

Nicole Diers  
(Notary Printed Name)

Notary Public, Wright County, Minnesota

My commission expires January 31, 2027

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of LIGHTBRIDGE ACADEMY was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 13<sup>th</sup> day of February, 2024, 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. Guzman Mayor By Kate 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 19<sup>th</sup> day of November, 2024

By David M. Ziegmeier

David M. Ziegmeier  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 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 19 day of November, 2024

Pamela J deBlanc

Property Tax Administrator

By [Signature] Deputy

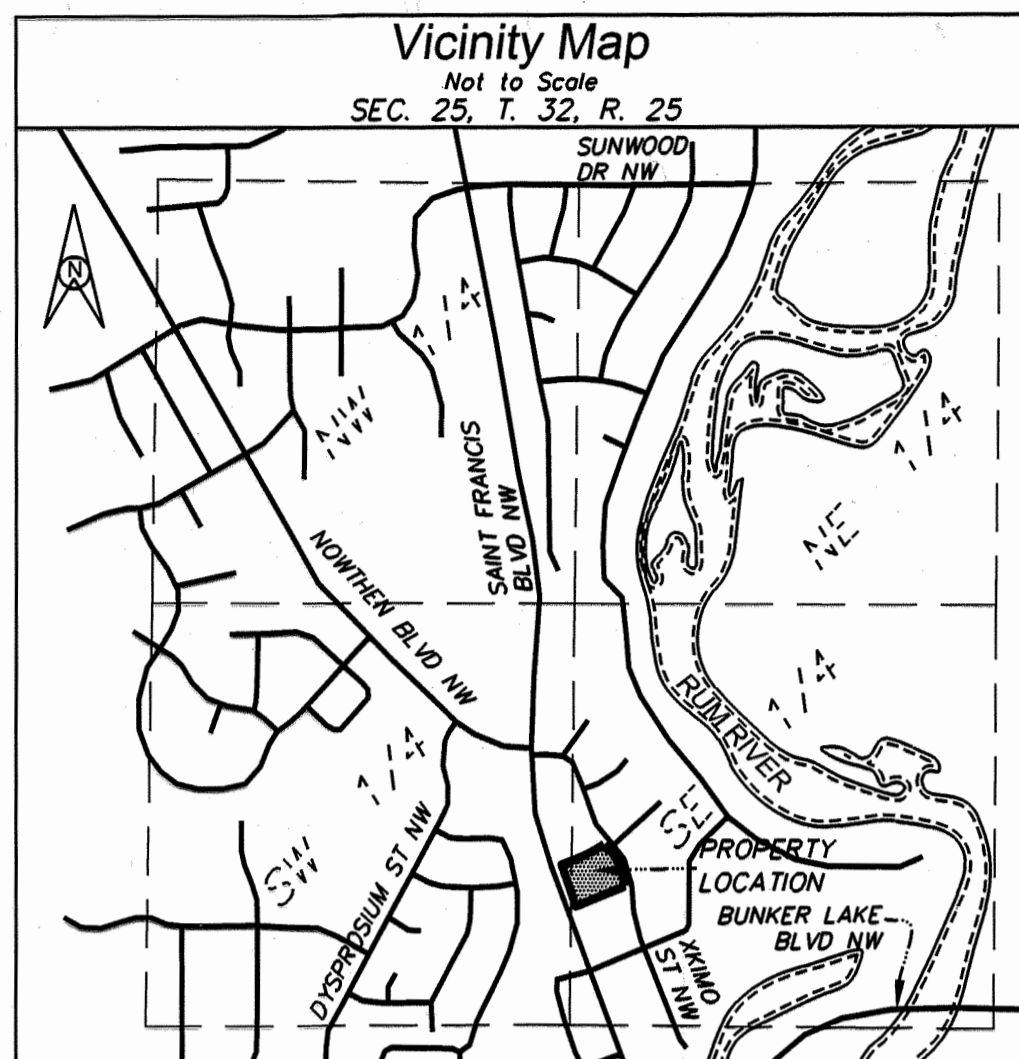
COUNTY RECORDER/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of LIGHTBRIDGE ACADEMY was filed in the office of the County Recorder/Registrar of Titles for public record on this 19 day of November, 2024, at 9:52 o'clock AM, and was duly recorded as Document Number 2426926.003

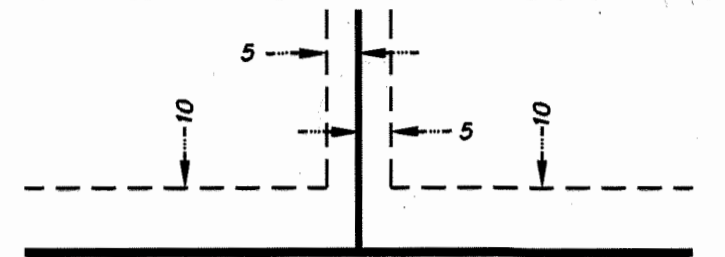
Pamela J deBlanc

County Recorder/Registrar of Titles

By [Signature] Deputy



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

Bearing Orientation:  
The North line of CIC NO. 268 RAMSEY OFFICE PARK, Section 25, Township 32, Range 25, Anoka County, Minnesota, is assumed to bear N67°33'23"E.

- denotes 1/2 inch iron pipe monument found RLS Cap No. 18420 (Unless Otherwise Noted)
- denotes 1/2 inch by 14 inch iron pipe set and marked by License number 40062
- ▲ denotes P.K. nail found

