

KNOW ALL PERSONS BY THESE PRESENTS: That Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005 (as to an undivided 1/2 interest) and Alan R. Pearson, Trustee of the Alan R. Pearson Trust under agreement dated April 7, 2005 (as to an undivided 1/2 interest), owners of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota:

OUTLOT A, RIVERSTONE SOUTH, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as PEARSON PLACE SECOND ADDITION and do hereby dedicate to the public for public use the public way and drainage and utility easements as shown on this plat.

In witness whereof said Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005, has hereunto set her hand this 10th day of April, 2025.

Elizabeth J. Pearson
Elizabeth J. Pearson, as Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005

STATE OF Minnesota
COUNTY OF Sherburne

This instrument was acknowledged before me this 10th day of April, 2025 by Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005.

Wendy Schluter (Signature)
wendy Schluter (Print Name)
Notary Public, Sherburne County, Minnesota
My Commission Expires 11/31/29

In witness whereof said Alan R. Pearson, as Trustee of the Alan R. Pearson Trust under agreement dated April 7, 2005, has hereunto set his hand this 10th day of April, 2025.

Alan R. Pearson
Alan R. Pearson, as Trustee of the Alan R. Pearson Trust under agreement dated April 7, 2005

STATE OF Minnesota
COUNTY OF Sherburne

This instrument was acknowledged before me this 10th day of April, 2025 by Alan R. Pearson, Trustee of the Alan R. Pearson Trust under agreement dated April 7, 2005.

Wendy Schluter (Signature)
wendy Schluter (Print Name)
Notary Public, Sherburne County, Minnesota
My Commission Expires 11/31/29

I Jason E. Rud 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 26th day of MARCH, 2025.

Jason E. Rud
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 26th day of MARCH, 2025 by Jason E. Rud.

Lavae Mack (Signature)
Lavae Mack (Print Name)
Notary Public, Anoka County, Minnesota
My Commission Expires January 3, 2027

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of PEARSON PLACE SECOND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 17th day of September, 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 Ben Chue Mayor By Kat Chu 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 day of 6th May, 2025.

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 2025 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 6 day of May, 2025.

Pamela J. LeBlanc
Property Tax Administrator
By Ante Muletch, Deputy

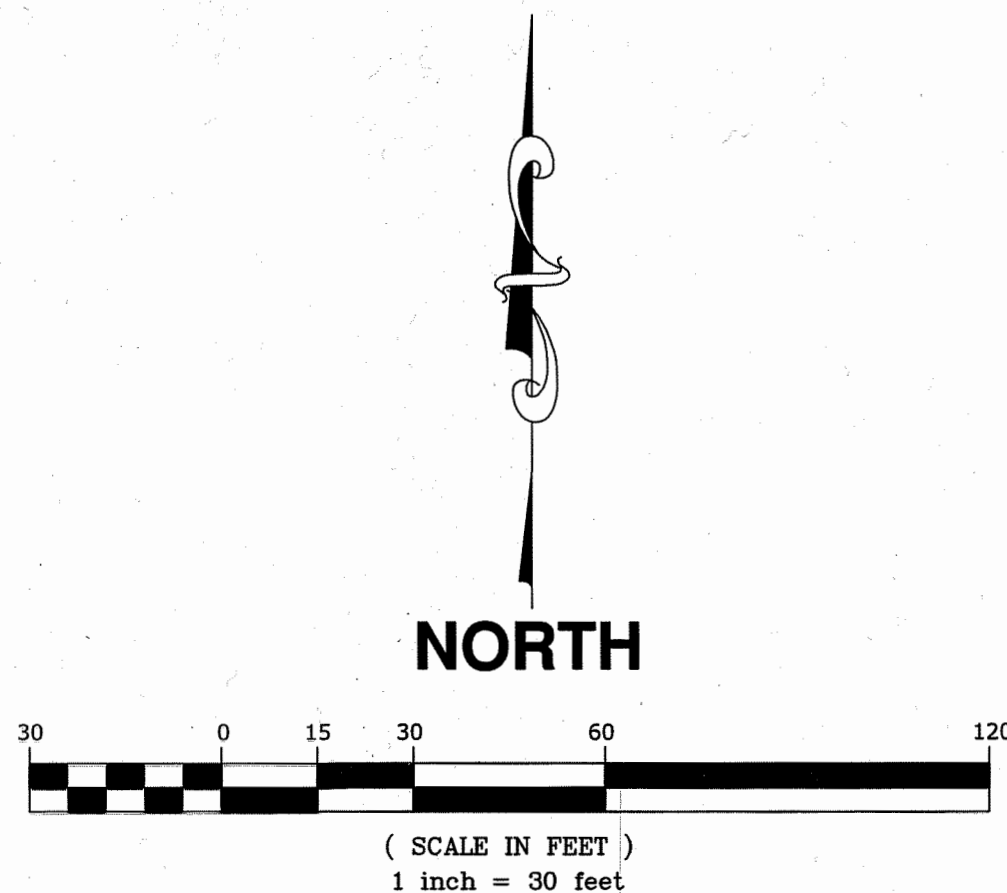
COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of PEARSON PLACE SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 6 day of May, 2025, at 10:45 o'clock A.M. and was duly recorded as Document Number 2438034.007.

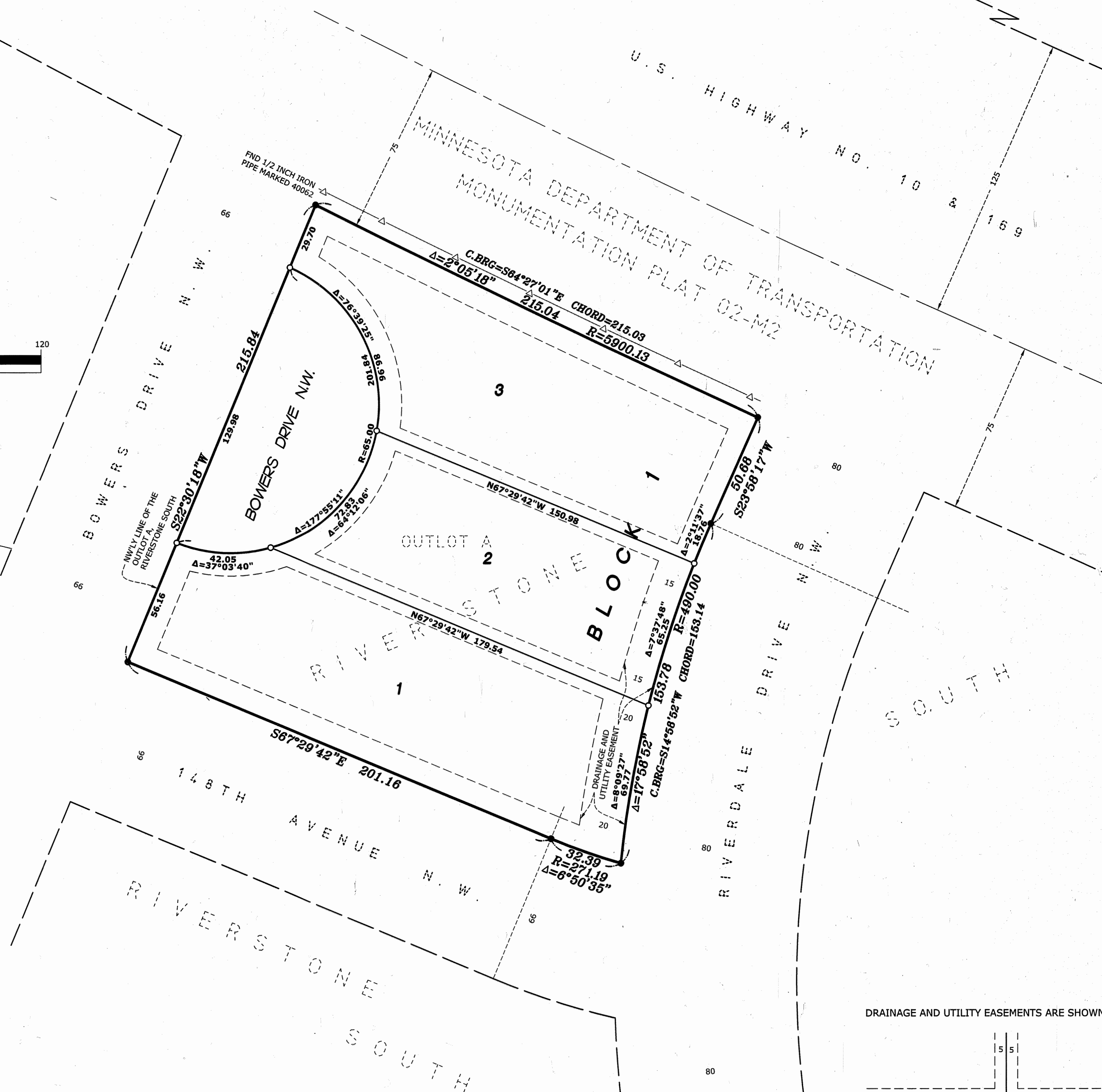
Pamela J. LeBlanc
County Recorder/Registrar of Titles

By Ante Muletch, Deputy

PEARSON PLACE SECOND ADDITION



MISSISSIPPI ACRES

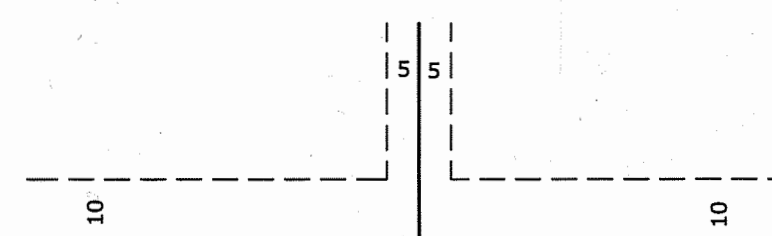


LEGEND

- DENOTES 5/8 INCH REBAR MONUMENT FOUND, MARKED RLS 40361.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- △— DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA PER THE RECORDED PLAT OF RIVERSTONE SOUTH.

FOR THE PURPOSES OF THIS PLAT, THE NORTHWESTERLY LINE OF OUTLOT A, RIVERSTONE SOUTH ADDITION IS ASSUMED TO HAVE A BEARING OF SOUTH 22 DEGREES 30 MINUTES 18 SECONDS WEST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

E.G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

\$56.00