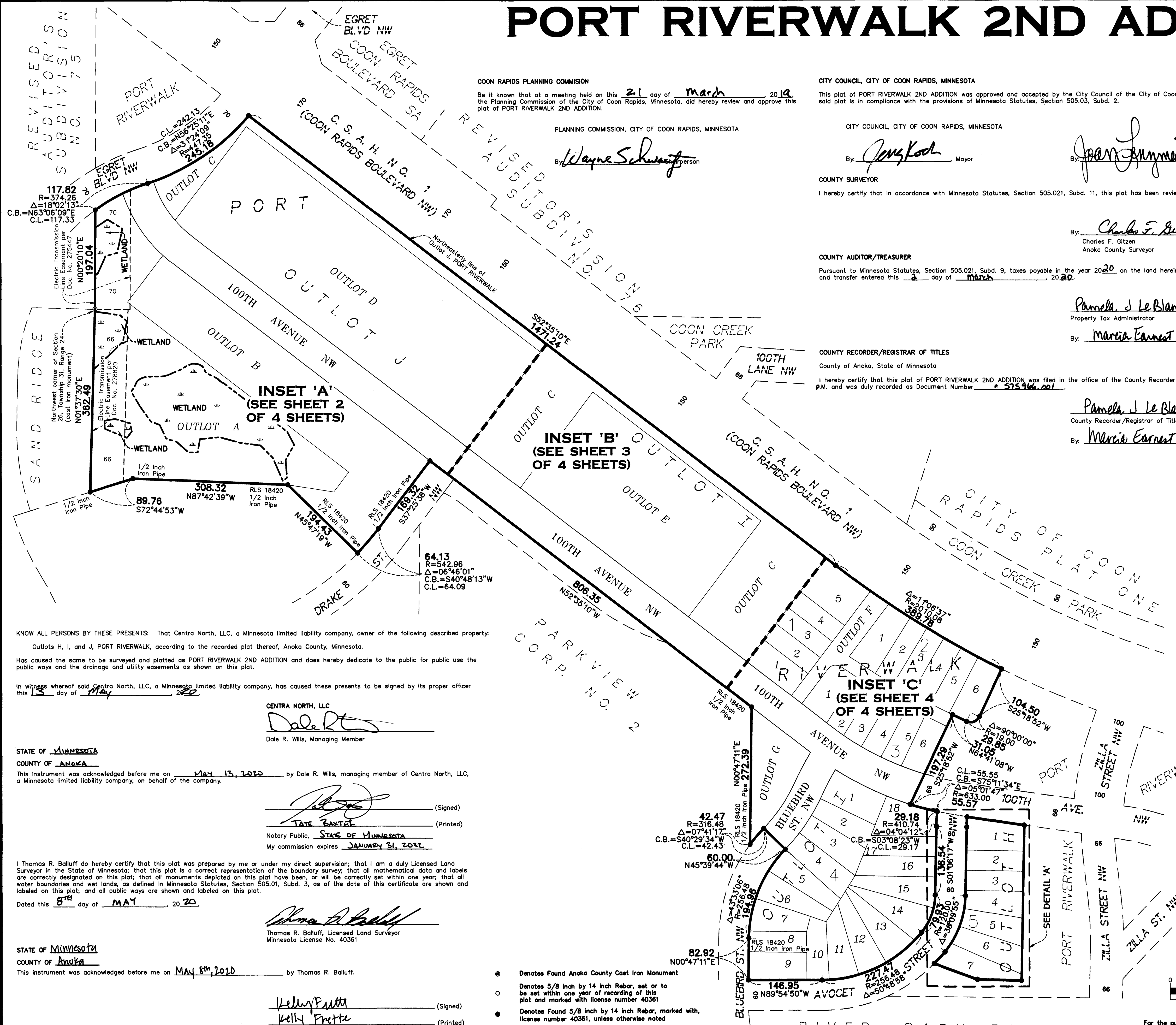


# PORT RIVERWALK 2ND ADDITION

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 23 & 26, TWP. 31, RGE. 24



COON RAPIDS PLANNING COMMISSION  
 Be it known that at a meeting held on this 21 day of March, 2019, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of PORT RIVERWALK 2ND ADDITION.

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA  
 By: Wayne Schwarz Supervisor

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA  
 This plat of PORT RIVERWALK 2ND ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 17 day of March, 2020 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA  
 By: Jon Koch Mayor

COUNTY SURVEYOR  
 I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 30<sup>th</sup> day of June, 2020.

By: Jean J. Jymies  
 Charles F. Gitzen  
 Anoka County Surveyor

COUNTY AUDITOR/TREASURER  
 Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 2 day of March, 2020.

By: Charles F. Gitzen  
 Charles F. Gitzen  
 Anoka County Surveyor

COUNTY RECORDER/REGISTRAR OF TITLES  
 County of Anoka, State of Minnesota  
 I hereby certify that this plat of PORT RIVERWALK 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 15 day of July, 2020 at 2:32 o'clock p.m. and was duly recorded as Document Number 575966.001.

By: Pamela J. LeBlanc  
 Pamela J. LeBlanc  
 Property Tax Administrator

By: Marcia Earnest  
 Marcia Earnest  
 Deputy

KNOW ALL PERSONS BY THESE PRESENTS: That Centra North, LLC, a Minnesota limited liability company, owner of the following described property: Outlots H, I, and J, PORT RIVERWALK, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as PORT RIVERWALK 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof, said Centra North, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 13 day of May, 2020.

CENTRA NORTH, LLC  
Dale R. Wills  
 Dale R. Wills, Managing Member

STATE OF MINNESOTA  
 COUNTY OF ANOKA  
 This instrument was acknowledged before me on MAY 13, 2020 by Dale R. Wills, managing member of Centra North, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature] (Signed)  
DALE R. WILLS (Printed)  
 Notary Public, STATE OF MINNESOTA  
 My commission expires JANUARY 31, 2022

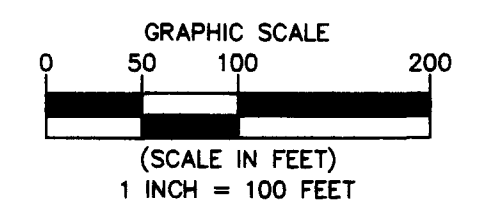
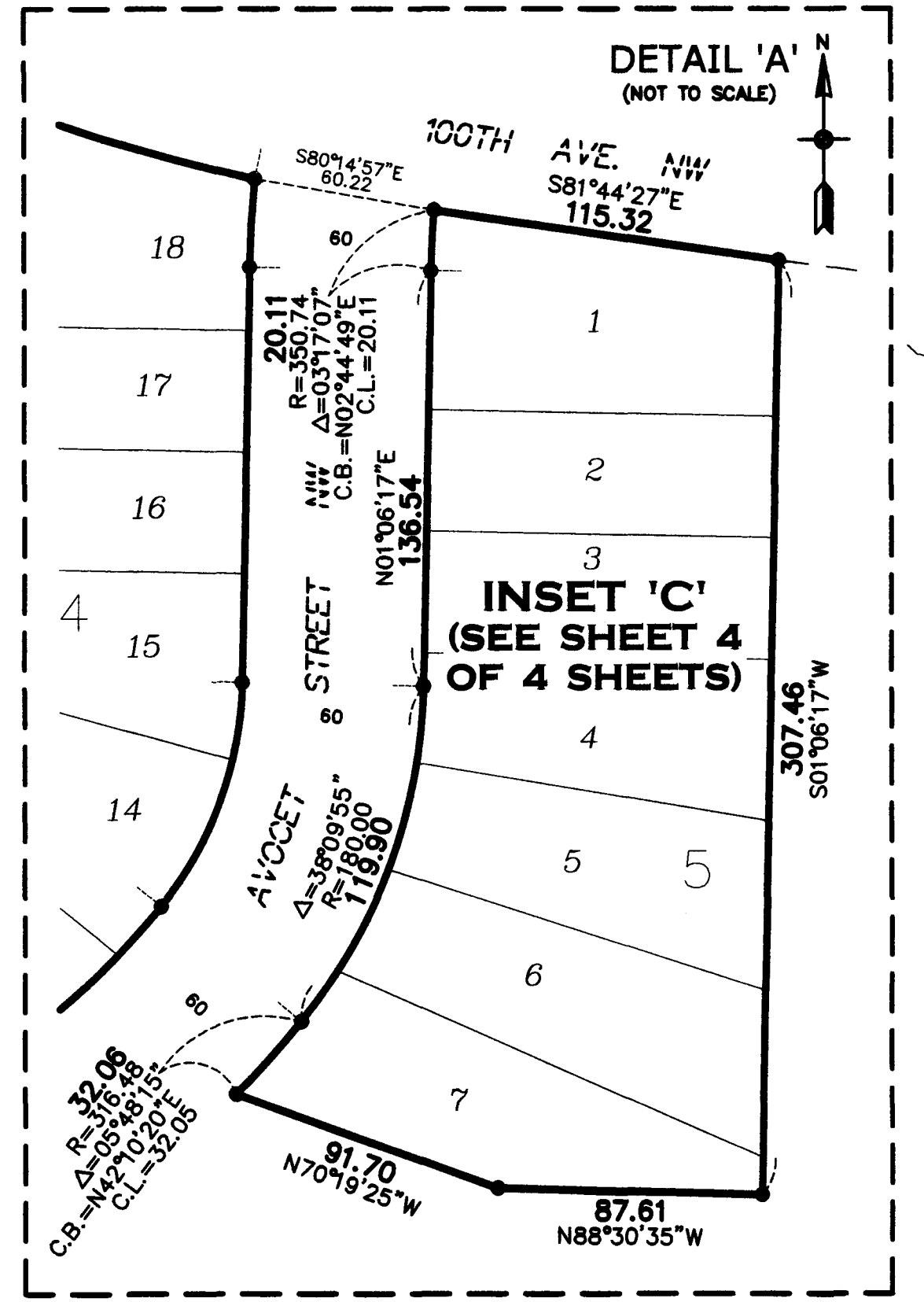
I, Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated 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.

[Signature]  
 Thomas R. Balluff, Licensed Land Surveyor  
 Minnesota License No. 40361

STATE OF MINNESOTA  
 COUNTY OF ANOKA  
 This instrument was acknowledged before me on MAY 8<sup>th</sup>, 2020 by Thomas R. Balluff.

[Signature] (Signed)  
Kelly Frette (Printed)  
 Notary Public, STATE OF MINNESOTA  
 My commission expires JANUARY 31, 2025

- Denotes Found Anoka County Cast Iron Monument
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found 5/8 inch by 14 inch Rebar, marked with license number 40361, unless otherwise noted
- Denotes Wetlands, delineated by Kjalhaug Environmental Services Company in 2018



For the purposes of this plat, the northeasterly line of Outlot J, PORT RIVERWALK is assumed to have a bearing of South 52 degrees 35 minutes 10 seconds East.

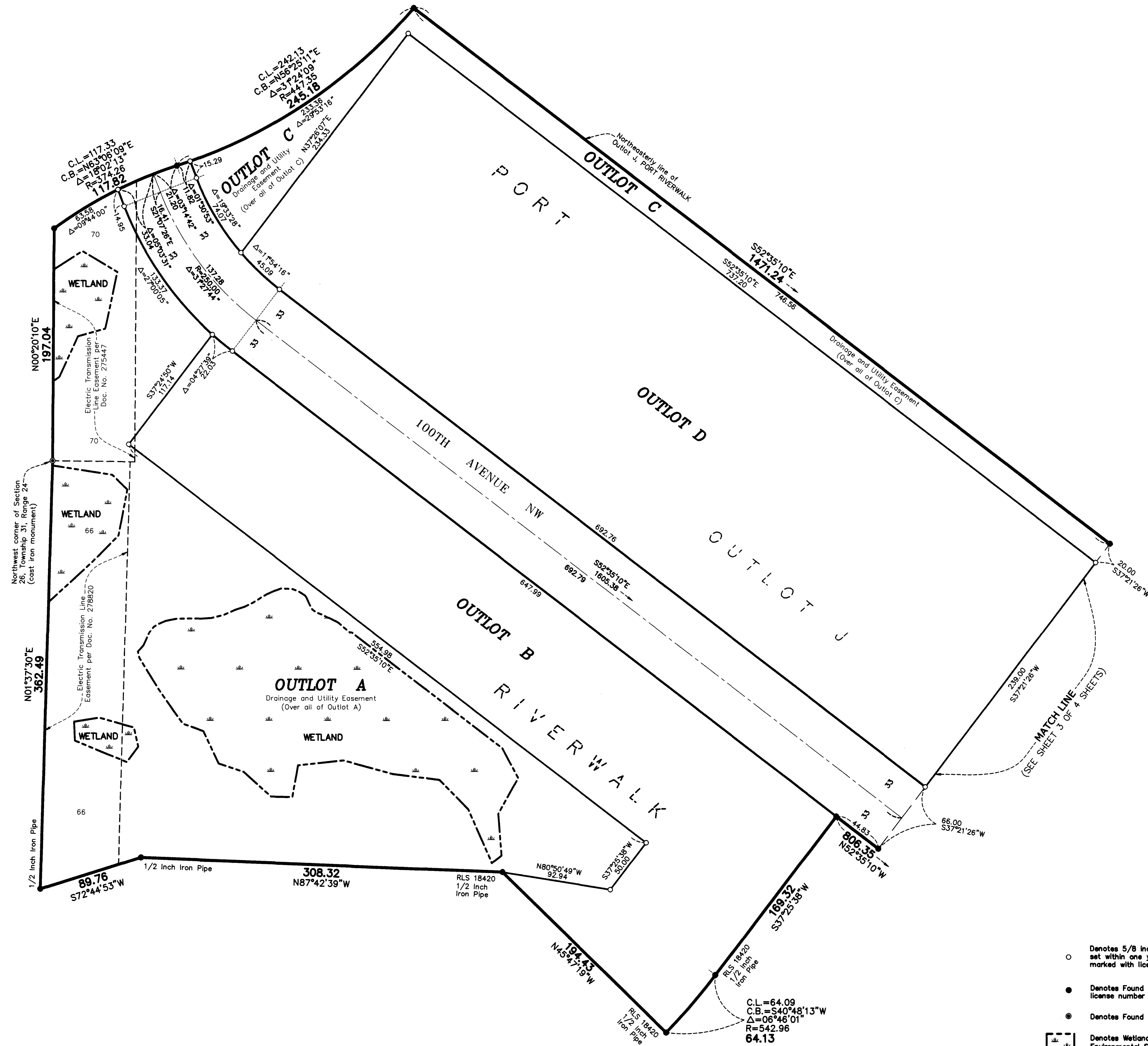
\$56



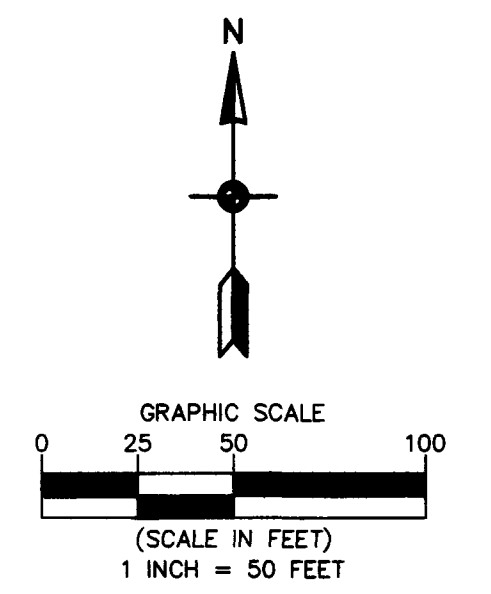
# PORT RIVERWALK 2ND ADDITION

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 23 & 26, TWP. 31, RGE. 24

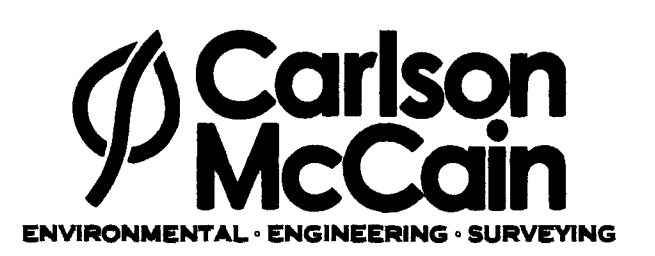
INSET 'A'



- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found 5/8 inch by 14 inch Rebar, marked with license number 40361, unless noted otherwise
- ⊙ Denotes Found Anoka County Cast Iron Monument, as noted
- ▭ Denotes Wetlands, delineated by Kjolhaug Environmental Services Company in 2018



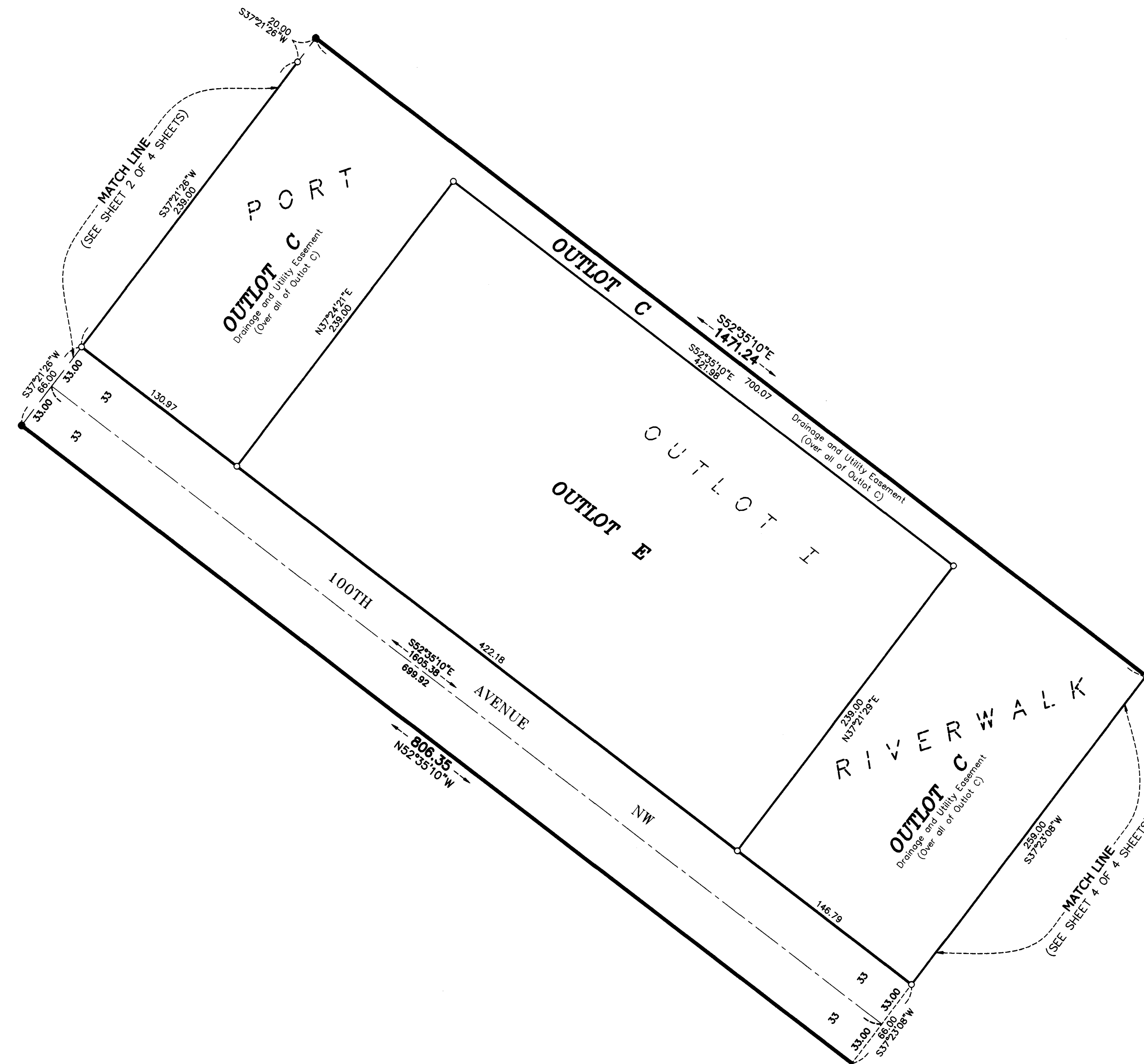
For the purposes of this plat, the northeasterly line of Outlot J, PORT RIVERWALK is assumed to have a bearing of South 52 degree 35 minutes 10 seconds East.



# PORT RIVERWALK 2ND ADDITION

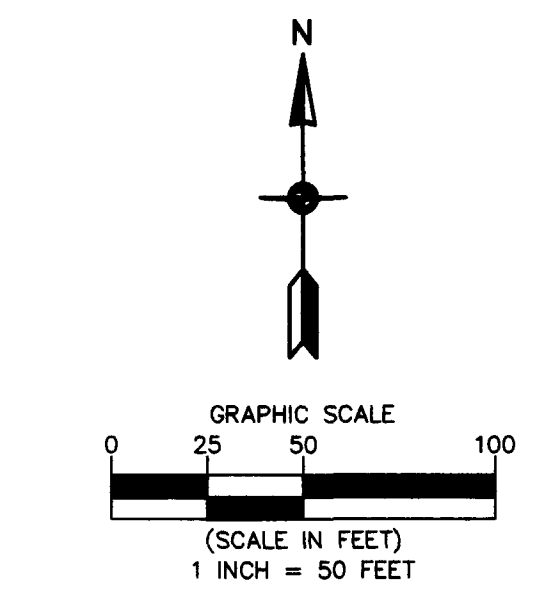
CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 23 & 26, TWP. 31, RGE. 24

INSET 'B'



- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found 5/8 inch by 14 inch Rebar, marked with license number 40361

For the purposes of this plat, the northeasterly line of Outlot J, PORT RIVERWALK is assumed to have a bearing of South 52 degree 35 minutes 10 seconds East.

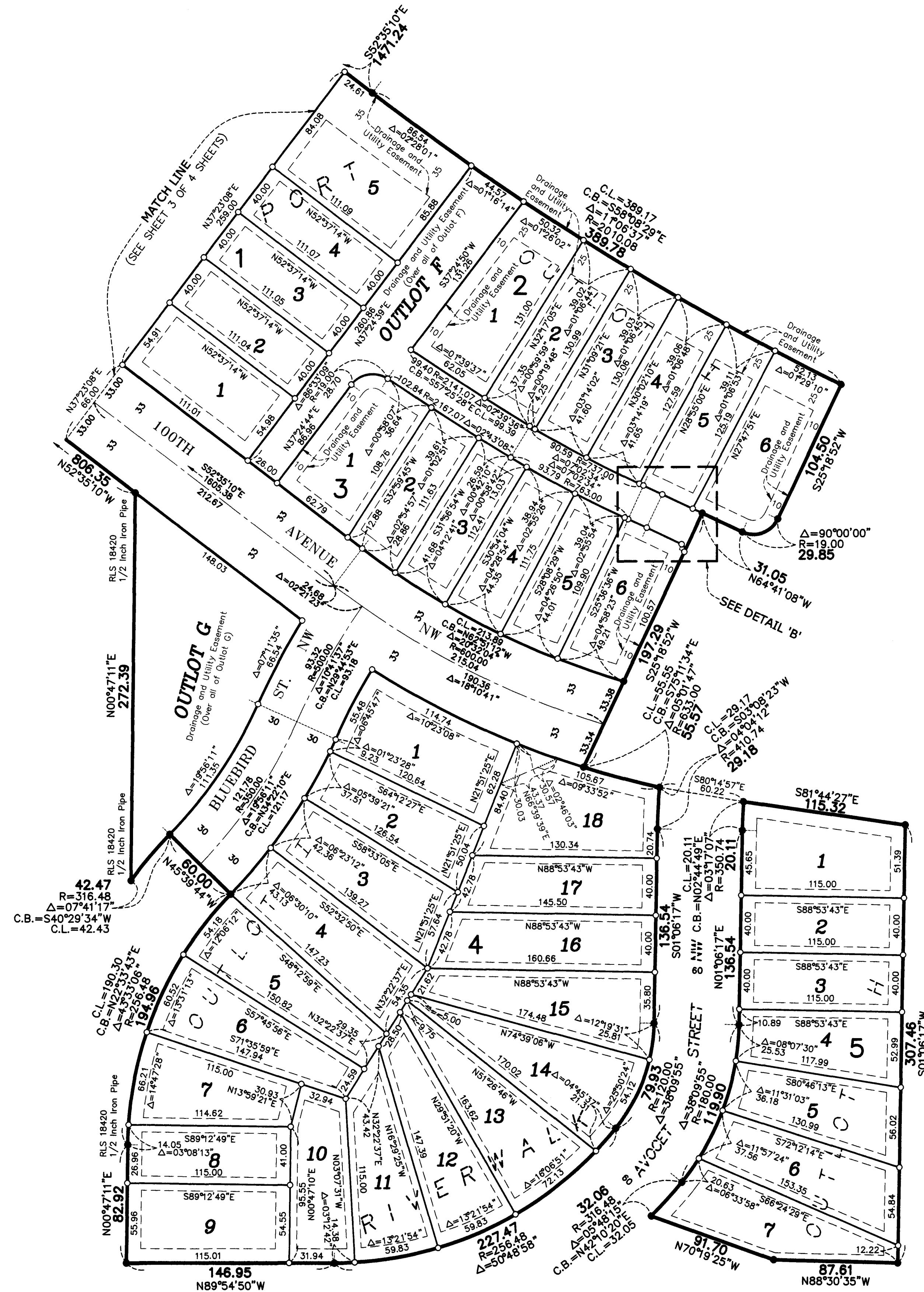




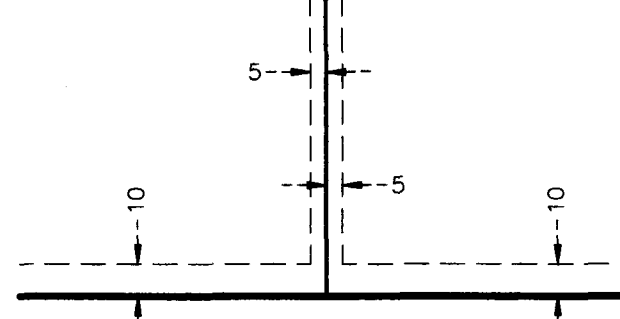
# PORT RIVERWALK 2ND ADDITION

CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 23 & 26, TWP. 31, RGE. 24

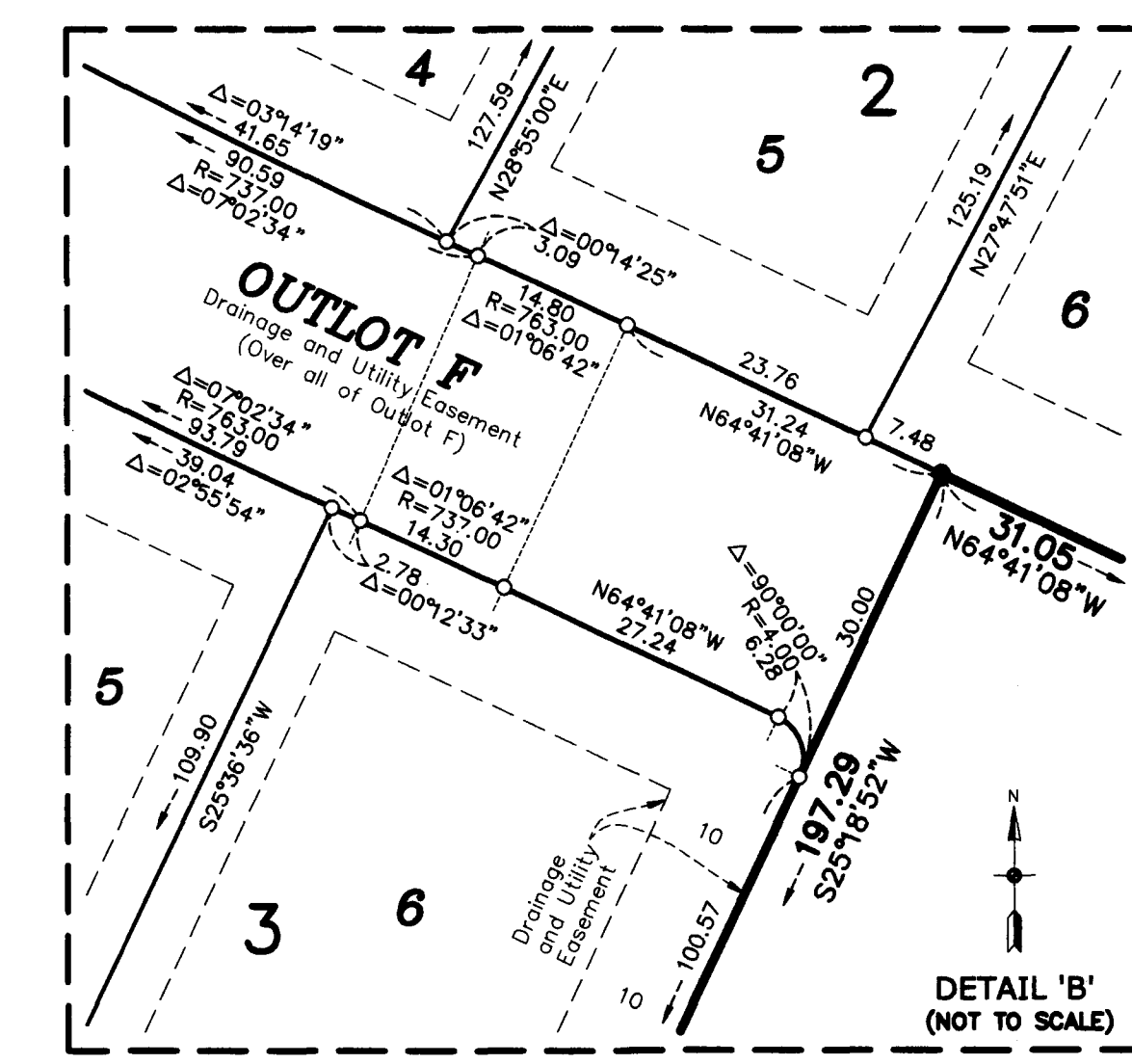
INSET 'C'



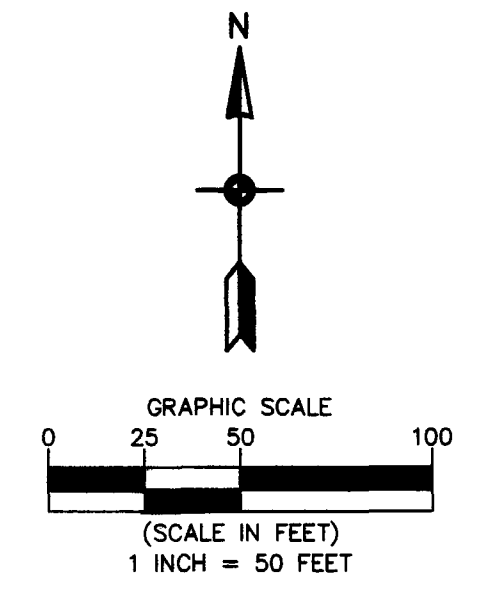
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines, outlet lines, and rear lot lines unless otherwise shown on this plot.



- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plot and marked with license number 40361
- Denotes Found 5/8 inch by 14 inch Rebar, marked with license number 40361, unless noted otherwise



For the purposes of this plot, the northeasterly line of Outlot J, PORT RIVERWALK is assumed to have a bearing of South 52 degrees 35 minutes 10 seconds East.

