

# PORT RIVERWALK 3RD ADDITION

COON CREEK PARK  
100TH LANE NW  
CITY OF COON RAPIDS  
COUNTY OF ANOKA  
SEC. 26, TWP. 31, RGE. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Centra North, LLC, a Minnesota limited liability company, owner of the following described property:  
Outlot E, PORT RIVERWALK 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.  
Has caused the same to be surveyed and platted as PORT RIVERWALK 3RD ADDITION and does hereby dedicate to the public for public use 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 20th day of April, 2021.

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

STATE OF Minnesota  
COUNTY OF Anoka  
This instrument was acknowledged before me on April 20, 2021 by Dale R. Wills, Managing Member of Centra North, LLC, a Minnesota limited liability company, on behalf of the company.

Amy Barthel (Signed)  
Amy Barthel (Printed)  
Notary Public, Wright County, Minnesota  
My commission expires January 31, 2025

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.

Dated this 21st day of APRIL, 2021.

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

STATE OF Minnesota  
COUNTY OF Anoka  
This instrument was acknowledged before me on April 21, 2021 by Thomas R. Balluff.

Cynthia J. Morica (Signed)  
Cynthia J. Morica (Printed)  
Notary Public, Hennepin County, Minnesota  
My commission expires January 31, 2025

COON RAPIDS PLANNING COMMISSION  
Be it known that at a meeting held on this 16th day of May, 2021, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of PORT RIVERWALK 3RD ADDITION.

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA  
By: Wayne Schwanz Chairperson

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA  
This plat of PORT RIVERWALK 3RD ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 16th day of May, 2021, 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  
By: Joan Symmes 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 17th day of May, 2021.

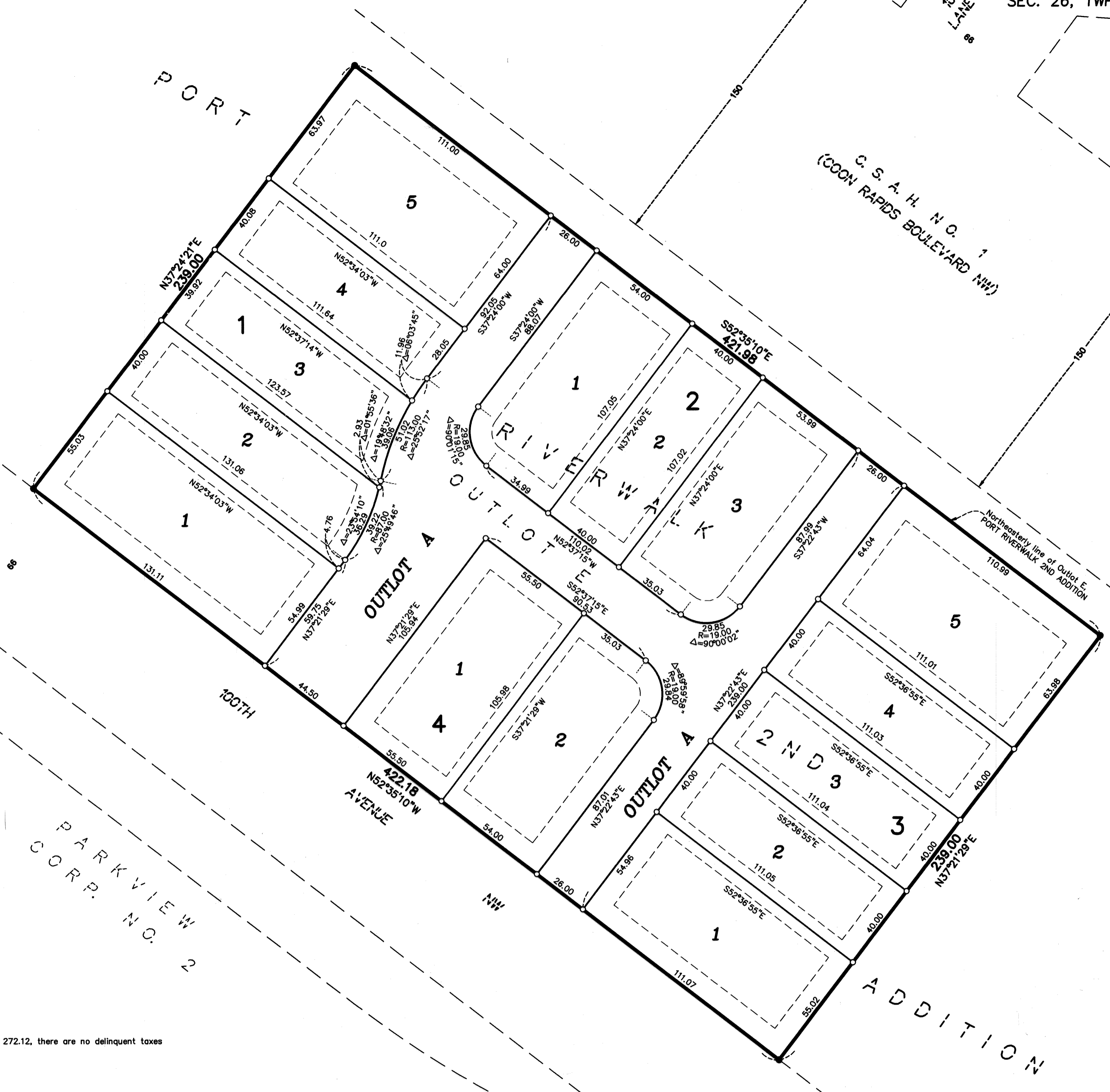
By: Charles F. Gitzen by Dan M. Jaeger Deputy  
Charles F. Gitzen  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20   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 17th day of May, 2021.

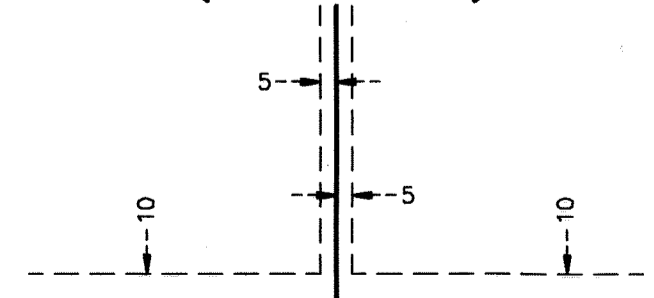
Pamela J. LeBlanc  
Property Tax Administrator  
By: Jim Druehler Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
County of Anoka, State of Minnesota  
I hereby certify that this plat of PORT RIVERWALK 3RD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 17th day of May, 2021 at 11:45 o'clock A.M. and was duly recorded as Document Number 589248.001.

Pamela J. LeBlanc  
County Recorder/Registrar of Titles  
By: Jim Druehler Deputy



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

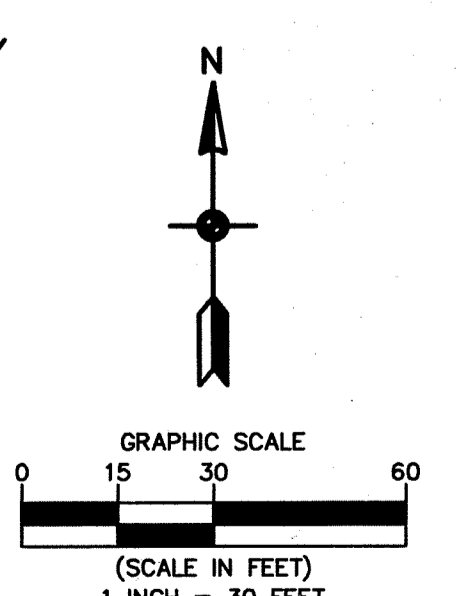


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines, outlot lines, and rear lot lines.

- 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 purpose of this plat, the northeasterly line of Outlot E, PORT RIVERWALK 2ND ADDITION is assumed to have a bearing of South 52 degrees 35 minutes 10 seconds East.

\$56.00



CARLSON MCCAIN  
ENGINEERING \ SURVEYING \ ENVIRONMENTAL