

PORT RIVERWALK 4TH ADDITION

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

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 20th day of SEPTEMBER, 2021.

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA
This plat of PORT RIVERWALK 4TH ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 11th day of August, 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: Jonny Koch Mayor
By: Joan Lemmeier Clerk

COON RAPIDS PLANNING COMMISSION
Be it known that at a meeting held on this 21st day of March, 2019, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of PORT RIVERWALK 4TH ADDITION.

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

COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 5th day of October, 2021.

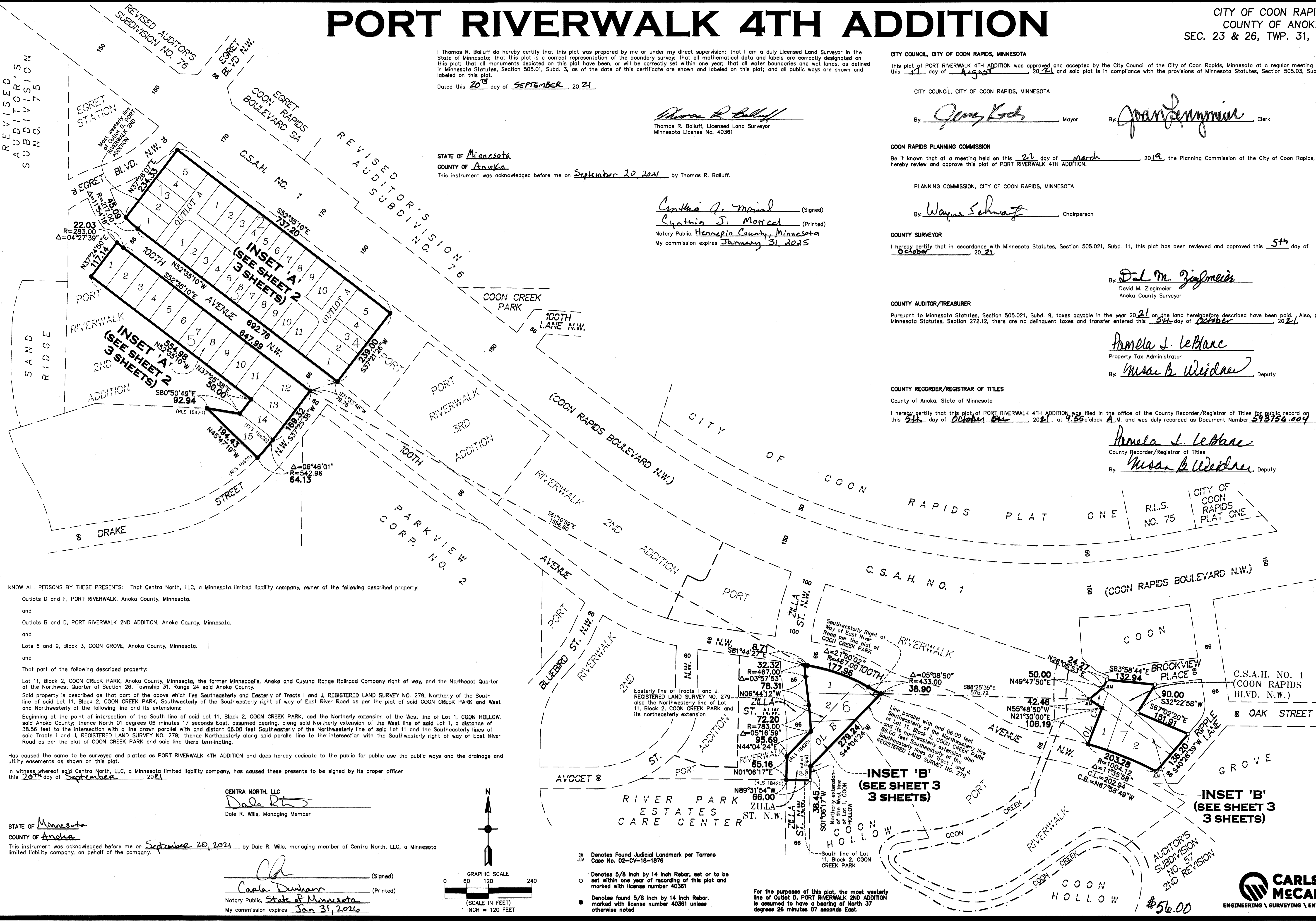
By: Dan M. Ziegler
Dan M. Ziegler
Anoka County Surveyor

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 5th day of October, 2021.

By: Pamela J. LeBlanc
Pamela J. LeBlanc
Property Tax Administrator
By: Megan B. Weidner Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota
I hereby certify that this plat of PORT RIVERWALK 4TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 5th day of October, 2021 at 9:55 o'clock A.M. and was duly recorded as Document Number 593756.004.

By: Pamela J. LeBlanc
Pamela J. LeBlanc
County Recorder/Registrar of Titles
By: Megan B. Weidner Deputy

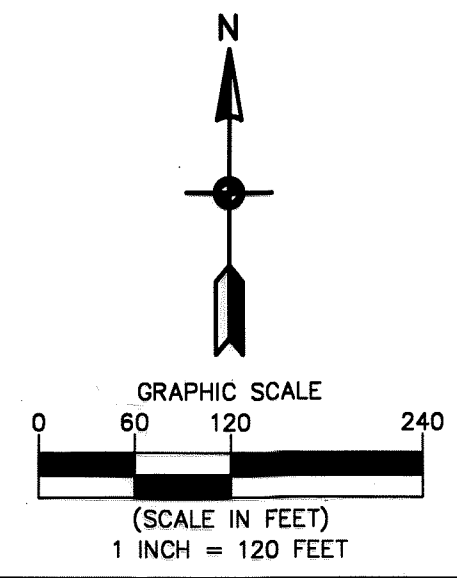


KNOW ALL PERSONS BY THESE PRESENTS: That Centra North, LLC, a Minnesota limited liability company, owner of the following described property:
Outlots D and F, PORT RIVERWALK, Anoka County, Minnesota.
and
Outlots B and D, PORT RIVERWALK 2ND ADDITION, Anoka County, Minnesota.
and
Lots 6 and 9, Block 3, COON GROVE, Anoka County, Minnesota.
and
That part of the following described property:
Lot 11, Block 2, COON CREEK PARK, Anoka County, Minnesota, the former Minneapolis, Anoka and Cuyuna Range Railroad Company right of way, and the Northeast Quarter of the Northwest Quarter of Section 26, Township 31, Range 24 said Anoka County.
Said property is described as that part of the above which lies Southeastern and Eastern of Tracts I and J, REGISTERED LAND SURVEY NO. 279, Northernly of the South line of said Lot 11, Block 2, COON CREEK PARK, Southwesterly of the Southwesterly right of way of East River Road as per the plat of said COON CREEK PARK and West and Northwesterly of the following line and its extensions:
Beginning at the point of intersection of the South line of said Lot 11, Block 2, COON CREEK PARK, and the Northernly extension of the West line of Lot 1, COON HOLLOW, said Anoka County; thence North 01 degrees 06 minutes 17 seconds East, assumed bearing, along said Northernly extension of the West line of said Lot 1, a distance of 38.56 feet to the intersection with a line drawn parallel with and distant 66.00 feet Southeastern of the Northwesterly line of said Lot 11 and the Southeastern lines of said Tracts I and J, REGISTERED LAND SURVEY NO. 279; thence Northeastern along said parallel line to the intersection with the Southwesterly right of way of East River Road as per the plat of COON CREEK PARK and said line there terminating.
Has caused the same to be surveyed and platted as PORT RIVERWALK 4TH 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 20th day of September, 2021.

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

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

By: Carla Durham
Carla Durham
Notary Public, State of Minnesota
My commission expires Jan 31, 2026



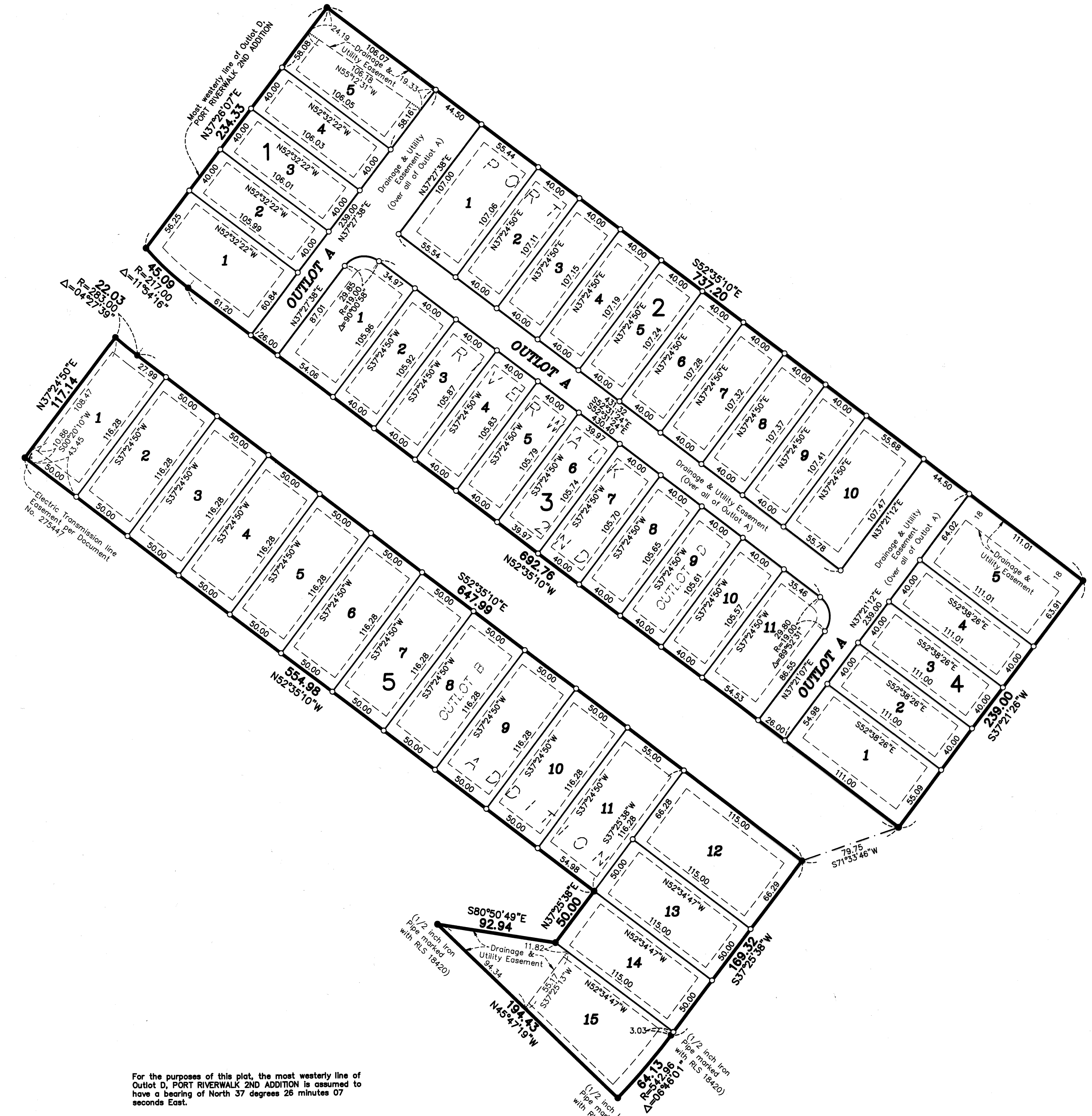
- Denotes Found Judicial Landmark per Torrens Case No. 02-CV-18-1876
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes found 5/8 inch by 14 inch Rebar, marked with license number 40361 unless otherwise noted

For the purposes of this plat, the most westerly line of Outlot D, PORT RIVERWALK 2ND ADDITION is assumed to have a bearing of North 37 degrees 26 minutes 07 seconds East.

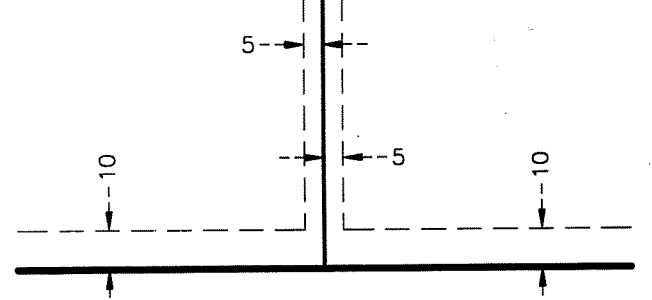


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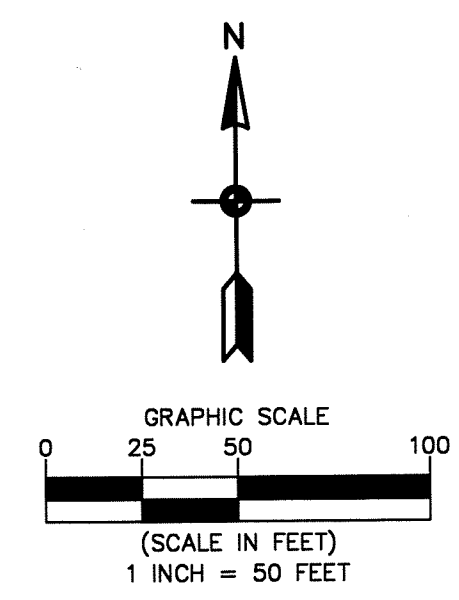
INSET A



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, outlet lines and rear lot lines unless otherwise shown on this plat.



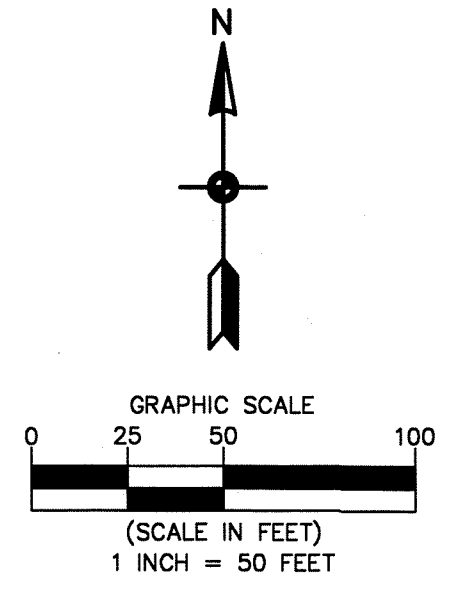
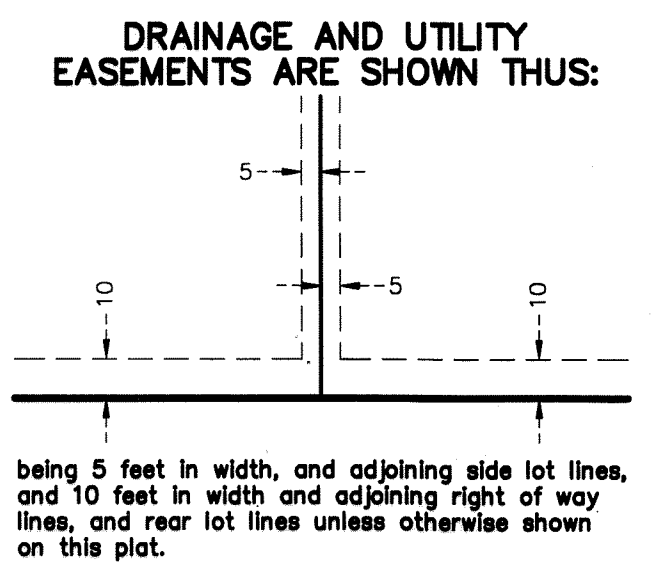
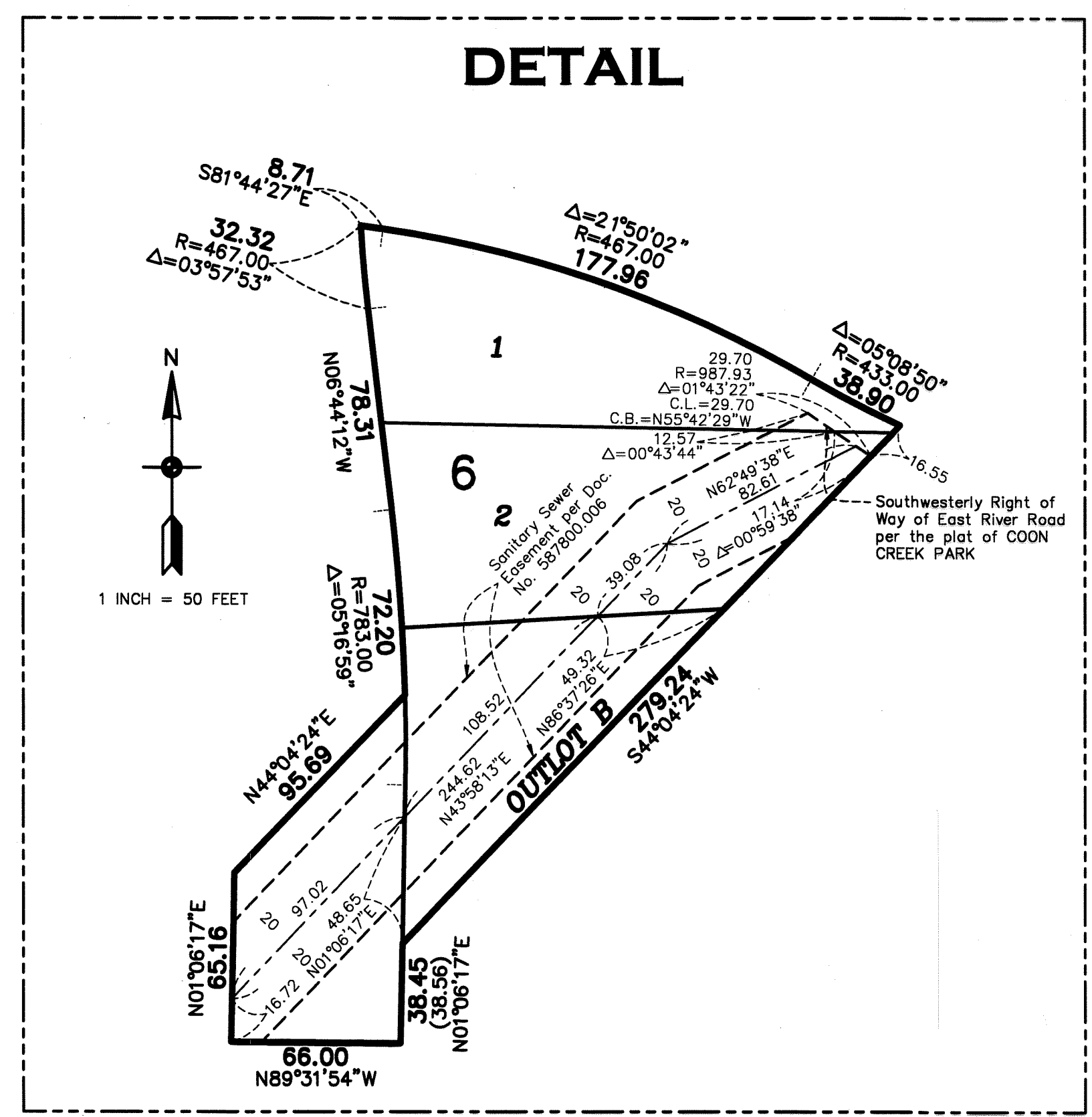
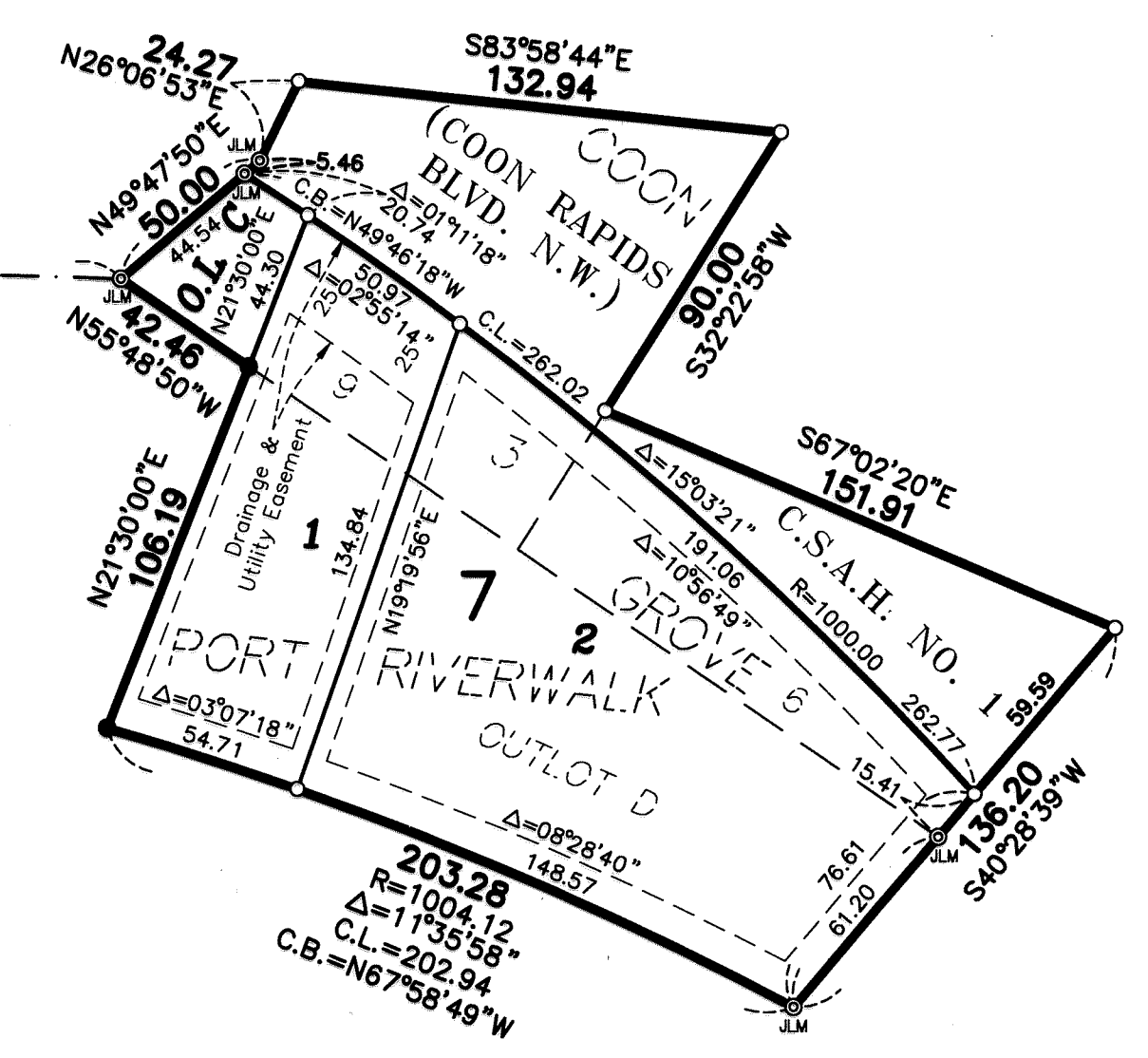
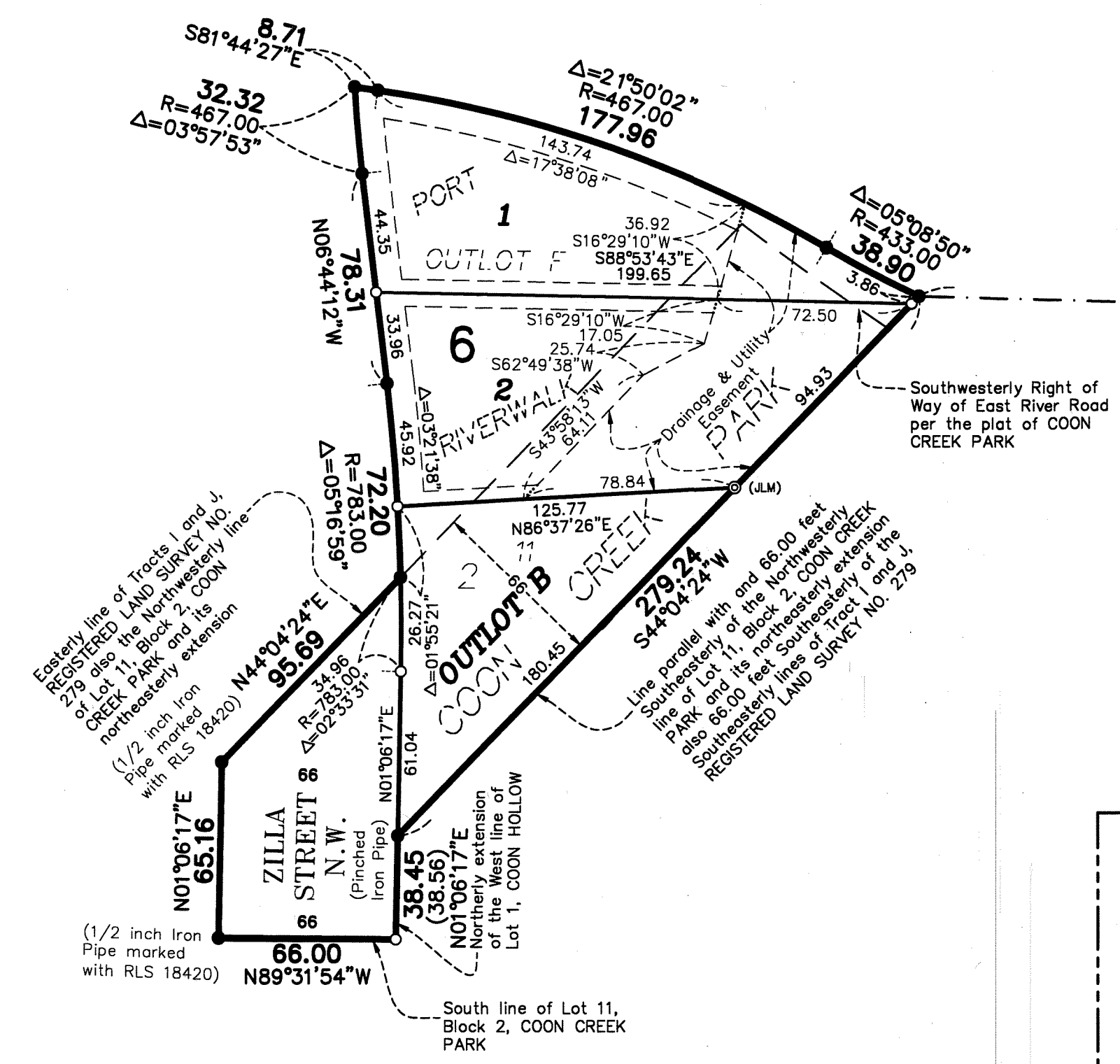
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PORT RIVERWALK 4TH ADDITION

INSET B

Note: See Detail for Sanitary Sewer Easement per Doc. No. 587800.006



- (38.56) Denotes distance per legal description
 - ⊙ Denotes Found Judicial Landmark per Torrens Case No. 02-CV-18-976
 - ⊙ Denotes Found Judicial Landmark per Torrens Case No. 02-CV-18-1876
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