

PORT RIVERWALK

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 19th day of FEBRUARY, 2020

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of PORT RIVERWALK was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 19 day of November, 2019, 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: Jim Kah Mayor

By: Joan Langmuir Clerk

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA

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.

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA

By: Wayne Schwartz 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 30 day of MARCH, 2020.

By: Charles F. Gitzel
Charles F. Gitzel
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 2nd day of MARCH, 2020.

By: Janell M. Senger
Janell M. Senger
Property Tax Administrator

By: Jill Patterson Deputy

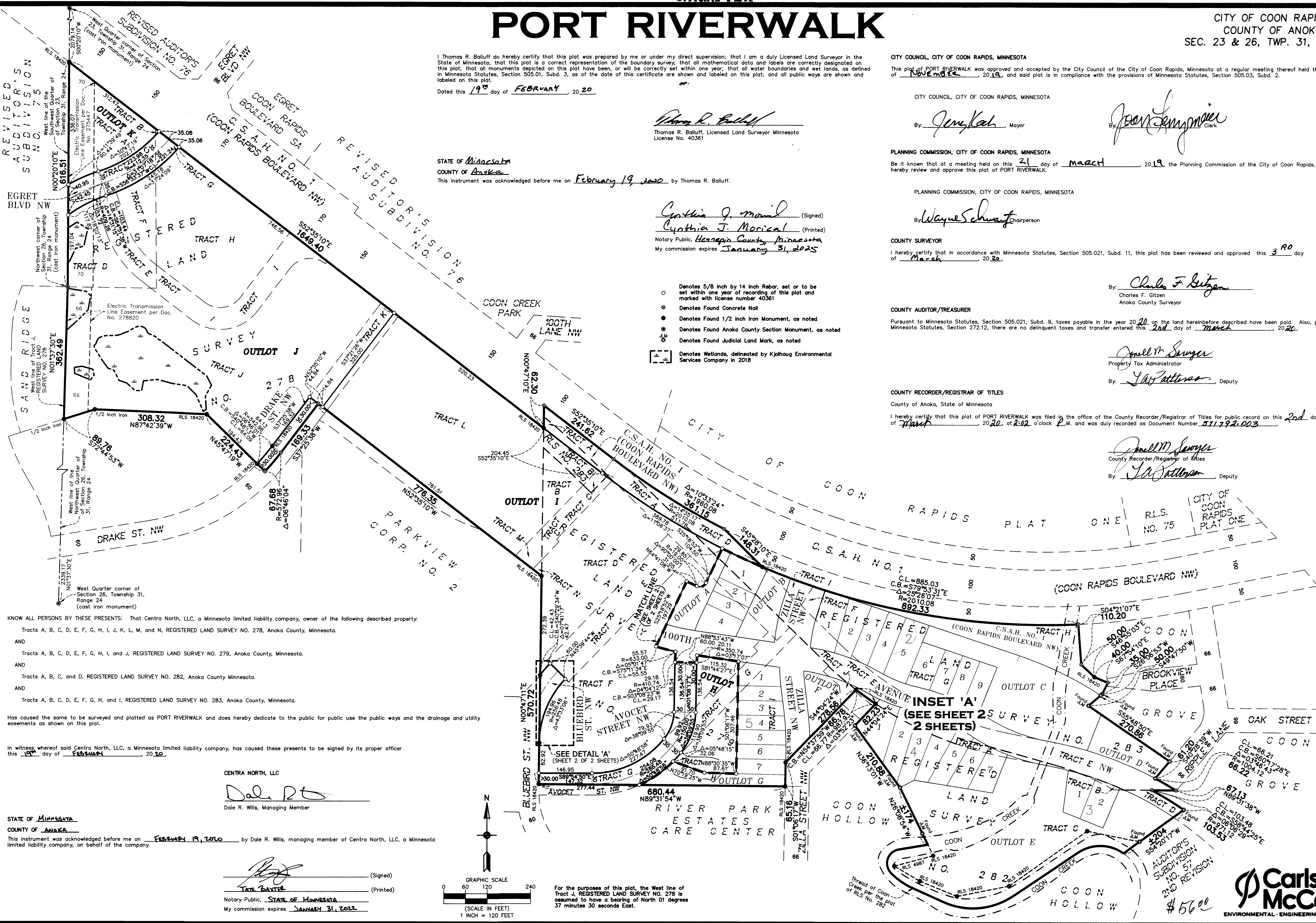
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of PORT RIVERWALK was filed in the office of the County Recorder/Registrar of Titles for public record on this 2nd day of MARCH, 2020, at 2:02 o'clock P.M. and was duly recorded as Document Number 571792.003

By: Janell M. Senger
Janell M. Senger
County Recorder/Registrar of Titles

By: Jill Patterson Deputy



KNOW ALL PERSONS BY THESE PRESENTS: That Centra North, LLC, a Minnesota limited liability company, owner of the following described property:
Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, and N, REGISTERED LAND SURVEY NO. 278, Anoka County, Minnesota.
AND
Tracts A, B, C, D, E, F, G, H, I, and J, REGISTERED LAND SURVEY NO. 279, Anoka County, Minnesota.
AND
Tracts A, B, C, and D, REGISTERED LAND SURVEY NO. 282, Anoka County, Minnesota.
AND
Tracts A, B, C, D, E, F, G, H, and I, REGISTERED LAND SURVEY NO. 283, Anoka County, Minnesota.

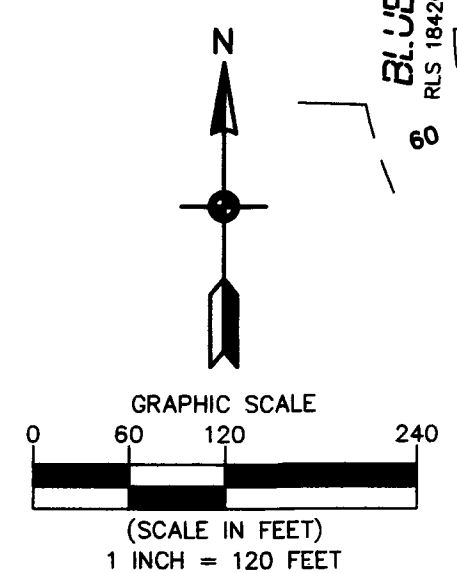
Has caused the same to be surveyed and platted as PORT RIVERWALK and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Centra North, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 19th day of FEBRUARY, 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 FEBRUARY 19, 2020 by Dale R. Wills, managing member of Centra North, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature] (Signed)
TATE BASTEN (Printed)
Notary Public, STATE OF MINNESOTA
My commission expires JANUARY 31, 2022



For the purposes of this plat, the West line of Tract J, REGISTERED LAND SURVEY NO. 278 is assumed to have a bearing of North 01 degrees 37 minutes 30 seconds East.

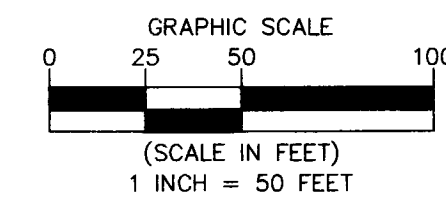
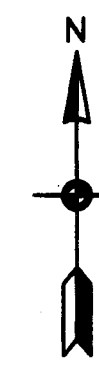
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Concrete Nail
- Denotes Found 1/2 inch Iron Monument, as noted
- Denotes Found Anoka County Section Monument, as noted
- Denotes Found Judicial Land Mark, as noted
- Denotes Wetlands, delineated by Kjelhaug Environmental Services Company in 2018



PORT RIVERWALK

INSET 'A'

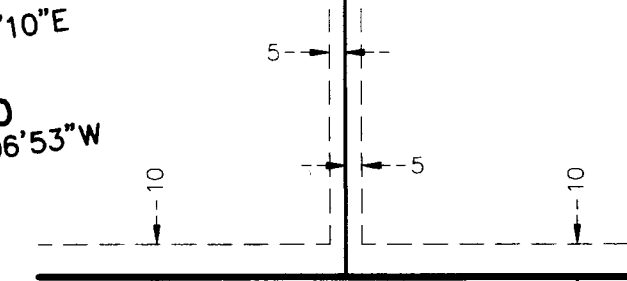
CITY OF COON RAPIDS
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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



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

