

# RIVER WALK VILLAGE

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 35, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That N&D Management LLC, a Minnesota limited liability company, owner of the following described property:

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line: Beginning at intersection of Northernly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along the Southeasterly extension of the Northernly line of said Lot 7; thence Northernly along said parallel line 235 feet, more or less, to its intersection with said Southeasterly extension of Northernly line of said Lot 7; thence Northernly along said Southeasterly extension 75.00 feet to the Northeast corner of said Lot 7; thence Northernly along the Northernly extension of said Southeasterly right-of-way line of Rivlyn Avenue per the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Southeasterly along the Southeasterly extension of said Northernly right-of-way line to a point 500 feet Southeasterly of the intersection of said right-of-way line with the Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northernly, parallel with said Southeasterly right-of-way line, to its intersection with the Southernly line of the plot of ANOKA INDEPENDENT GRAIN AND FEED ADDITION; thence Southeasterly and Northernly along the Southernly and Easterly lines of said plot of ANOKA INDEPENDENT GRAIN AND FEED ADDITION to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northernly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southwesterly along the Northernly line of said Lot 14 to the most Westerly corner thereof; thence Southeasterly along the Southeasterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northernly of (as measured at a right angle to) the Southwesterly extension of Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500.00 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that part thereof dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

ALSO EXCEPT that part thereof platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

AND

That part of vacated Rivlyn Avenue accruing thereto by reason of street vacation.

AND

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RIVER WALK VILLAGE and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

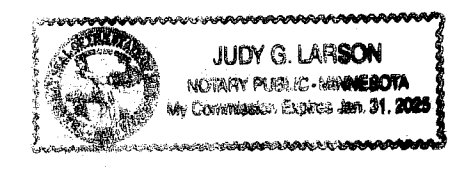
Judicially established  
Center of Section 35,  
Township 32, Range 25  
(Judicial cast iron  
monument)

In witness whereof said N&D Management LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer  
this 27<sup>th</sup> day of February 2020.

N&D MANAGEMENT LLC  
*Donald W. Kveton*  
Donald W. Kveton, Chief Manager

STATE OF Minnesota  
COUNTY OF Anoka  
This instrument was acknowledged before me on February 27, 2020 by Donald W. Kveton, Chief Manager of N&D Management LLC, a Minnesota limited liability company.

*Judy G. Larson* (Signed)  
Judy G. Larson (Printed)  
Notary Public,  
My commission expires 1-31-25



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 25<sup>th</sup> day of FEBRUARY 2020.

*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 February 25, 2020 by Thomas R. Balluff.

*Dawn Meyers* (Signed)  
DAWN MEYERS (Printed)  
Notary Public, State of Minnesota  
My commission expires January 31, 2023

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA  
This plat of RIVER WALK VILLAGE was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 10<sup>th</sup> day of September 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA  
By: *John R. Balluff* Mayor  
By: *Colleen Leisher* 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 3<sup>rd</sup> day of March 2020.

By: *Charles F. Gitzen*  
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 3<sup>rd</sup> day of March 2020.

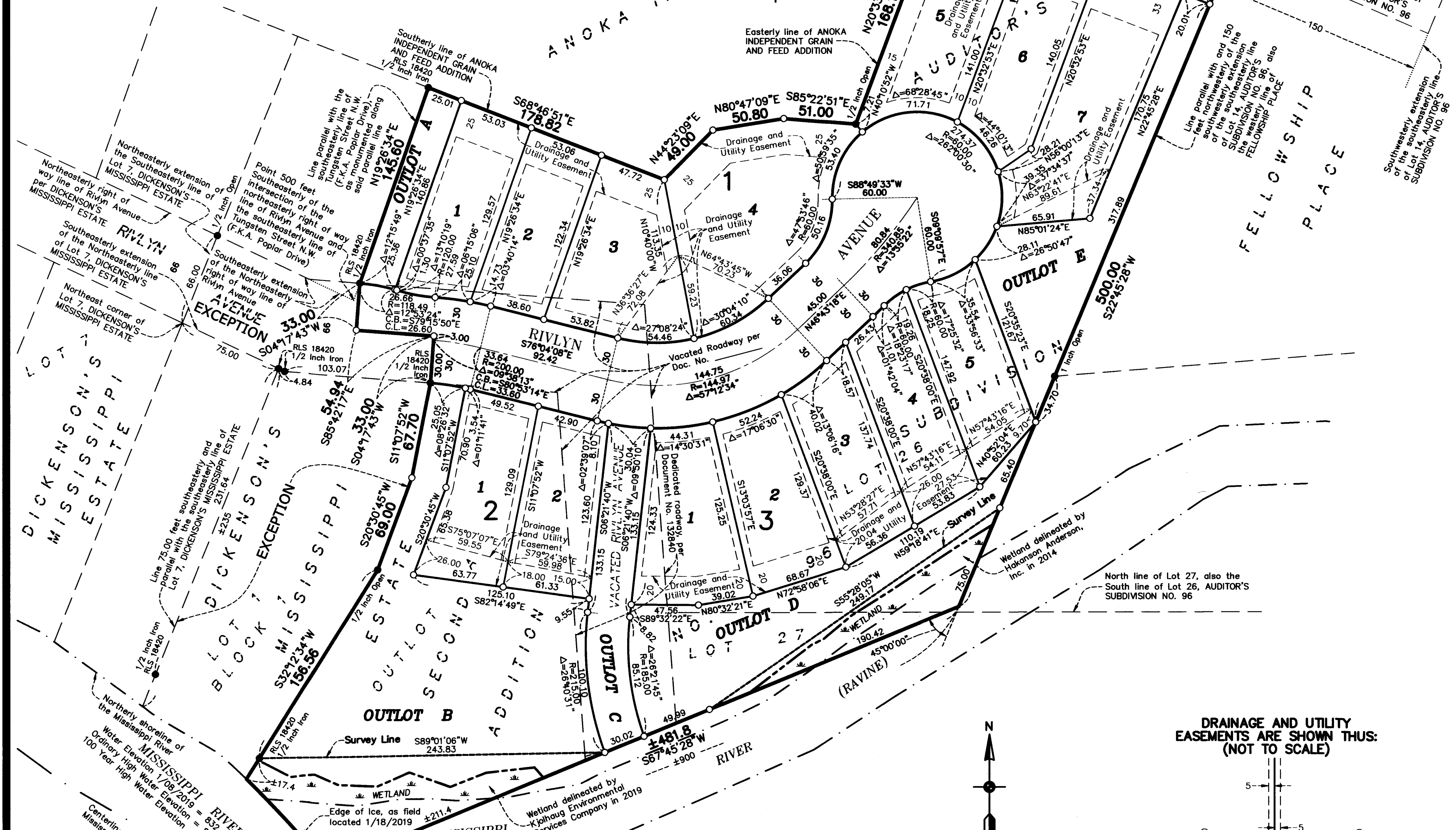
By: *Donnell M. Sawyer*  
Donnell M. Sawyer  
Property Tax Administrator  
Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
County of Anoka, State of Minnesota  
I hereby certify that this plat of RIVER WALK VILLAGE was filed in the office of the County Recorder/Registrar of Titles for public record on this 3<sup>rd</sup> day of March 2020, at 4:19 o'clock P.M. and was duly recorded as Document Number 253603.00

By: *Donnell M. Sawyer*  
Donnell M. Sawyer  
County Recorder/Registrar of Titles  
Deputy

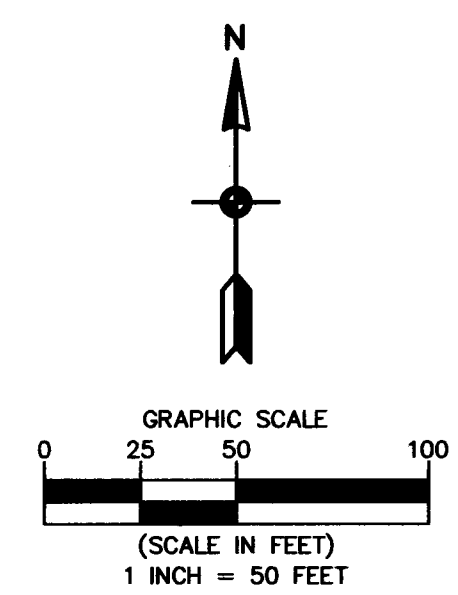
For the purposes of this plat, the East-West Quarter line of Section 35, Township 32, Range 25 is assumed to have a bearing of South 89 degrees 32 minutes 30 seconds West.  
○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361  
● Denotes Found Iron Monument, as noted  
● Denotes Found Anoka County Section Monument, as noted

Denotes Wetland, as noted

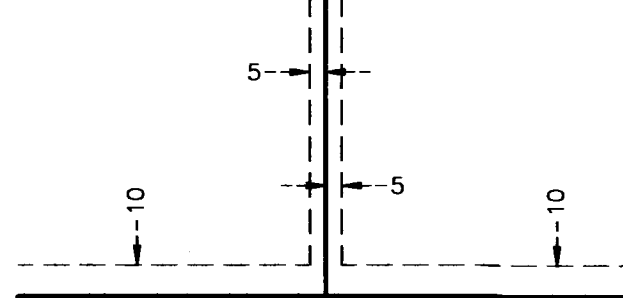


**BENCHMARK**

1. MNDOT GSD Station #633, Named "Lumber MNDT RM 1" Elev. = 859.11 (NAVD 88)
2. MNDOT GSD Station #775, Named "E 2257" Elev. = 863.67 (NAVD 88)



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 unless otherwise shown on this plat.