602908.001

# RIVERDALE COMMONS SEVENTH ADDITION

City of Coon Rapids
County of Anoka
Sec. 08, Twp. 31, Rge. 24

**KNOW ALL PERSONS BY THESE PRESENTS:** That Ridgecrest Coon Rapids I LLC, a Minnesota limited liability company, owner of the following described property:

Tract A, REGISTERED LAND SURVEY NO. 219, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RIVERDALE COMMONS SEVENTH ADDITION, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Ridgecrest Coon Rapids I LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 29 day of June, 2022.

**RIDGECREST COON RAPIDS I LLC**

Signature

GARY DRETHER, MANAGER
Printed Name, Title

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 29 day of June, 2022 by Gary Drether, as Manager of Ridgecrest Coon Rapids I LLC, a Minnesota limited liability company, on behalf of the company.

Signature
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-27

Beth Ann Heimer
Printed Name, Notary

**SURVEYORS CERTIFICATION**

I Max Stanislowski 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 15TH day of JUNE, 2022.

Max Stanislowski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 15 day of June, 2022 by Max Stanislowski.

Signature
Notary Public Hennepin County, Minnesota
My Commission Expires January 31, 2025

Bonnie N. Hauchins
Printed Name, Notary

**CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA**

This plat of RIVERDALE COMMONS SEVENTH ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 5th day of April, 2022, 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: _____, Mayor

By: _____ Clerk

**COON RAPIDS PLANNING COMMISSION**

Be it known that at a meeting held on this 17th day of March, 2022, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of RIVERDALE COMMONS SEVENTH ADDITION.

Planning Commission, City of Coon Rapids, Minnesota

By: _____, 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 12th day of July, 2022.

David M. Zieglmeier, Anoka County Surveyor

**COUNTY AUDITOR/TREASURER**

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 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 12th day of July, 2022.

By: Pamela J. LeBlanc
Property Tax Administrator

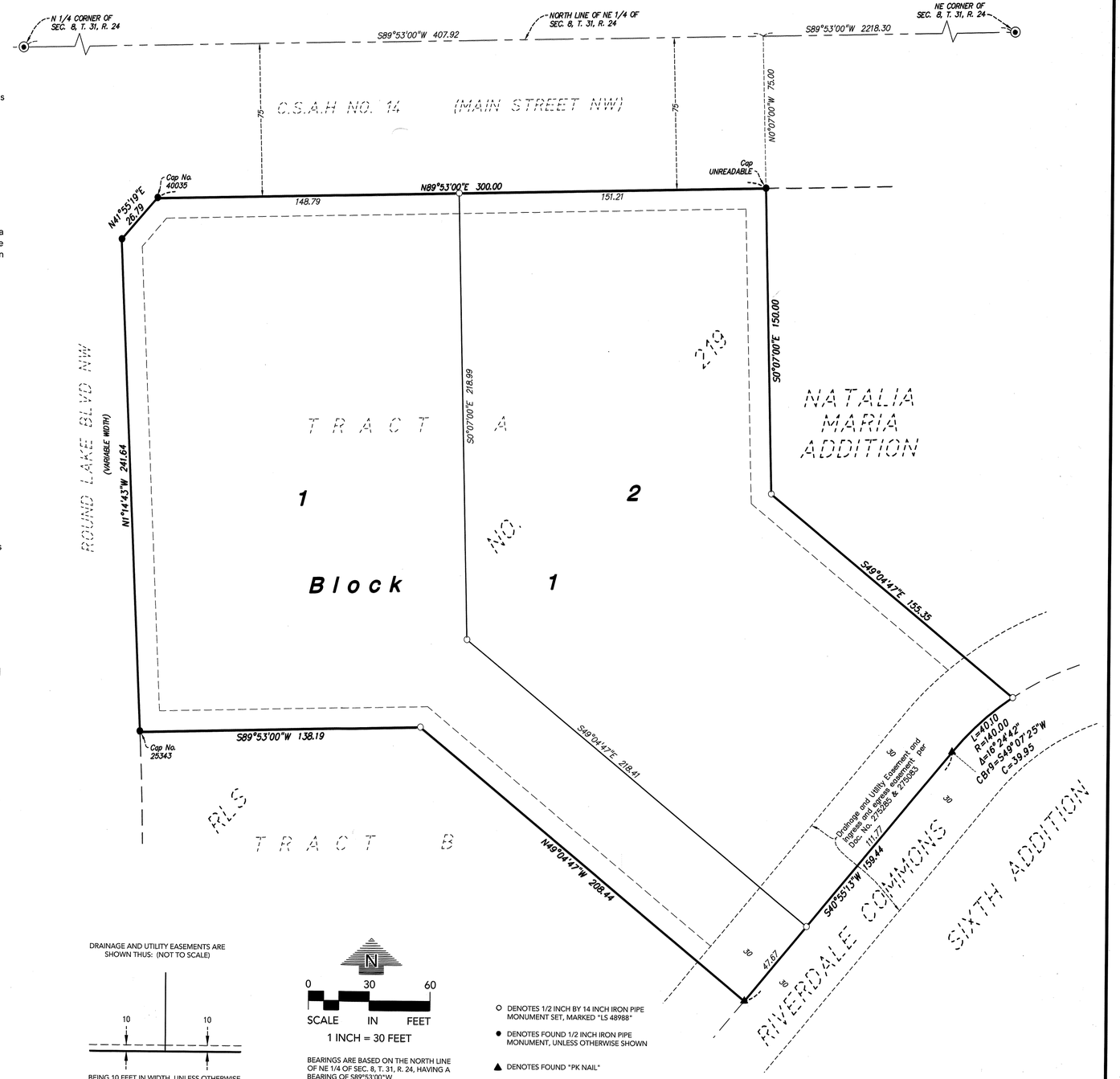
By: _____, Deputy

**COUNTY RECORDER/REGISTRAR OF TITLES**
**COUNTY OF ANOKA, STATE OF MINNESOTA**

I hereby certify that this plat of RIVERDALE COMMONS SEVENTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 12th day of July, 2022, at 10:54 o'clock A.M. and was duly recorded as Document Number 6029908.001.

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

By: _____, Deputy




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




BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES AND LOT LINES, AS SHOWN ON THE PLAT.




BEARINGS ARE BASED ON THE NORTH LINE OF NE 1/4 OF SEC. 8, T. 31, R. 24, HAVING A BEARING OF S89°53'00"W.

- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED "LS 48988"
- ● DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT, UNLESS OTHERWISE SHOWN
- ▲ DENOTES FOUND "PK NAIL"
- ◉ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT

LOUCKS

$56.00