

RIVERS EDGE 3RD ADDITION

City of St. Francis
County of Anoka
Sec. 32, Twp. 34, Rng. 24

KNOW ALL PERSONS BY THESE PRESENTS: That St. Francis Land Development, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot B, RIVERS EDGE 2ND ADDITION, Anoka County, Minnesota, according to the record plat thereof.

Has caused the same to be surveyed and platted as RIVERS EDGE 3RD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said St. Francis Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21 day of MAY, 2020.

St. Francis Land Development, LLC

Dale Willenbring (Signature)

DALE WILLENBRING (Name Printed)

President

STATE OF Minnesota

COUNTY OF Anoka

This instrument was acknowledged before me on May 21, 2020 by

Dale Willenbring, President of St. Francis Land Development, LLC, a Minnesota limited liability company.

[Signature] (Signature)

Lisa Monique Sto!! (Name Printed)

Notary Public, Minnesota County, Anoka

My Commission Expires 1/31/2024

SURVEYORS CERTIFICATION

I, Chris Ambourn 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 MAY, 2020

[Signature]

Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF HEMNEN

This instrument was acknowledged before me on this 21 day of MAY, 2020 by Chris Ambourn.

[Signature] (Signature) Laura Raymond (Name Printed)

Notary Public, WRIGHT County, Minnesota

My Commission Expires JAN 31, 2022

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

This plat of RIVERS EDGE 3RD ADDITION was approved and accepted by the City Council of the City of St. Francis, Minnesota at a regular meeting thereof held this 3rd 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 St. Francis, Minnesota

By: [Signature] Mayor

By: [Signature] 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

28th day of May, 2020

By: [Signature]

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 25 day of May, 2020.

By: [Signature]

Jonell Sawyer
Property Tax Administrator

By: [Signature] Deputy

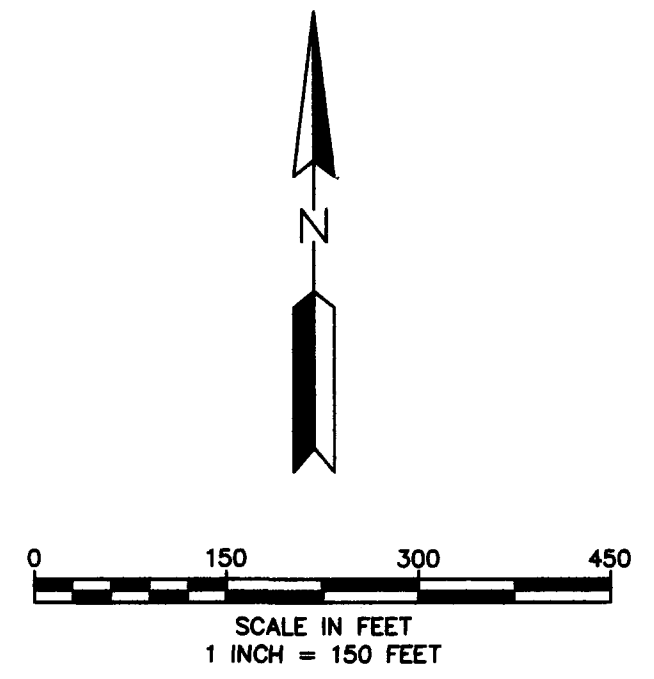
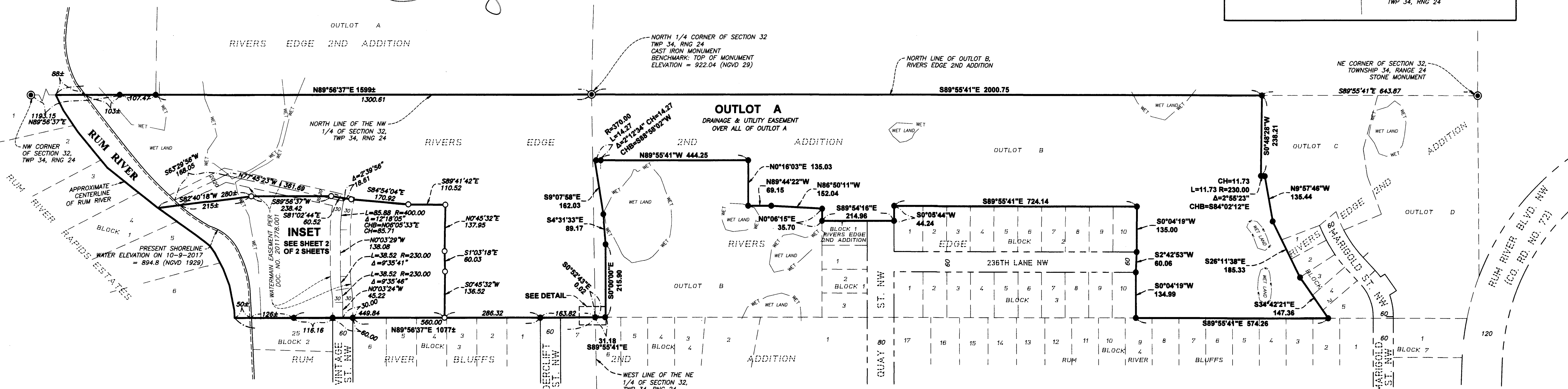
COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERS EDGE 3RD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 25 day of May, 2020 at 9:25 o'clock P.M. and was duly recorded as Document Number 22603123.001

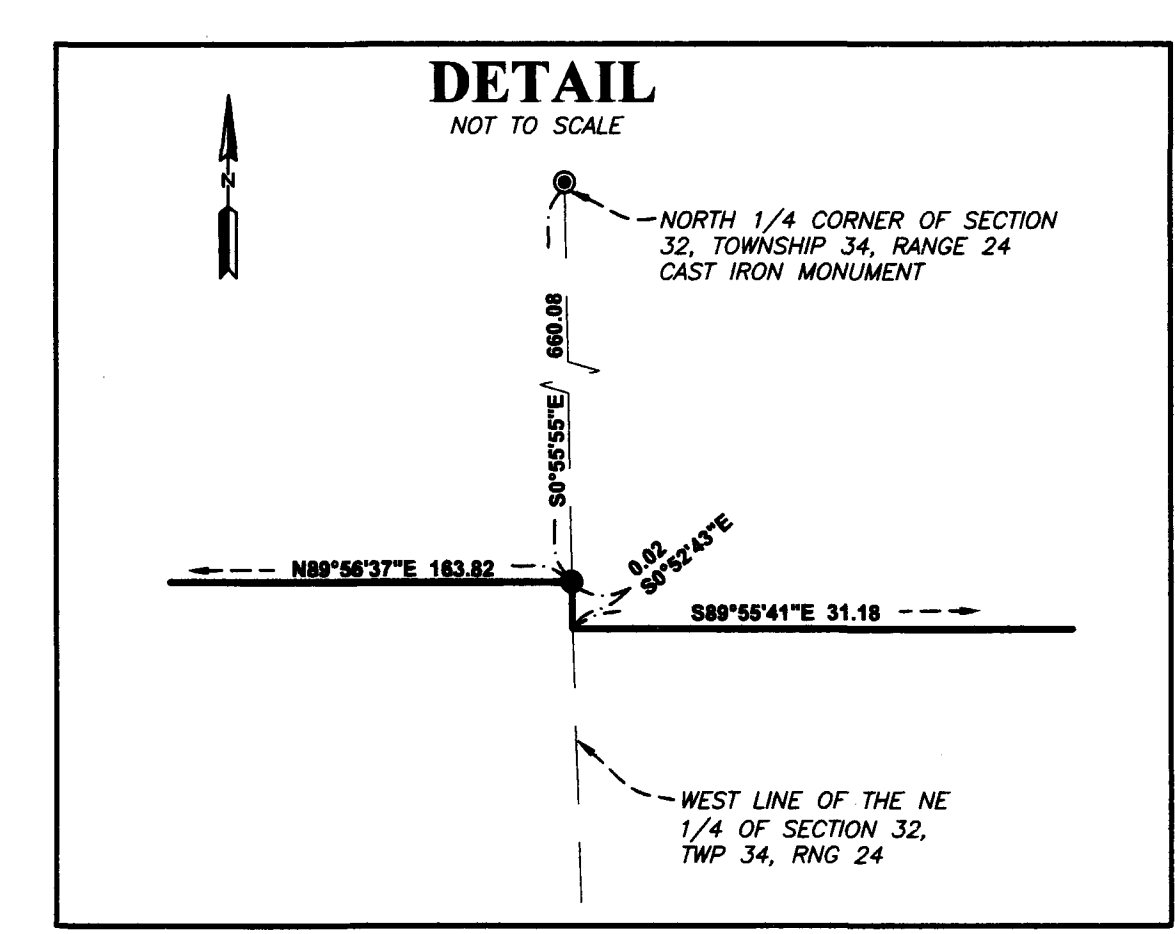
By: [Signature]

Jonell Sawyer
County Recorder/Registrar of Titles

By: [Signature] Deputy



- BEARING ORIENTATION NOTE:**
THE NORTH LINE OF OUTLOT B, RIVERS EDGE 2ND ADDITION, IS ASSUMED TO BEAR S89°55'41"E.
- LEGEND**
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT FOUND
 - DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 43055
 - ◎ FOUND ANOKA COUNTY MONUMENT
 - WET— DENOTES WET LAND



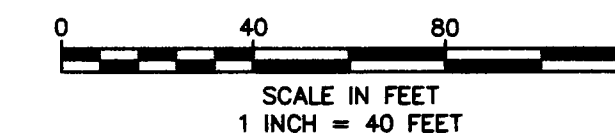
INSET

RIVERS EDGE 3RD ADDITION

City of St. Francis
County of Anoka
Sec. 32, Twp. 34, Rng. 24

OUTLOT A

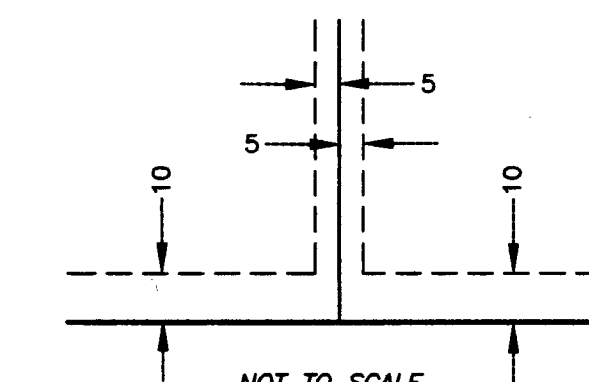
DRAINAGE & UTILITY EASEMENT
OVER ALL OF OUTLOT A



LEGEND

- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT FOUND
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 43055
- WET — DENOTES WET LAND

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING FRONT AND REAR LOT LINES, AND ADJOINING STREETS, EXCEPT AS SHOWN.

OUTLOT A
DRAINAGE & UTILITY EASEMENT
OVER ALL OF OUTLOT A

