

RIVERS EDGE 4TH 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 A, RIVERS EDGE 3RD ADDITION, Anoka County, Minnesota, according to the record plat thereof.

Has caused the same to be surveyed and platted as RIVERS EDGE 4TH 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 St. Francis Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21st day of July, 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 July 21, 2020 by

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

[Signature] Lisa M. Stoll
(Signature) (Name Printed)

Notary Public, Minnesota County, Anoka

My Commission Expires 11/31/24

SURVEYORS CERTIFICATION

I, Chris Ambour, 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 JUNE, 2020

[Signature]
Chris Ambour, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF Washington

This instrument was acknowledged before me on this 30th day of June, 2020 by Chris Ambour.

[Signature] Ann E. Larson-Graham
(Signature) (Name Printed)

Notary Public, Dakota County, Minnesota

My Commission Expires January 31, 2023

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

This plat of RIVERS EDGE 4TH ADDITION was approved and accepted by the City Council of the City of St. Francis, Minnesota at a regular meeting thereof held this 6th day of July, 2020, 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] [Signature]
Mayor 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 29th day of July, 2020.

By: [Signature]
Charles F. Glitzen
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 29 day of July, 2020.

Pamela J LeBlanc
Property Tax Administrator

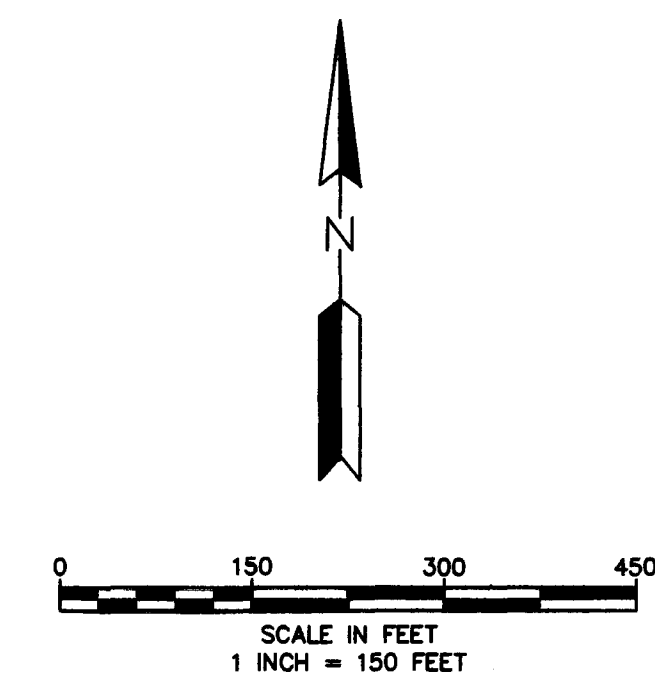
By: [Signature] Deputy

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

I hereby certify that this plat of RIVERS EDGE 4TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 29 day of July, 2020 at 11:48 o'clock A.M. and was duly recorded as Document Number 2271685.001.

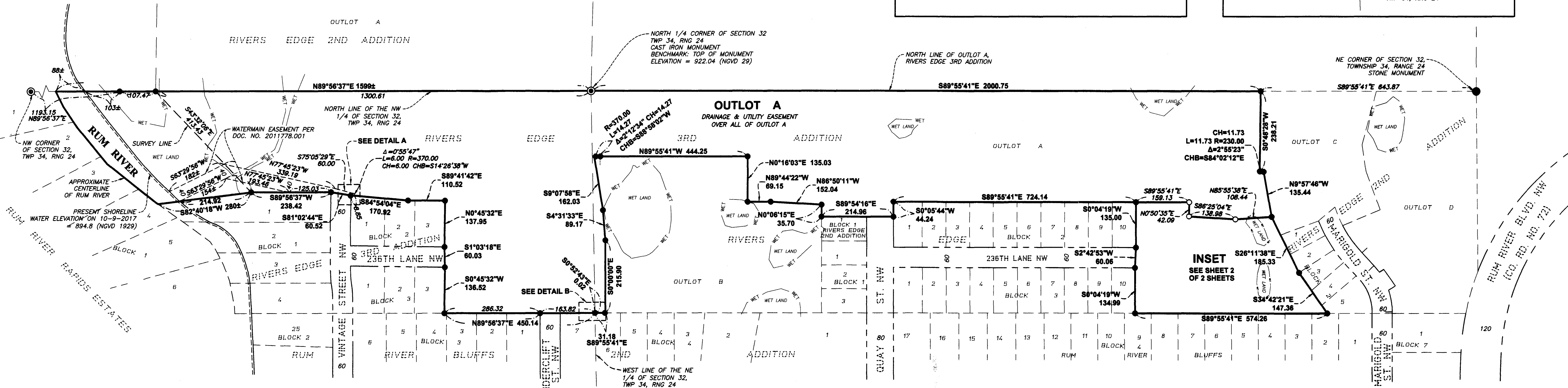
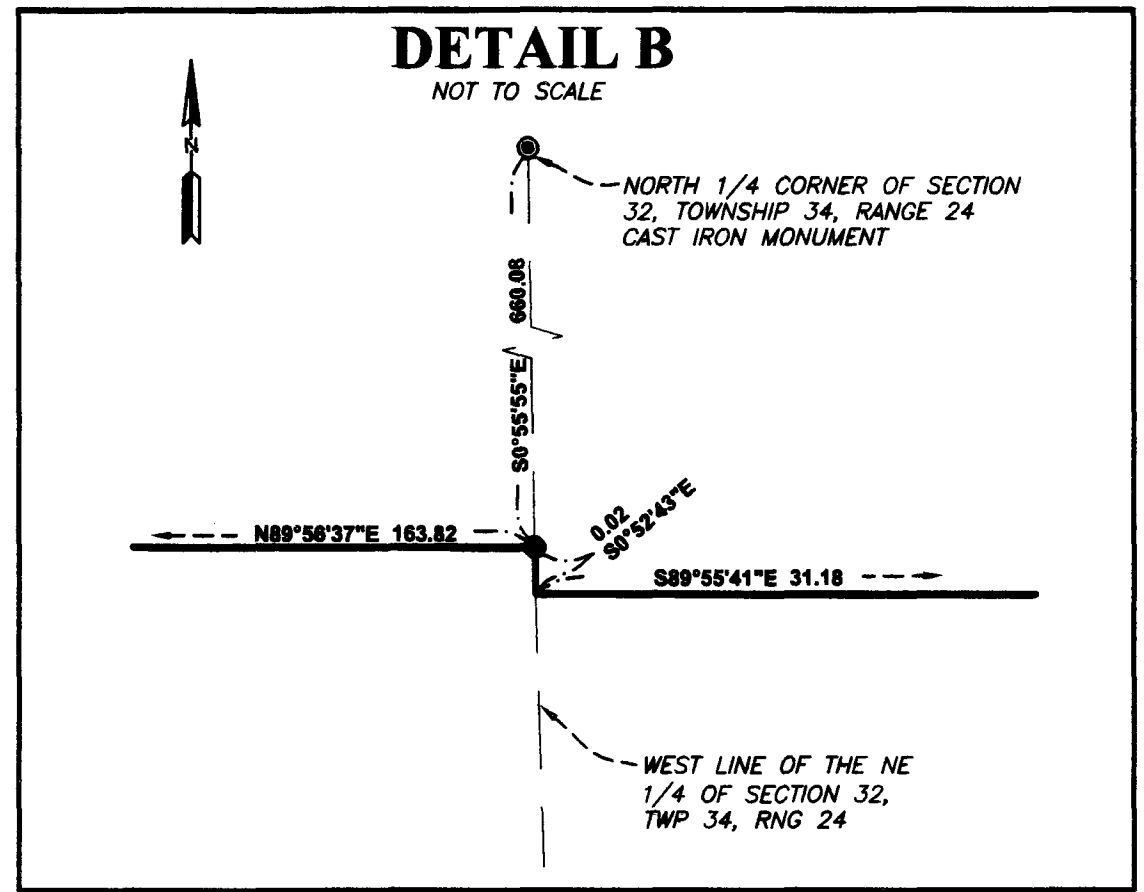
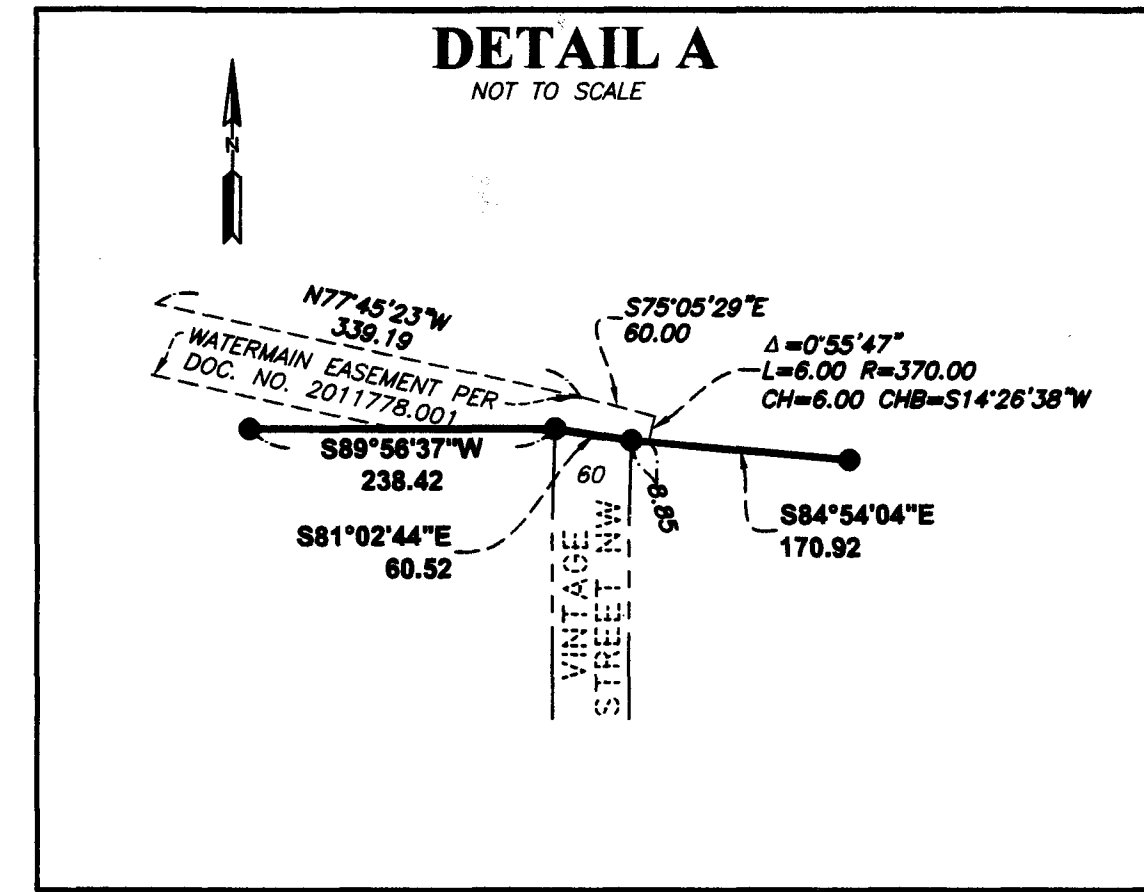
Pamela J LeBlanc
County Recorder/Registrar of Titles

By: [Signature] Deputy



BEARING ORIENTATION NOTE:
THE NORTH LINE OF OUTLOT A, RIVERS EDGE 3RD 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



456.00



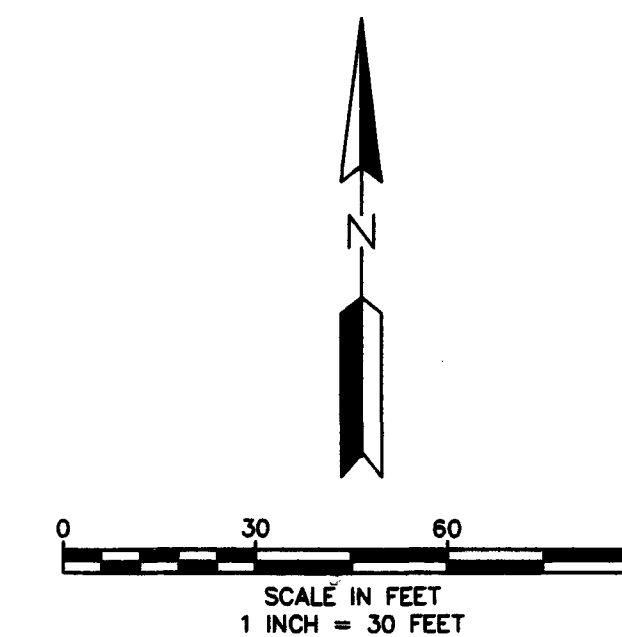
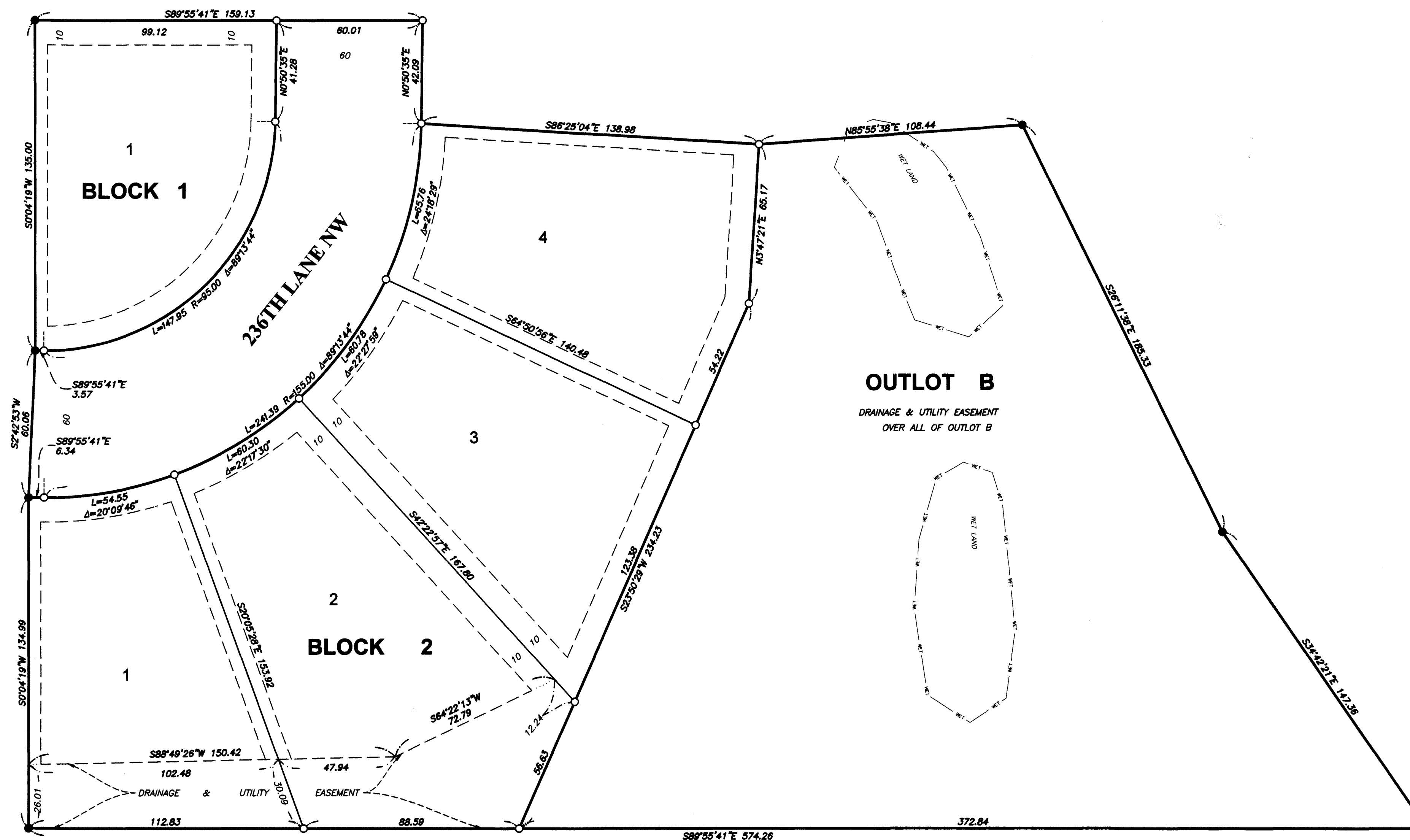
INSET

RIVERS EDGE 4TH ADDITION

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

OUTLOT A

DRAINAGE & UTILITY EASEMENT
OVER ALL OF OUTLOT A



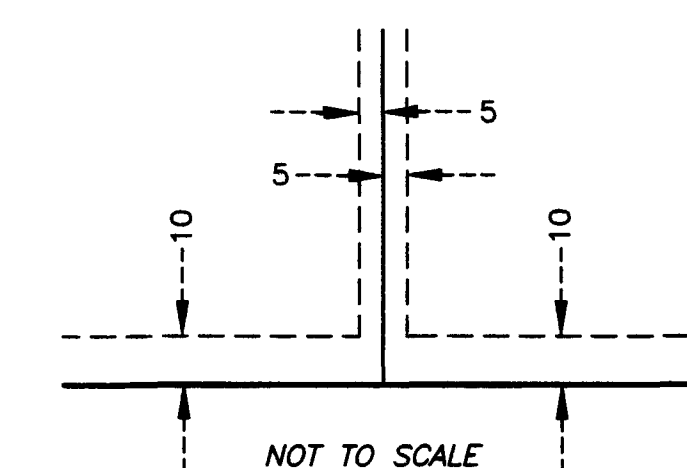
BEARING ORIENTATION NOTE:

THE NORTH LINE OF OUTLOT A, RIVERS
EDGE 3RD ADDITION, IS ASSUMED TO
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LEGEND

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- 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.