

RIVERS EDGE 5TH 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 4TH ADDITION and Outlot C, 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 5TH 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.

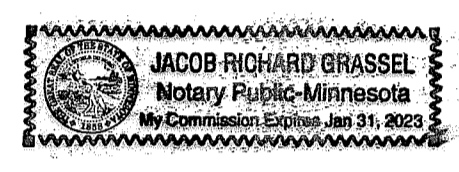
In witness whereof said St. Francis Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 28th day of JUNE, 2021.

St. Francis Land Development, LLC
Dale Willenbring (Signature)
DALE WILLENBRING (Name Printed)
President

STATE OF Minnesota
COUNTY OF Carter
This instrument was acknowledged before me on June 28, 2021 by

Dale Willenbring President of St. Francis Land Development, LLC, a Minnesota limited liability company.
Jacob R. Grasse (Signature)
Jacob R. Grasse (Name Printed)

Notary Public, Minnesota County Carter
My Commission Expires Jan 31, 2023



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 23rd day of JUNE, 2021.

Chris Ambourn
Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this 23rd day of JUNE, 2021, by Chris Ambourn.

Barbara J. Berndt (Signature)
BARBARA J. BERNDT (Name Printed)
Notary Public, WASHINGTON County, Minnesota
My Commission Expires 1/31/2024

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA
This plat of RIVERS EDGE 5TH ADDITION was approved and accepted by the City Council of the City of St. Francis, Minnesota at a regular meeting thereof held this 21st day of JUNE, 2021, 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: *Mark* Mayor
By: *Kevin* 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 13th day of July, 2021.

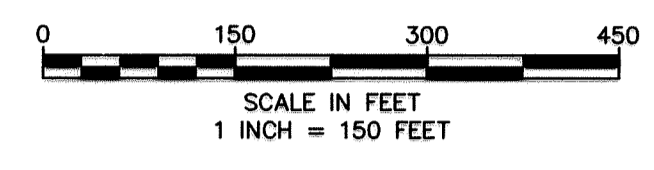
By: *David M. Ziegler*
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 14th day of July, 2021.

Pamela J. LeBlanc
Pamela J. LeBlanc
Property Tax Administrator
By: *Debra* Deputy

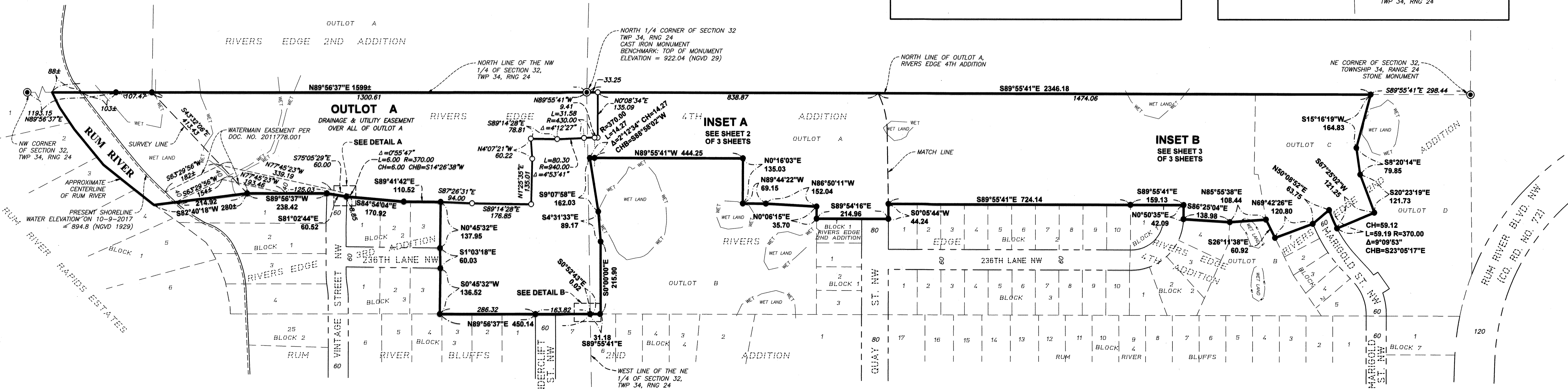
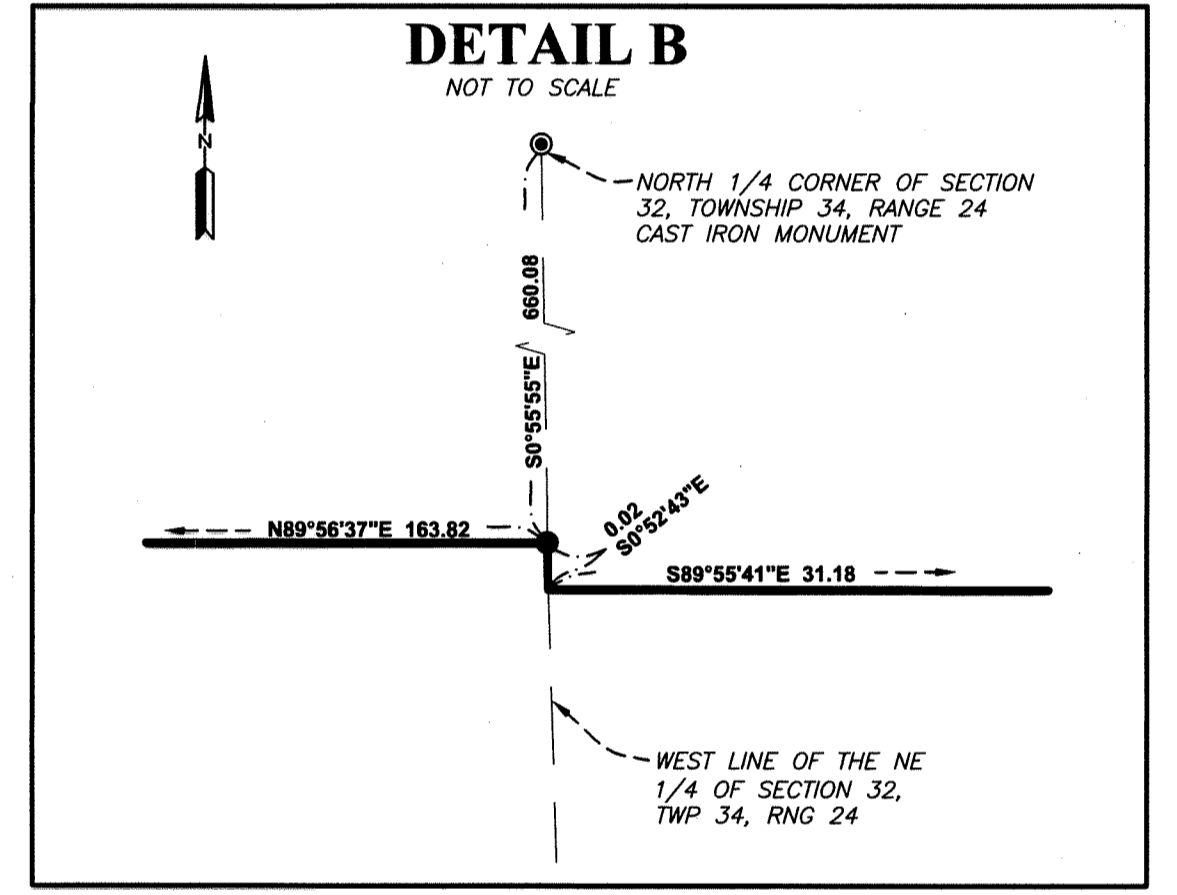
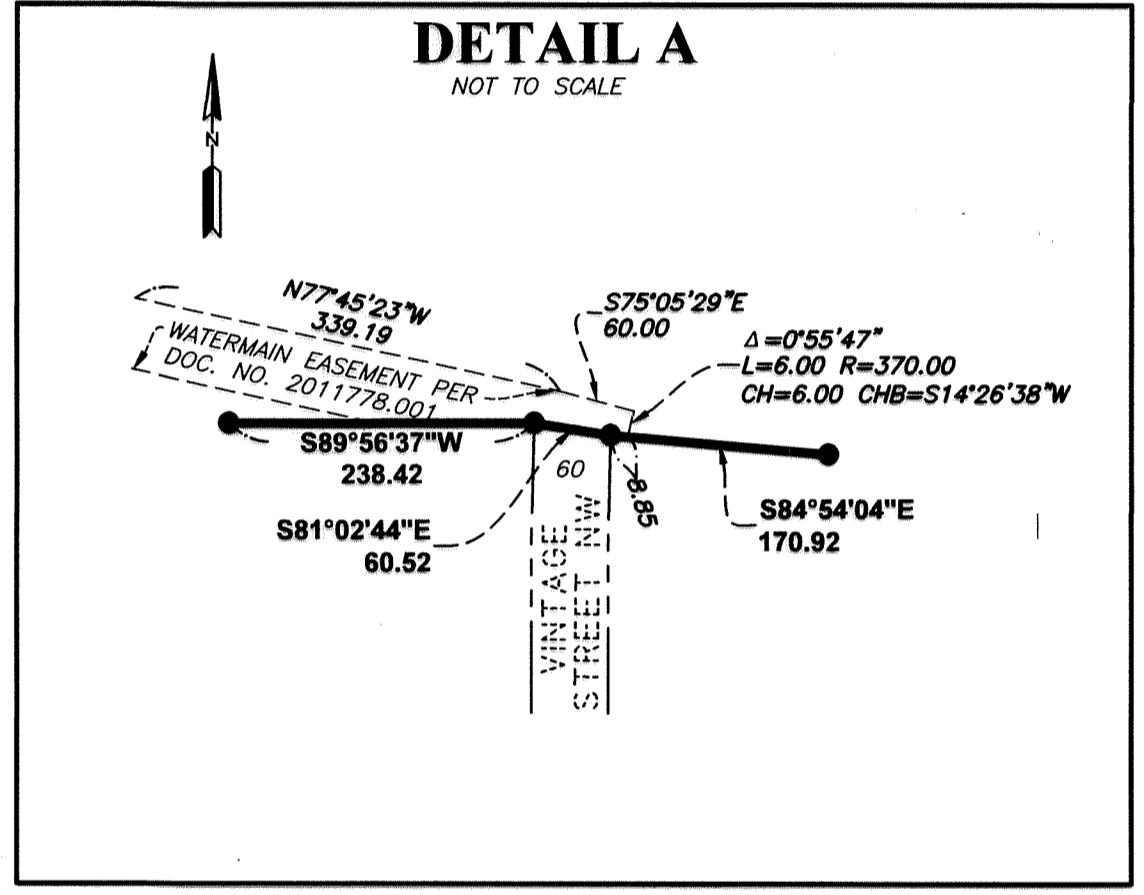
COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota
I hereby certify that this plat of RIVERS EDGE 5TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 14th day of July, 2021, at 11:15 o'clock A.M. and was duly recorded as Document Number 2327461.004.

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



BEARING ORIENTATION NOTE:
THE NORTH LINE OF OUTLOT A, RIVERS EDGE 4TH ADDITION, IS ASSUMED TO BEAR S89°55'41"E.

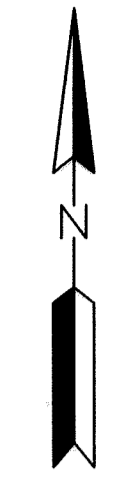
- LEGEND
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT FOUND
 - DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 43055
 - ◎ FOUND ANOKA COUNTY MONUMENT
 - WET— DENOTES WET LAND



INSET A

RIVERS EDGE 5TH ADDITION

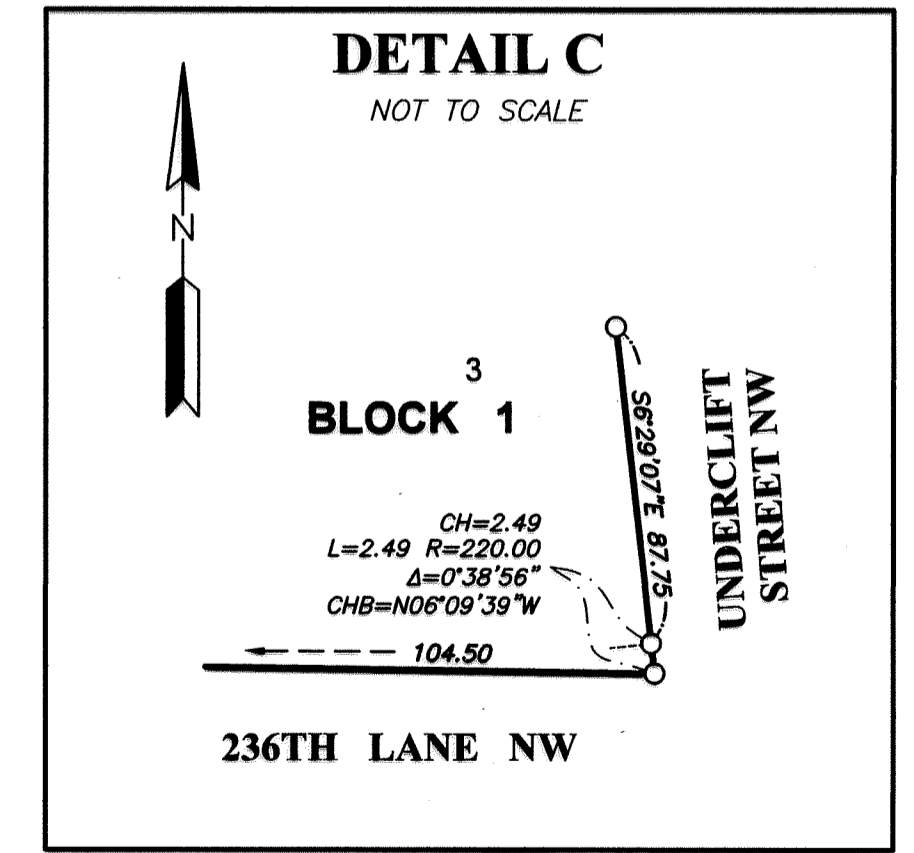
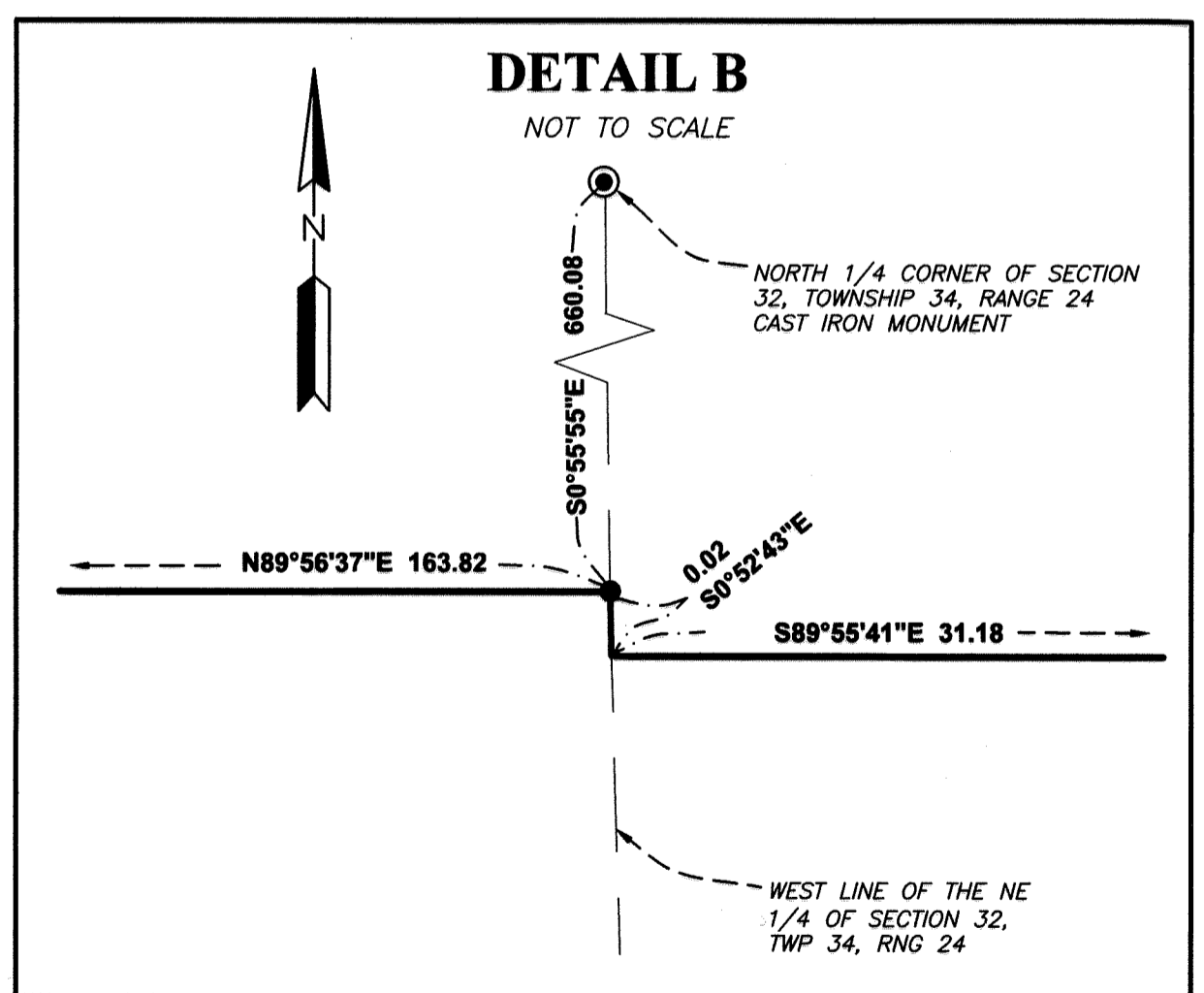
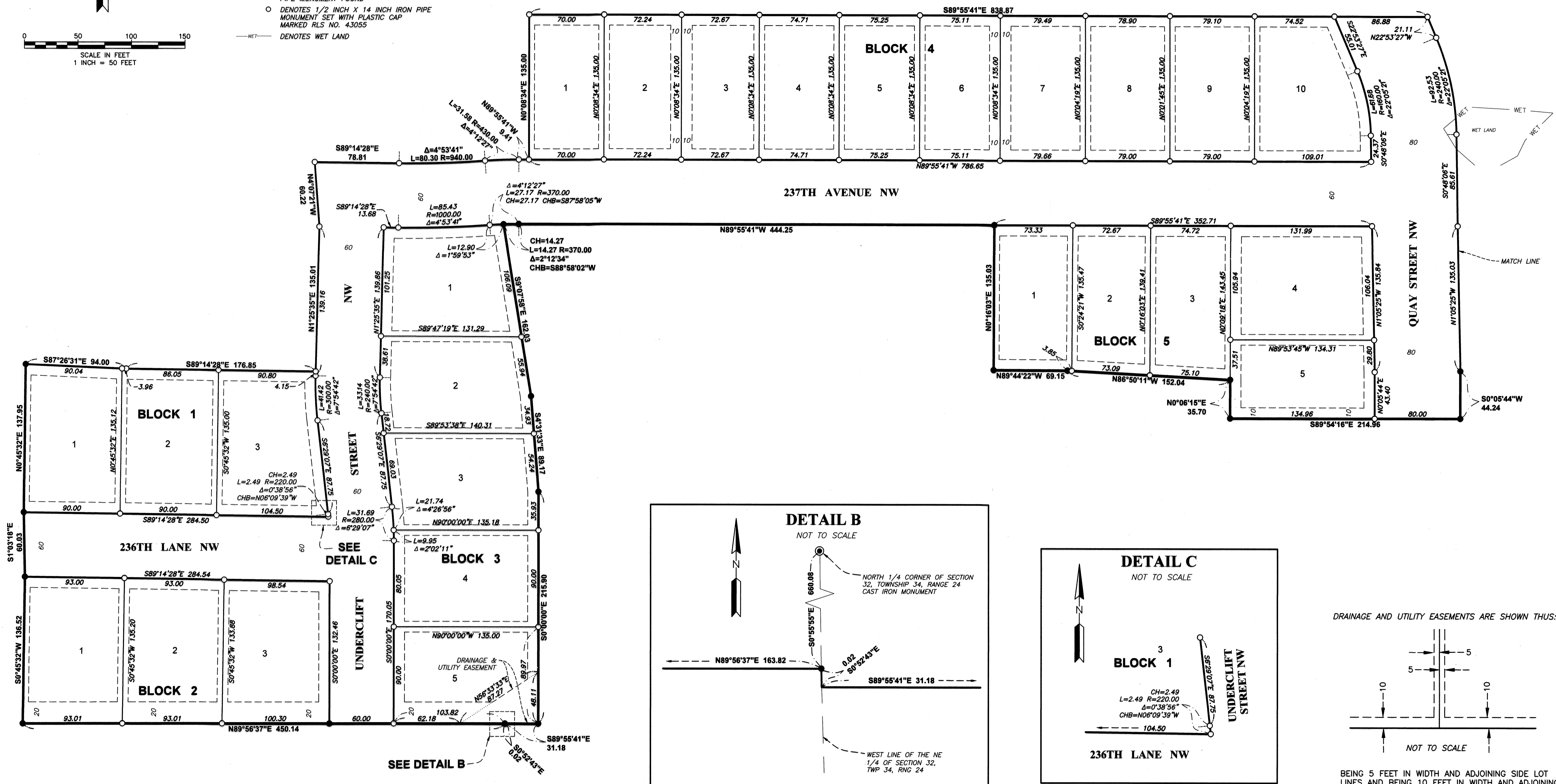
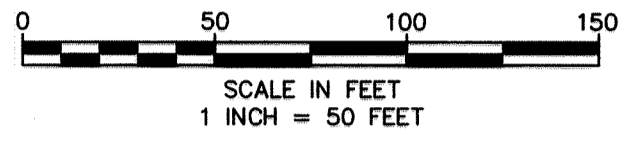
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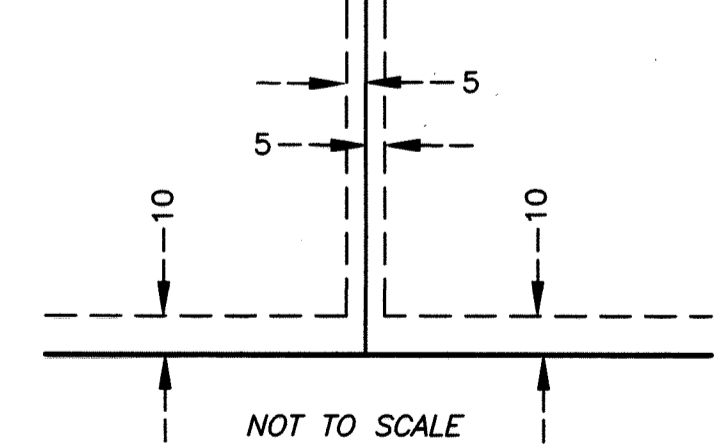
BEARING ORIENTATION NOTE:
THE NORTH LINE OF OUTLOT A, RIVERS
EDGE 4TH ADDITION, IS ASSUMED TO
BEAR S89°55'41"E.

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 THIS:

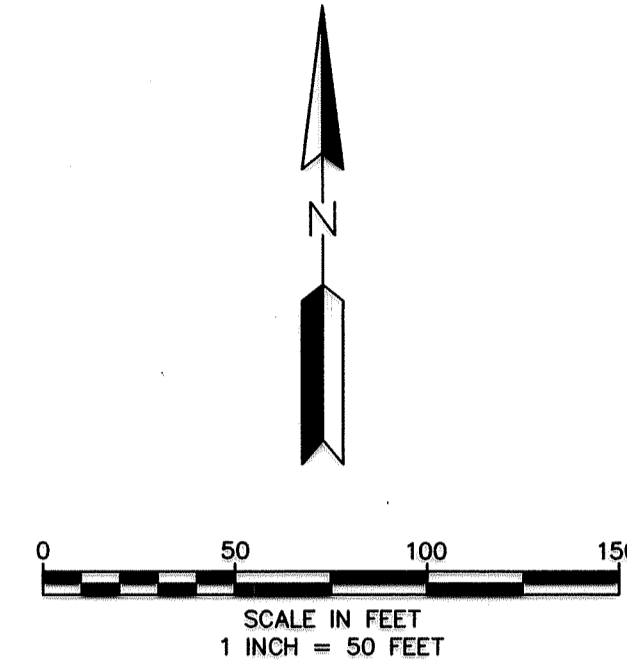


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING FRONT AND REAR LOT LINES, AND ADJOINING STREETS, EXCEPT AS SHOWN.

INSET B

RIVERS EDGE 5TH ADDITION

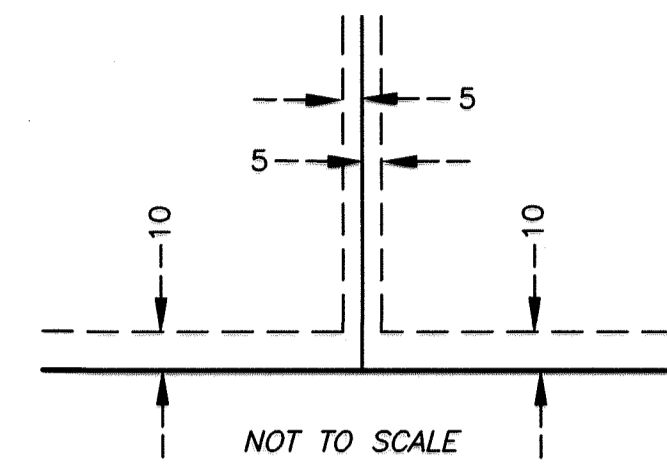
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- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT FOUND
 - DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 43055
 - WET — DENOTES WET LAND

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.

