

RIVERS EDGE 7TH ADDITION

CITY OF ST. FRANCIS
COUNTY OF ANOKA
SEC. 32 & 33, T. 34, R. 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 D, RIVERS EDGE 2ND ADDITION, Anoka County, Minnesota, according to the record plat thereof.

AND

That part of the West 400 feet of the Northwest Quarter of the Northwest Quarter of Section 33, Township 34, Range 24, Anoka County, Minnesota, lying northwesterly of the right-of-way of County Road No. 72 (Rum River Blvd.)

Has caused the same to be surveyed and platted as **RIVERS EDGE 7TH ADDITION** and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County Road No. 72 as shown on 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 20th day of September, 2024.

St. Francis Land Development, LLC

By Dale Willenbring
Its PRESIDENT

STATE OF Minnesota
COUNTY OF Carver

This instrument was acknowledged before me this 20 day of September, 2024 by Dale Willenbring, its President of St. Francis Land Development, LLC, a Minnesota limited liability company, on behalf of the company.

Bridget Barkosky (Signature) Bridget Barkosky (Name Printed)

Notary Public, Carver County, Minnesota
My Commission Expires Jan 31, 2030

I Mathew J. Welinski 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 17th day of September, 2024.

Mathew J. Welinski
Mathew J. Welinski, Licensed Land Surveyor
Minnesota License No. 53596

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 17th day of September, 2024 by Mathew J. Welinski.

Shannon Meyer (Signature) Shannon Meyer (Name Printed)

Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2028

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

This plat of **RIVERS EDGE 7TH ADDITION** was approved and accepted by the City Council of the City of St. Francis, Minnesota at a regular meeting thereof held this 5th day of August, 2024, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

[Signature] Mayor
Jennifer Wida 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 15th day of October, 2024

David M. Ziegmeier
David M. Ziegmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 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 1 day of October, 2024.

Pamela J. Heblanc
Property Tax Administrator
By [Signature], Deputy

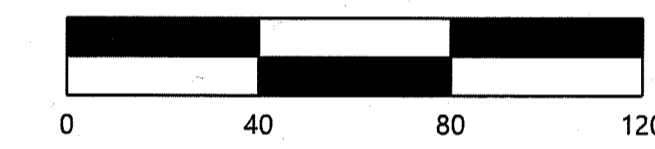
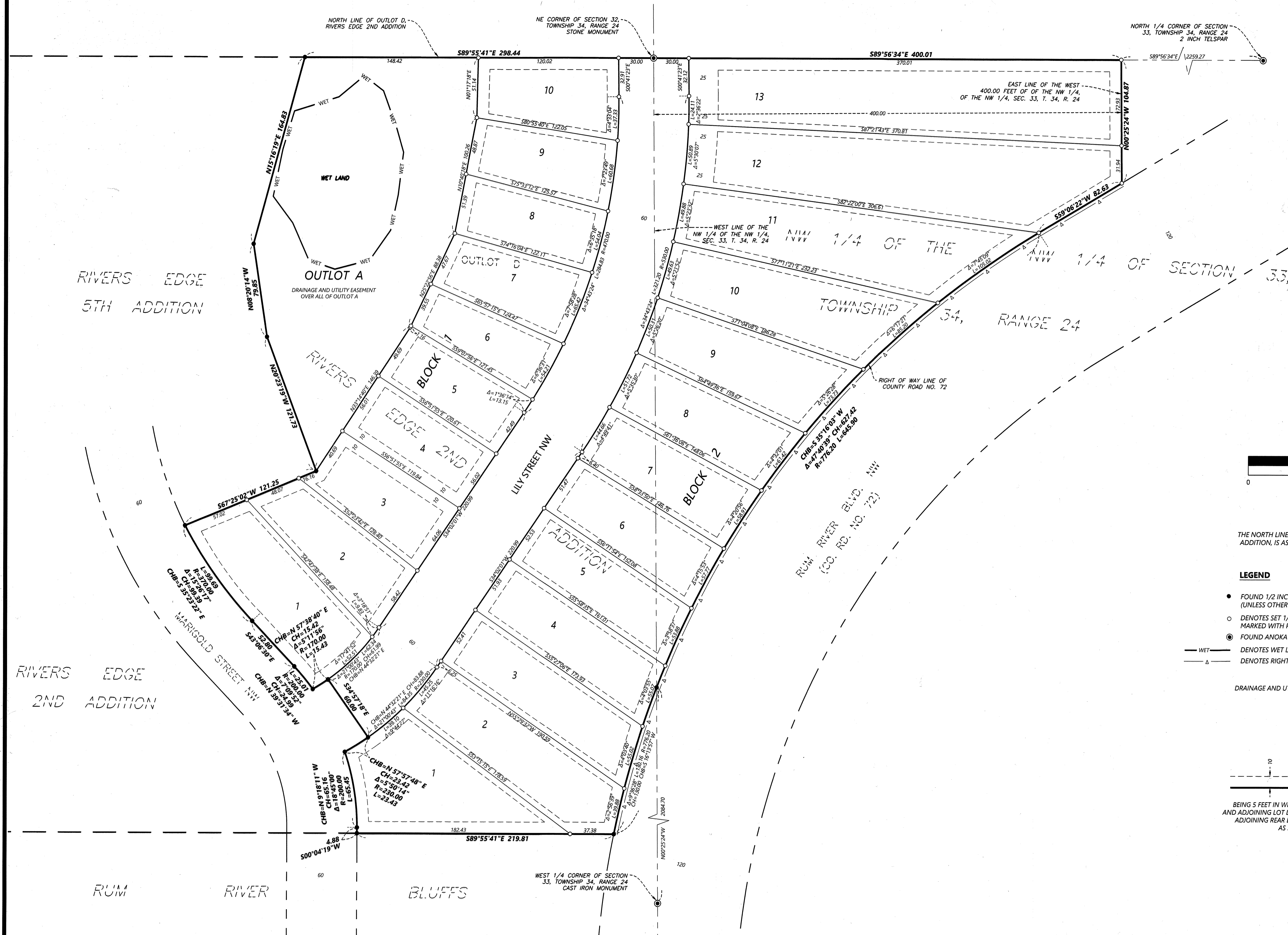
COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of **RIVERS EDGE 7TH ADDITION** was filed in the office of the County Recorder/Registrar of Titles for public record on this day of October, 2024, at 10:02 o'clock A.M. and was duly recorded as Document Number 2423358.002.

Pamela J. Heblanc
County Recorder/Registrar of Titles
By [Signature], Deputy

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SCALE IN FEET
1 INCH = 40 FEET

THE NORTH LINE OF OUTLOT D, RIVERS EDGE 2ND ADDITION, IS ASSUMED TO BEAR $S89^{\circ}55'41''E$.

- LEGEND**
- FOUND 1/2 INCH REBAR MONUMENT MARKED LS 43055 (UNLESS OTHERWISE NOTED)
 - DENOTES SET 1/2 INCH BY 1/4 INCH IRON REBAR MONUMENT MARKED WITH PLASTIC CAP INSCRIBED LS 53596
 - FOUND ANOKA COUNTY MONUMENT
 - WET — DENOTES WET LAND
 - Δ — DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

