

RIVERS EDGE 8TH ADDITION

CITY OF ST. FRANCIS
COUNTY OF ANOKA
SEC. 29 & 32, T. 34, R. 24

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

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

AND

Outlot A, RIVERS EDGE 5th ADDITION, Anoka County, Minnesota, according to the record plat thereof.

Has caused the same to be surveyed and platted as **RIVERS EDGE 8TH 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 JPB Land LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this

7th day of JULY, 20 25.

JPB Land LLC

By

Its CHIEF OPERATING OFFICERSTATE OF Minnesota
COUNTY OF HennepinThis instrument was acknowledged before me this 7th day of July, 20 25 by Art Plante, itsChief Operating Officer of JPB Land LLC, a Minnesota limited liability company, on behalf of the company.Bartney K R
(Signature)Bartney Burgess
(Name Printed)Notary Public, Wright County, MinnesotaMy Commission Expires Jan 31, 2028

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 1st day of July, 20 25.Mathew J. Welinski
Mathew J. Welinski, Licensed Land Surveyor
Minnesota License No. 53396STATE OF MINNESOTA
COUNTY OF HENNEPINThis instrument was acknowledged before me this 1st day of July, 20 25 by Mathew J. Welinski.Mathew J. Welinski
(Signature)Wendy Wiczek
(Name Printed)Notary Public, Hennepin County, MinnesotaMy Commission Expires Jan 31, 2027

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

This plat of **RIVERS EDGE 8TH 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 May, 20 25, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

MayorJennifer 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 22nd day of July, 20 25.David M. Zieglermeier
David M. Zieglermeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 25 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 22 day of July, 20 25.

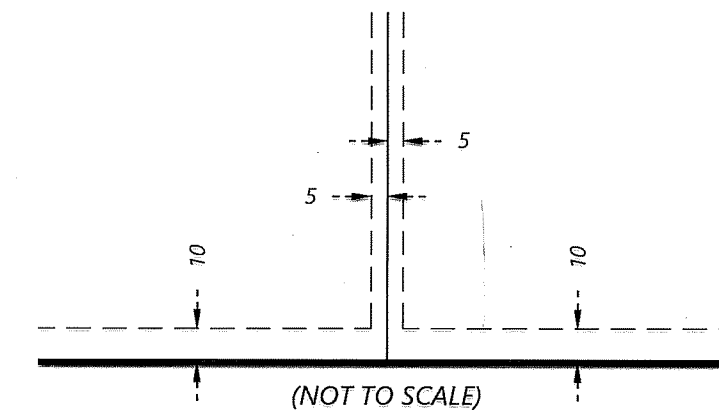
PAULEA J. LEBLANC
Property Tax AdministratorBy Jana Mullen, DeputyCOUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of MinnesotaI hereby certify that this plat of **RIVERS EDGE 8TH ADDITION** was filed in the office of the County Recorder/Registrar of Titles for public record on this 22 day of July, 20 25, at 10:50 o'clock A.M. and was duly recorded as Document Number 2443971.005.PAULEA J. LEBLANC
County Recorder/Registrar of TitlesBy Jana Mullen, Deputy

Sheet 2 of 3 Sheets

CITY OF ST. FRANCIS
COUNTY OF ANOKA
SEC. 29 & 32, T. 34, R. 24

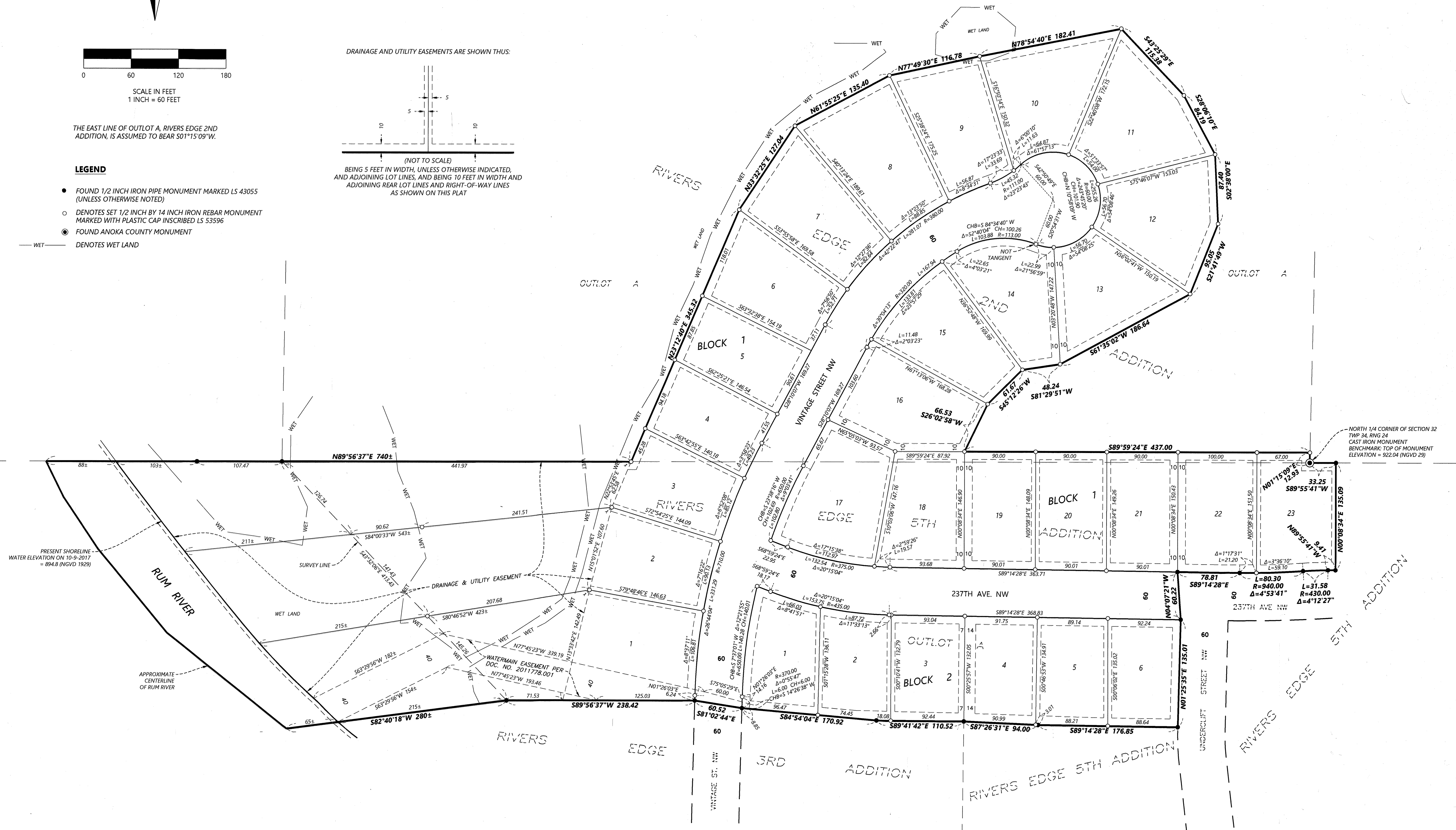


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED,
AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND
ADJOINING REAR LOT LINES AND RIGHT-OF-WAY LINES
AS SHOWN ON THIS PLAT

- FOUND 1/2 INCH IRON PIPE MONUMENT MARKED LS 43055 (UNLESS OTHERWISE NOTED)
- DENOTES SET 1/2 INCH BY 14 INCH IRON REBAR MONUMENT MARKED WITH PLASTIC CAP INSCRIBED LS 53596
- FOUND ANOKA COUNTY MONUMENT
- DENOTES WET LAND



- NORTH 1/4 CORNER OF SECTION 32
 TWP 34, RNG 24
 CAST IRON MONUMENT
 BENCHMARK: TOP OF MONUMENT
 ELEVATION = 922.04 (NGVD 29)