

# RIVERS EDGE

City of St. Francis  
County of Anoka  
Sec. 29 & 32, Twp. 34, Rng. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Patricia S. Murzyn and Michael S. Murzyn, wife and husband, and David J. Siwek and Lisa M. Siwek husband and wife, fee owners, and St. Francis Land Development, LLC, a Minnesota limited liability company, contract purchaser of the following described property:

That part of the East Half of the Southwest Quarter of Section 29, Township 34, Range 24, Anoka County, Minnesota described as follows:

Commencing at the Southeast corner of said East Half of the Southwest Quarter and proceeding North on the East line of said East Half of the Southwest Quarter to the centerline of the Rum River a natural waterway, and thence proceeding Southwesterly along the centerline of said Rum River to the West line of said East Half of the Southwest Quarter; thence proceeding South on said West line to the Southwest corner of said East Half of the Southwest Quarter; thence proceeding East on the South line of said East Half of the Southwest Quarter to the point of commencement.

AND

The North 660 feet of the Northeast Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota.

AND

The North 660 feet of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota, lying East of the Rum River.

Have caused the same to be surveyed and platted as RIVERS EDGE and do 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 signed by its proper officer this 21<sup>st</sup> day of JUNE, 2018.

Dale Willenby  
President

STATE OF Minnesota  
COUNTY OF Hennepin

This instrument was acknowledged before me on June 21<sup>st</sup>, 18 by

DALE WILLENBY President of St. Francis Land Development, LLC, a Minnesota limited liability company.

Nancy Stock (Signature) Nancy Stock (Name Printed)

Notary Public, Anoka County, mn

My Commission Expires 11/31/19

In witness whereof said Patricia S. Murzyn and Michael S. Murzyn, wife and husband, have hereunto set their hands this 21 day of June, 2018.

Patricia S. Murzyn (Signature) Michael S. Murzyn (Signature)  
Patricia S. Murzyn Michael S. Murzyn

STATE OF mn  
COUNTY OF Hennepin

This instrument was acknowledged before me on June 21<sup>st</sup>, 18 by Patricia S. Murzyn and Michael S. Murzyn, wife and husband.

Nancy Stock (Signature) Nancy Stock (Name Printed)

Notary Public, Anoka County, mn

My Commission Expires 11/31/19

In witness whereof said David J. Siwek and Lisa M. Siwek, husband and wife, have hereunto set their hands this 21 day of June, 2018.

David J. Siwek (Signature) Lisa M. Siwek (Signature)  
David J. Siwek Lisa M. Siwek

STATE OF mn  
COUNTY OF Hennepin

This instrument was acknowledged before me on June 21<sup>st</sup>, 18 by David J. Siwek and Lisa M. Siwek, husband and wife.

Nancy Stock (Signature) Nancy Stock (Name Printed)

Notary Public, Anoka County, mn

My Commission Expires 11/31/19

### 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 15<sup>th</sup> day of JUNE, 2018.

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 15<sup>th</sup> day of June, 2018, by Chris Ambourn.

Louise Borowicz Sporkman (Signature) Louise Borowicz Sporkman (Name Printed)

Notary Public, Washington County, Minnesota

My Commission Expires January 31, 2019

### CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

This plat of RIVERS EDGE was approved and accepted by the City Council of the City of St. Francis, Minnesota at a regular meeting thereof held this 4<sup>th</sup> day of June, 2018, 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: Barbara F. Held 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 20<sup>th</sup> day of July, 2018.

By: Charles F. Gitzsen  
Charles F. Gitzsen  
Anoka County Surveyor

### COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2018 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 23<sup>rd</sup> day of July, 2018.

By: Jonell M. Sawyer  
Jonell M. Sawyer  
Property Tax Administrator

By: Deputy Deputy

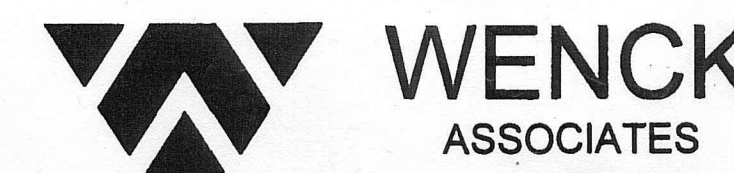
### COUNTY RECORDER/REGISTRAR OF TITLES

I hereby certify that this plat of RIVERS EDGE was filed in the office of the County Recorder/Registrar of Titles for public record on this 23<sup>rd</sup> day of JULY, 2018, at 9:30 o'clock P.M. and was duly recorded as Document Number 2204785.001.

By: Jonell M. Sawyer  
Jonell M. Sawyer  
County Recorder/Registrar of Titles

By: Deputy Deputy

#56



SHEET 1 OF 3 SHEETS

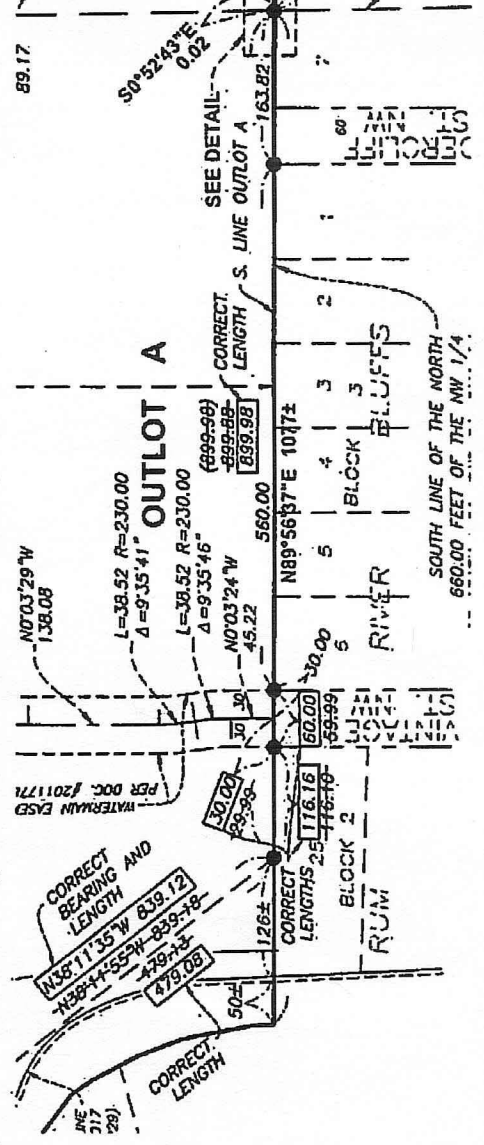
Record ID 4214412

2231408.001

### LAND SURVEYOR'S CERTIFICATE OF PLAT CORRECTION

Pursuant to the provisions of Minnesota Statutes, Section 505.175, I, Chris Ambourn, a duly Licensed Land Surveyor in and for the State of Minnesota declare as follows:

1. That the plat of RIVERS EDGE dated June 15, 2018 and filed on July 23, 2018 in the Office of the County Recorder/Registrar of Titles, Anoka County, Minnesota, as Document Number 2204785.001.
2. That said plat contains errors, omissions or defects, described in particular as follows:
  - a. That the bearing and distance of the survey line and easement along said line which extends northwesterly from the south line of Outlot A are erroneous as shown below.
  - b. That the length of the south line of Lot 3, Block 1, labeled as 135.00 on Sheet 2 is in error.
3. That said plat is hereby corrected in particular as follows:
  - a. The distances on the south line of Outlot A are corrected as shown below.
  - b. That the bearing and distance of the survey line and easement along said line which extends northwesterly from the south line of Outlot A are corrected as shown below.
  - c. The length of the south line of Lot 3, Block 1, on Sheet 2 is 135.00.



Page 1 of 2

I hereby certify that this Surveyor's Certificate of Plat Correction was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 17<sup>th</sup> day of JUNE, 2019  
Chris Ambourn  
Chris Ambourn, Licensed Land Surveyor  
Minnesota License No. 44035

This Surveyor's Certificate of Plat Correction to the plat of RIVERS EDGE was approved by the City of St. Francis, Minnesota at a regular meeting held this 17<sup>th</sup> day of JUNE, 2019.

City of St. Francis, Minnesota  
By: Mark Mayor By: Barbara F. Held Clerk



County Surveyor  
Anoka County, Minnesota  
This Surveyor's Certificate of Plat Correction has been reviewed and is approved this 6<sup>th</sup> day of JULY, 2019.

By: Charles F. Gitzsen  
Charles F. Gitzsen  
Anoka County Surveyor

This instrument was drafted by:  
Charles F. Gitzsen  
1802 Woodside Drive  
Woodbury, MN 55125

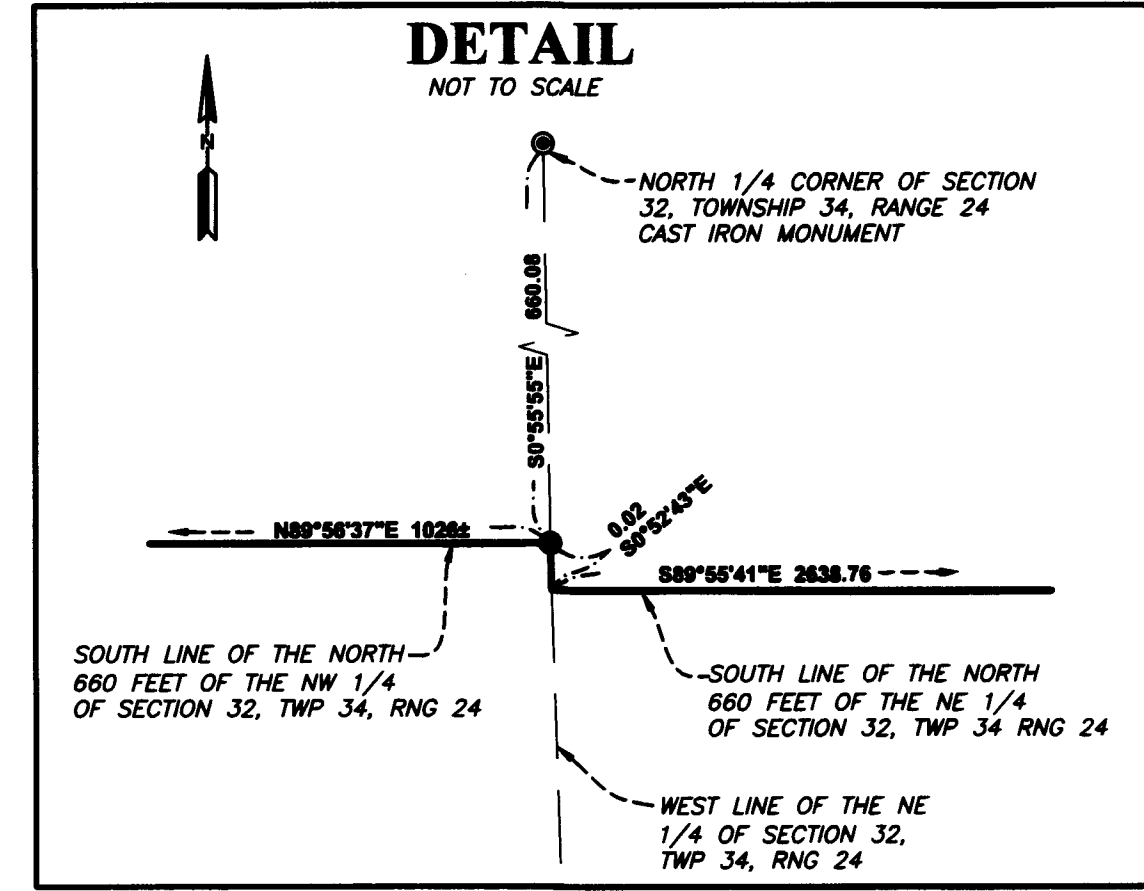
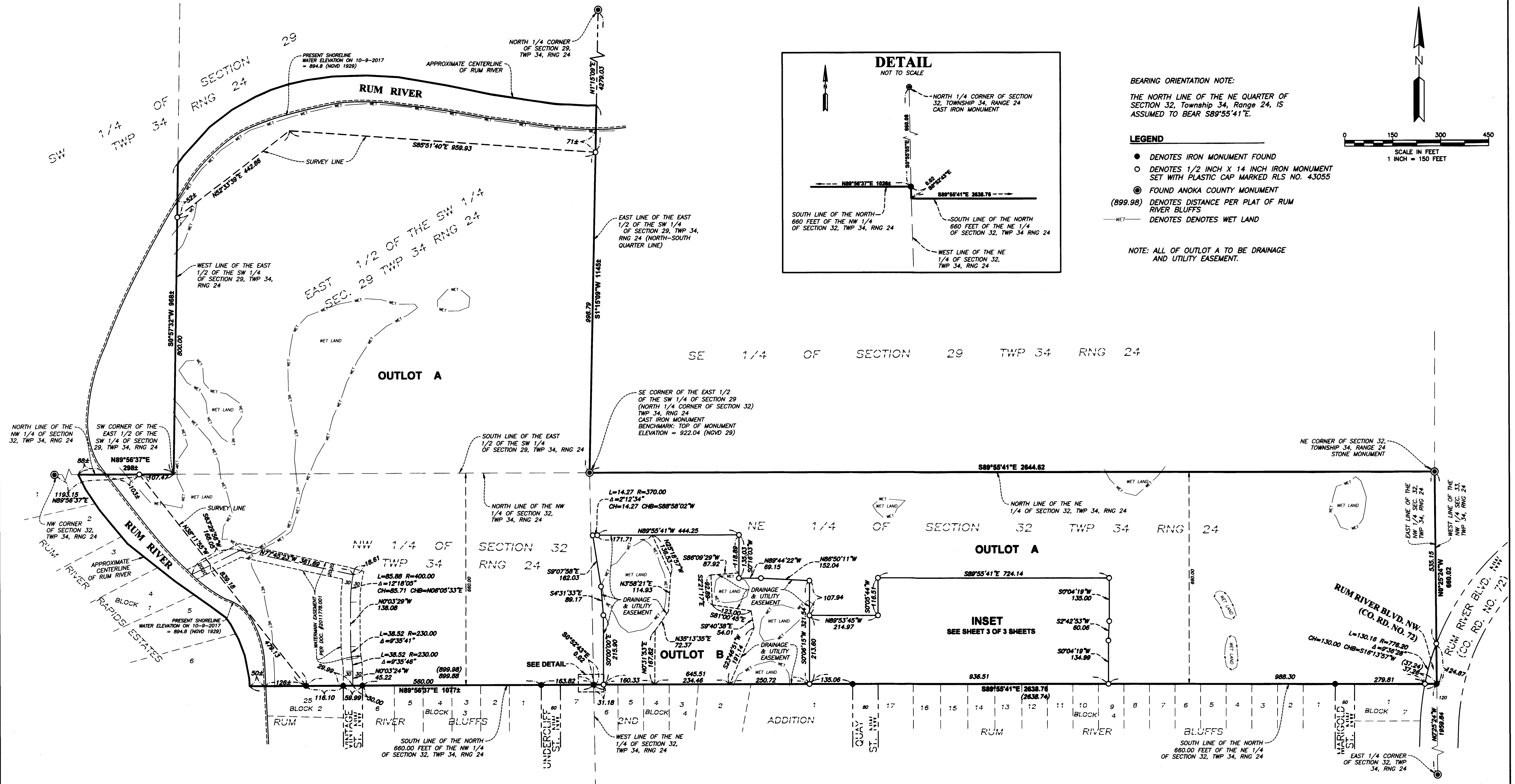
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ANOKA COUNTY, MINNESOTA  
Document No: 2231408.001 ABSTRACT  
I hereby certify that the within instrument was filed in this office for record on: 07/08/2019 1:38:00 PM  
Fees/Taxes in the Amount of: \$46.00  
JONELL M. SAWYER  
Anoka County Property Tax Administrator/Recorder/Registrar of Titles  
MDT, Deputy

Record ID: 4214412

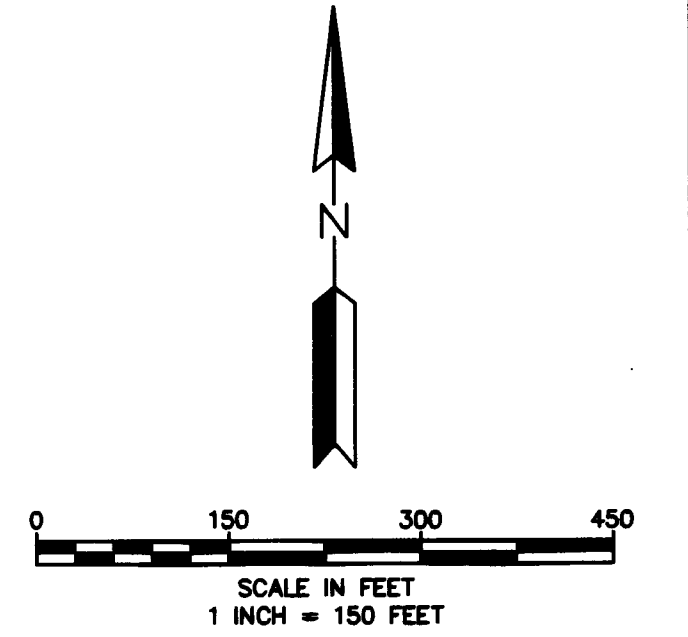
# RIVERS EDGE

City of St. Francis  
County of Anoka  
Sec. 29 & 32, Twp. 34, Rng. 24



**BEARING ORIENTATION NOTE:**  
THE NORTH LINE OF THE NE QUARTER OF SECTION 32, Township 34, Range 24, IS ASSUMED TO BEAR S89°55'41"E.

- LEGEND**
- DENOTES IRON MONUMENT FOUND
  - DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 43055
  - ⊙ FOUND ANOKA COUNTY MONUMENT
  - (899.98) DENOTES DISTANCE PER PLAT OF RUM RIVER BLUFFS
  - WET— DENOTES WET LAND

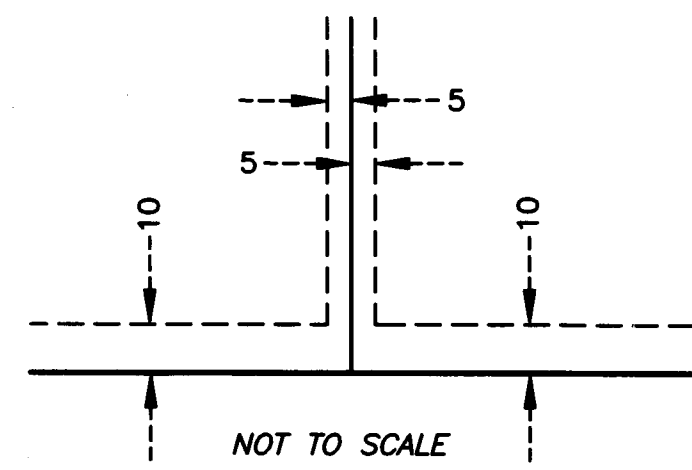


NOTE: ALL OF OUTLOT A TO BE DRAINAGE AND UTILITY EASEMENT.

# RIVERS EDGE INSET

City of St. Francis  
County of Anoka  
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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.

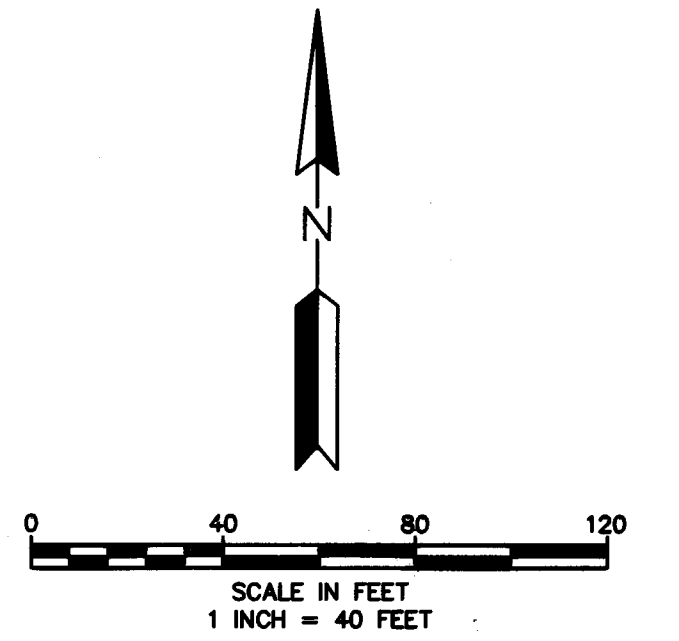
BEARING ORIENTATION NOTE:

THE NORTH LINE OF THE NE QUARTER OF SECTION 32, TOWNSHIP 34 RANGE 24, IS ASSUMED TO BEAR S89°55'41"E.

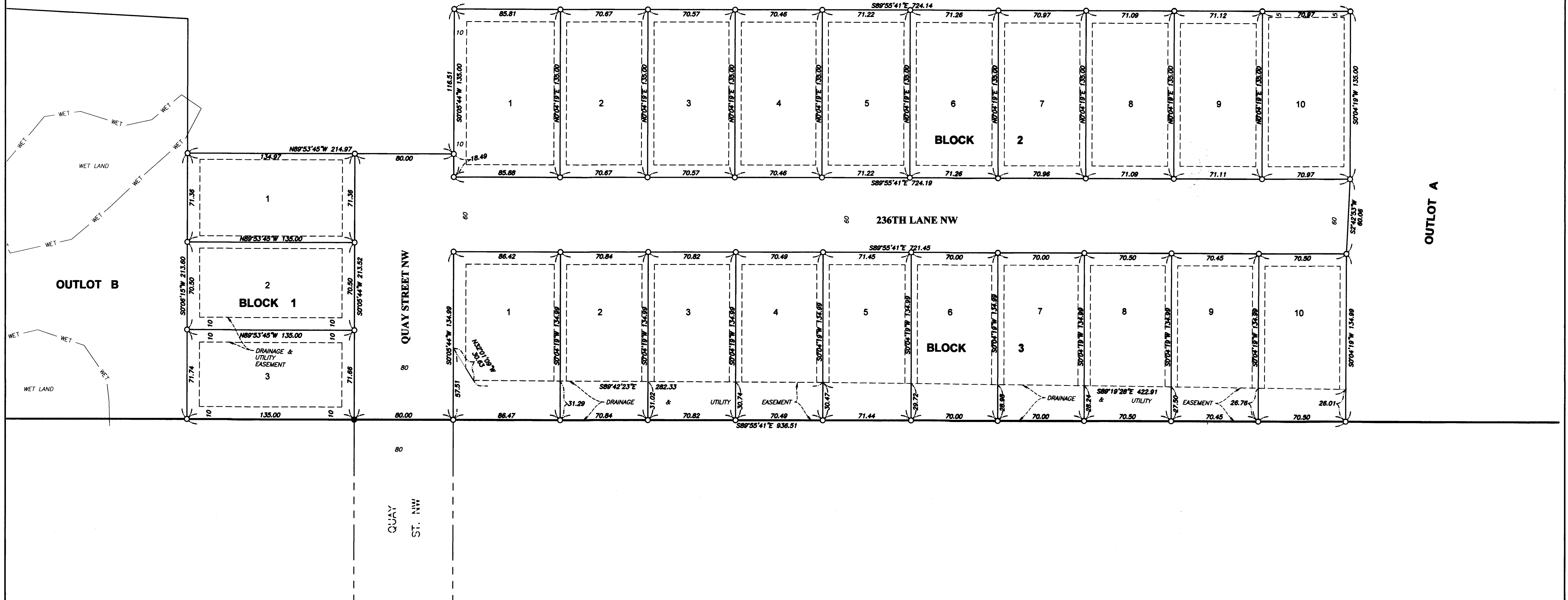
**LEGEND**

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

NOTE: ALL OF OUTLOT A TO BE DRAINAGE AND UTILITY EASEMENT.



### OUTLOT A



OUTLOT A