

RIVERSIDE ON FOURTH

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Anoka, a Minnesota municipal corporation, owner of the following described property:

That part of the Northeast Quarter of the Northwest Quarter lying West of the West line of Block 6, WOODBURY'S ADDITION TO THE CITY OF ANOKA and Government Lot 1, all in Section 6, Township 31, Range 24, Anoka County, Minnesota, Government Lot 1, Section 1, Township 31, Range 25, Anoka County, Minnesota, 5th Avenue and County State Aid Highway No. 131, also known as 4th Avenue and formerly known as State Trunk Highway No. 288, lying Northerly of the Westerly extension of the South line of said Block 6, WOODBURY'S ADDITION TO THE CITY OF ANOKA and lying Southerly and Southwesterly of the following described line:

Commencing at the Northeast corner of said Government Lot 1, Section 6, thence South 00 degrees 51 minutes 13 seconds West, bearing assumed, along the East line of said Government Lot 1, Section 6, a distance of 33.01 feet to its intersection with the Westerly extension of the North line of said Block 6, WOODBURY'S ADDITION TO THE CITY OF ANOKA; thence North 89 degrees 08 minutes 19 seconds East, along said extended line and along said North line of Block 6, a distance of 358.71 feet to the point of beginning of the line to be described; thence South 01 degree 06 minutes 04 seconds West 20.52 feet; thence Southwesterly, along a tangential curve, concave to the Northwest, having a radius of 263.00 feet, a central angle of 44 degrees 45 minutes 21 seconds, 205.44 feet; thence South 45 degrees 51 minutes 25 seconds West, tangent to said curve, 266.19 feet; thence Southwesterly, along a tangential curve, concave to the Northwest, having a radius of 263.00 feet, a central angle of 43 degrees 16 minutes 54 seconds, 198.67 feet; thence South 89 degrees 08 minutes 19 seconds West, tangent to said curve, 499.22 feet; thence Northwesterly, along a tangential curve, concave to the Northeast, having a radius of 263.00 feet, a central angle of 43 degrees 22 minutes 32 seconds, 199.10 feet; thence North 47 degrees 29 minutes 10 seconds West, tangent to said curve, to the North line of said Government Lot 1, Section 6 and said line there terminating.

EXCEPT that part lying Northerly of the following described line:

Beginning at the Northeast corner of said Government Lot 1, Section 6; thence South 00 degrees 51 minutes 13 seconds West, bearing assumed, along the East line of said Government Lot 1, Section 6, a distance of 84.79 feet; thence South 45 degrees 51 minutes 25 seconds West 153.51 feet; thence South 89 degrees 08 minutes 19 seconds West to the Southeastly shoreline of the Rum River and said line there terminating.

EXCEPT that part platted as Lot 2, Block 1, HOMESTEAD AT ANOKA.

EXCEPT that part of Lot 2A, Block 1, HOMESTEAD AT ANOKA, Anoka County, Minnesota, lying southerly of the following described line:

Commencing at the northwest corner of Lot 2, Block 1, said HOMESTEAD AT ANOKA; thence North 89 degrees 57 minutes 42 seconds East, bearing assumed, along the north line of said Lot 2, a distance of 448.78 feet; thence easterly 55.51 feet, along said north line, on a tangential curve, concave to the north, having a radius of 263.00 feet and a central angle of 12 degrees 05 minutes 37 seconds to the northeast corner of said Lot 2 and the point of beginning of the line to be described; thence continue easterly 64.34 feet along said curve, concave to the north, having a radius of 263.00 feet and a central angle of 14 degrees 01 minutes 09 seconds to the east line of said Lot 2A and said line there terminating.

AND EXCEPT Grant Street as dedicated on HOMESTEAD AT ANOKA, Anoka County, Minnesota.

AND

That part of the following described property:

That part of the Northeast Quarter of the Northwest Quarter lying West of the West line of Block 6, WOODBURY'S ADDITION TO THE CITY OF ANOKA and Government Lot 1, all in Section 6, Township 31, Range 24, Anoka County, Minnesota, 5th Avenue, and County State Aid Highway No. 131, also known as 4th Avenue and formerly known as State Trunk Highway No. 288, lying Northerly and Northeastly of the following described line:

Commencing at the Northeast corner of said Government Lot 1, Section 6; thence South 00 degrees 51 minutes 13 seconds West, bearing assumed, along the East line of said Government Lot 1, Section 6, a distance of 33.01 feet to its intersection with the Westerly extension of the North line of said Block 6, WOODBURY'S ADDITION TO THE CITY OF ANOKA; thence North 89 degrees 08 minutes 19 seconds East, along said extended line and along said North line of Block 6, a distance of 358.71 feet to the point of beginning of the line to be described; thence South 01 degrees 06 minutes 04 seconds West 20.52 feet; thence Southwesterly, along a tangential curve, concave to the Northwest, having a radius of 263.00 feet, a central angle of 44 degrees 45 minutes 21 seconds, 205.44 feet; thence South 45 degrees 51 minutes 25 seconds West, tangent to said curve, 266.19 feet; thence Southwesterly, along a tangential curve, concave to the Northwest, having a radius of 263.00 feet, a central angle of 43 degrees 16 minutes 54 seconds, 198.67 feet; thence South 89 degrees 08 minutes 19 seconds West, tangent to said curve, 499.22 feet; thence Northwesterly, along a tangential curve, concave to the Northeast, having a radius of 263.00 feet, a central angle of 43 degrees 22 minutes 32 seconds, 199.10 feet; thence North 47 degrees 29 minutes 10 seconds West, tangent to said curve, to the North line of said Government Lot 1, Section 6 and said line there terminating.

EXCEPT that part lying Westerly, Northwesterly, and Northerly of the following described line:

Beginning at the North east corner of said Government Lot 1, Section 6; thence South 00 degrees 51 minutes 13 seconds West, bearing assumed, along the East line of said Government Lot 1, Section 6, a distance of 84.79 feet; thence South 45 degrees 51 minutes 25 seconds West 153.51 feet; thence South 89 degrees 08 minutes 19 seconds West to the Southeastly shoreline of the Rum River and said line there terminating.

EXCEPT that part platted as Lots 1, 2A and 3, Block 1, HOMESTEAD AT ANOKA.

Has caused the same to be surveyed and platted as RIVERSIDE ON FOURTH and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said City of Anoka, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 17th day of August, 2020.

Signed: City of Anoka

By: Phil Rice, Mayor
(Print name)

By: Amy Oehlert, Clerk
(Print name)

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me this 17th day of August, 2020 by Phil Rice, Mayor and Amy Oehlert, Clerk of the City of Anoka, a Minnesota municipal corporation, on behalf of the corporation.

Rachel Dodge
Signature

Rachel Dodge
Printed Name
Notary Public, Hennepin County, Minnesota

My Commission Expires: 1-31-2025

Surveyor's Certificate

I Peter D. Goers 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 14th day of August, 2020.

Peter D. Goers
Peter D. Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 14th day of August, 2020 by Peter D. Goers.

Daniel P. Ekrem
Signature
Printed Name

Notary Public, Dakota County, Minnesota

My Commission Expires: 1-31-2024

City Council, City of Anoka, Minnesota

This plat of RIVERSIDE ON FOURTH was approved and accepted by the City Council of the City of Anoka, 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 Anoka, Minnesota

By: [Signature] Mayor
By: [Signature] Clerk

Anoka Planning Commission

Be it known that at a meeting held on this 5th day of May, 2020, the Planning Commission of the City of Anoka, Minnesota, did hereby review and approve this plat of RIVERSIDE ON FOURTH.

Planning Commission, City of Anoka, Minnesota

By: [Signature] Chairperson
By: [Signature] Secretary

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 17th day of August, 2020.

By: Charles F. Gitzen
Charles F. Gitzen
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 17 day of Aug, 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 RIVERSIDE ON FOURTH was filed in the office of the County Recorder/Registrar of Titles for public record on this 17 day of Aug, 2020 at 2:35'clock P.M. and was duly recorded as Document Number 577105.004 and 2274273.004

Pamela J. LeBlanc
County Recorder/Registrar of Titles
By: [Signature] Deputy

County Recorder/Registrar of Titles County of Anoka, State of Minnesota

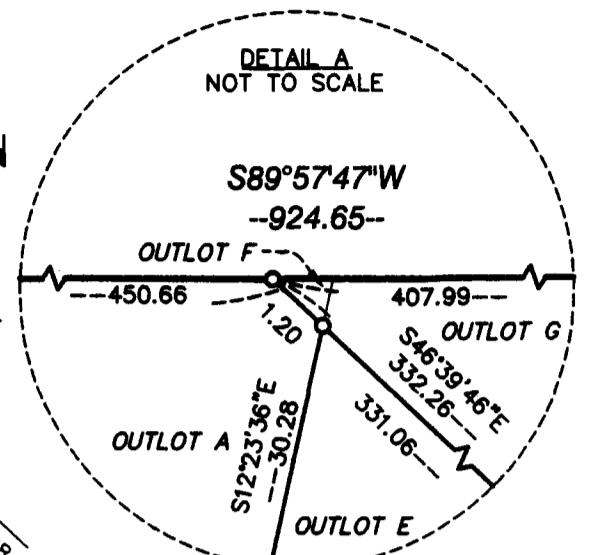
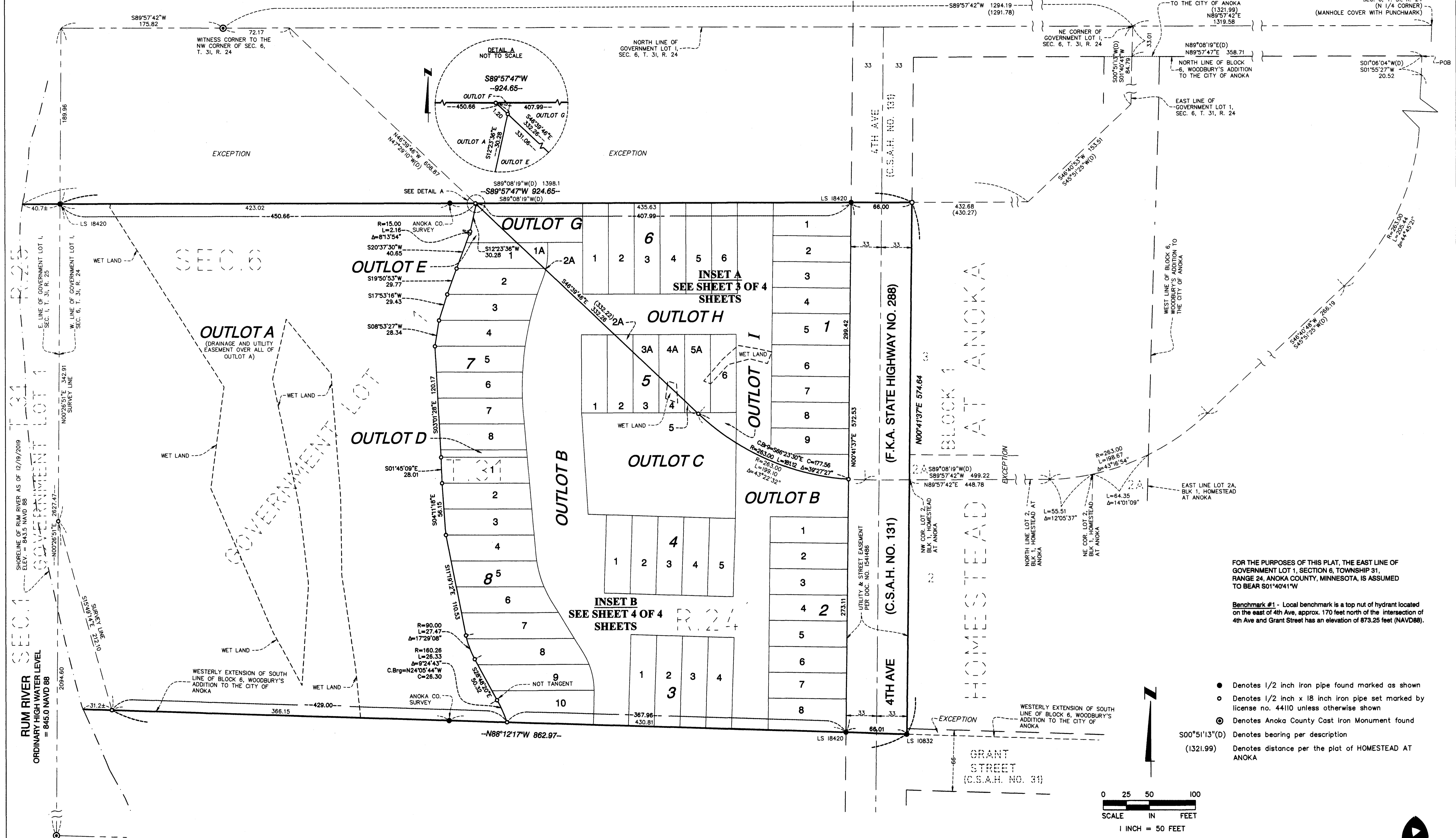
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County Recorder/Registrar of Titles
By: [Signature] Deputy

\$56 / \$56



RIVERSIDE ON FOURTH



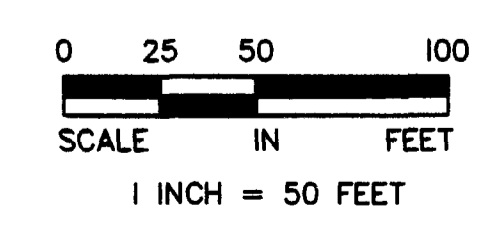
INSET A
SEE SHEET 3 OF 4
SHEETS

INSET B
SEE SHEET 4 OF 4
SHEETS

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 31, RANGE 24, ANOKA COUNTY, MINNESOTA, IS ASSUMED TO BEAR S01°40'41"W

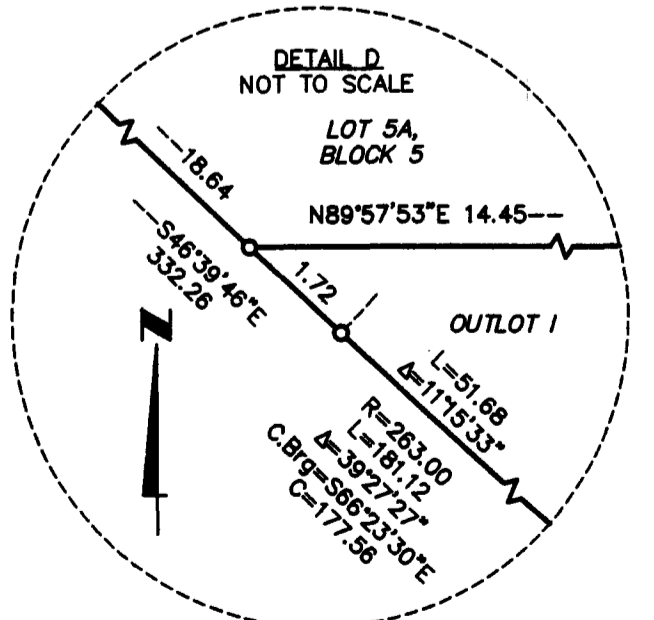
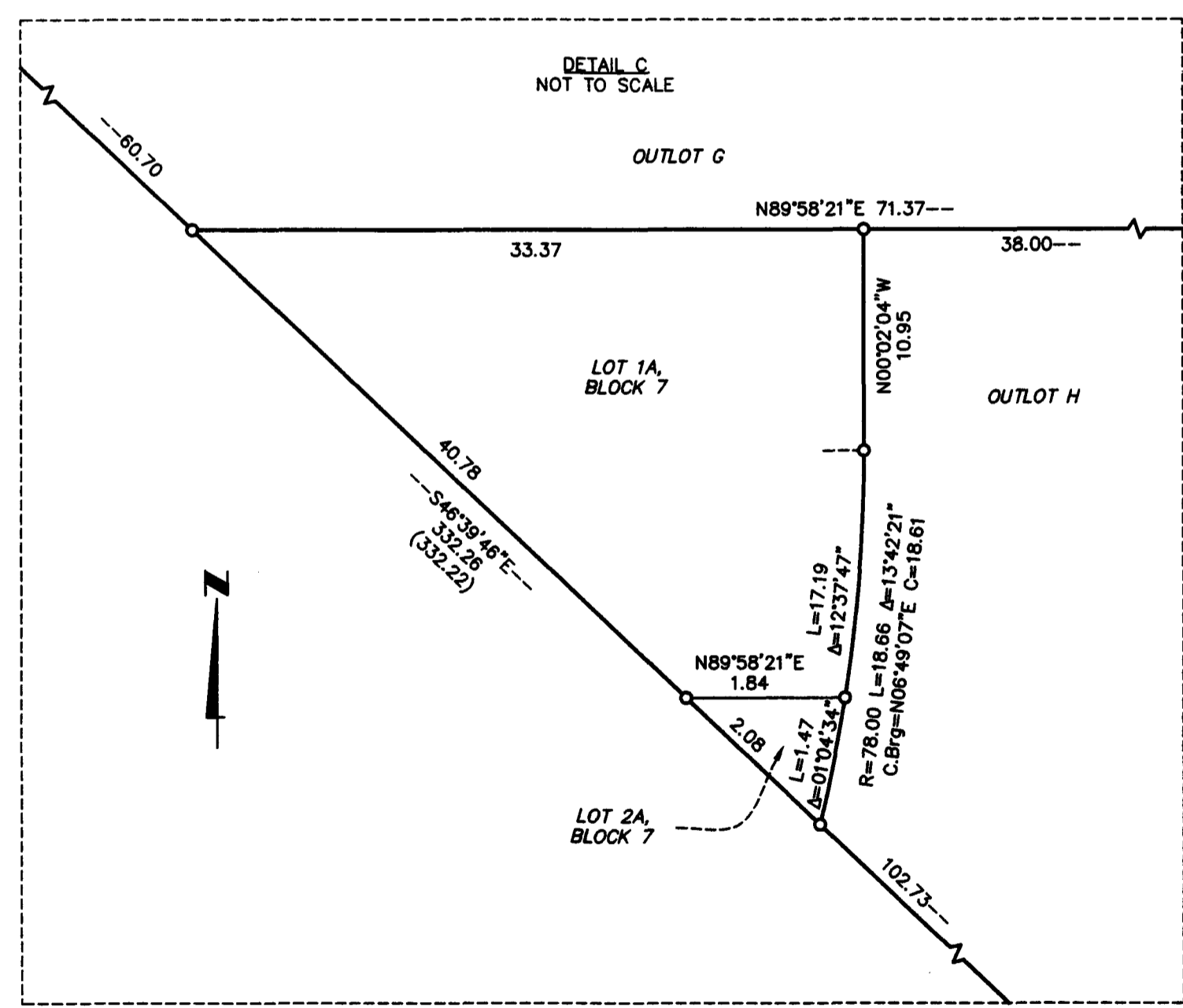
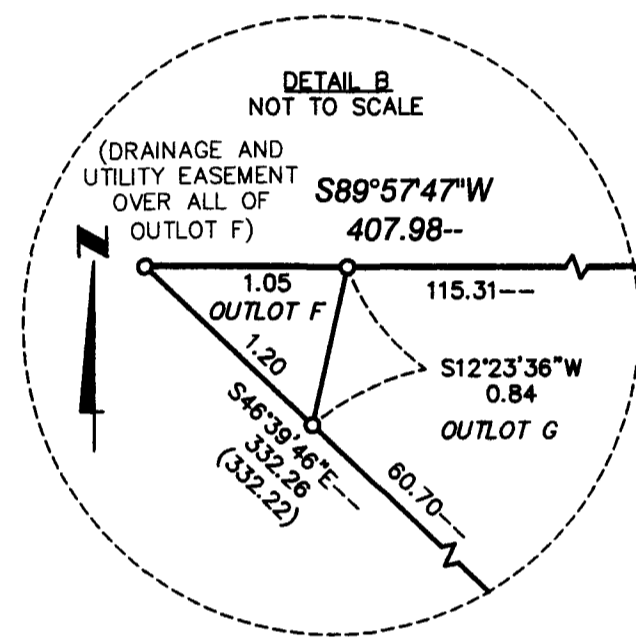
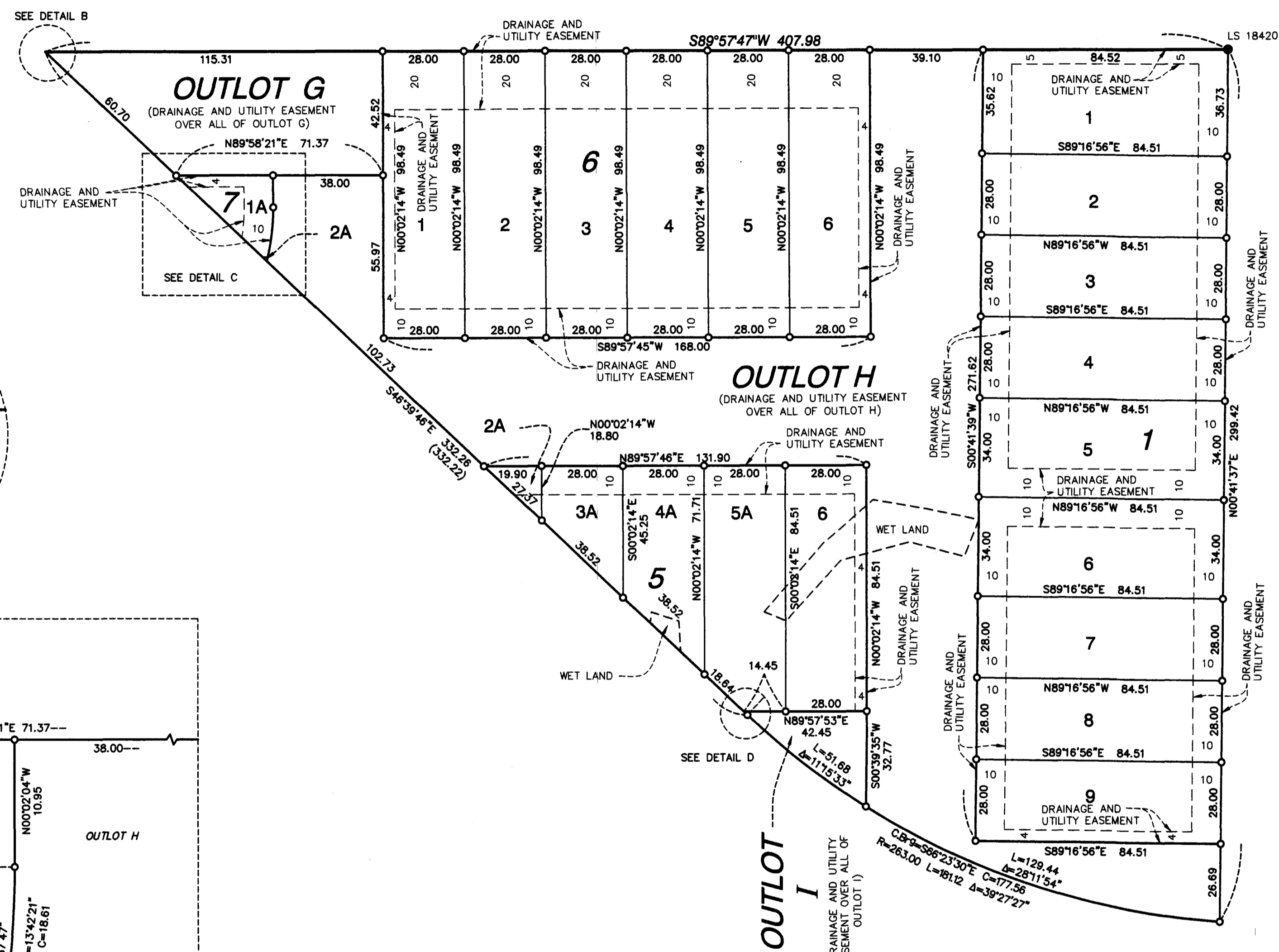
Benchmark #1 - Local benchmark is a top nut of hydrant located on the east of 4th Ave, approx. 170 feet north of the intersection of 4th Ave and Grant Street has an elevation of 873.25 feet (NAVD88).

- Denotes 1/2 inch iron pipe found marked as shown
- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 44110 unless otherwise shown
- ⊙ Denotes Anoka County Cast Iron Monument found
- S00°51'13"(D) Denotes bearing per description (1321.99)
- Denotes distance per the plat of HOMESTEAD AT ANOKA



INSET A

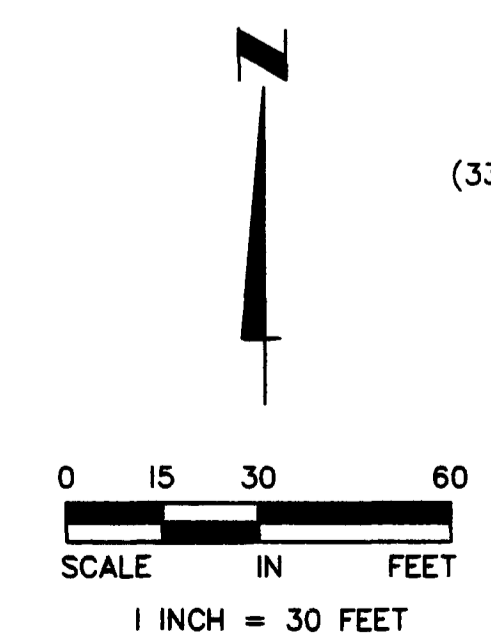
RIVERSIDE ON FOURTH



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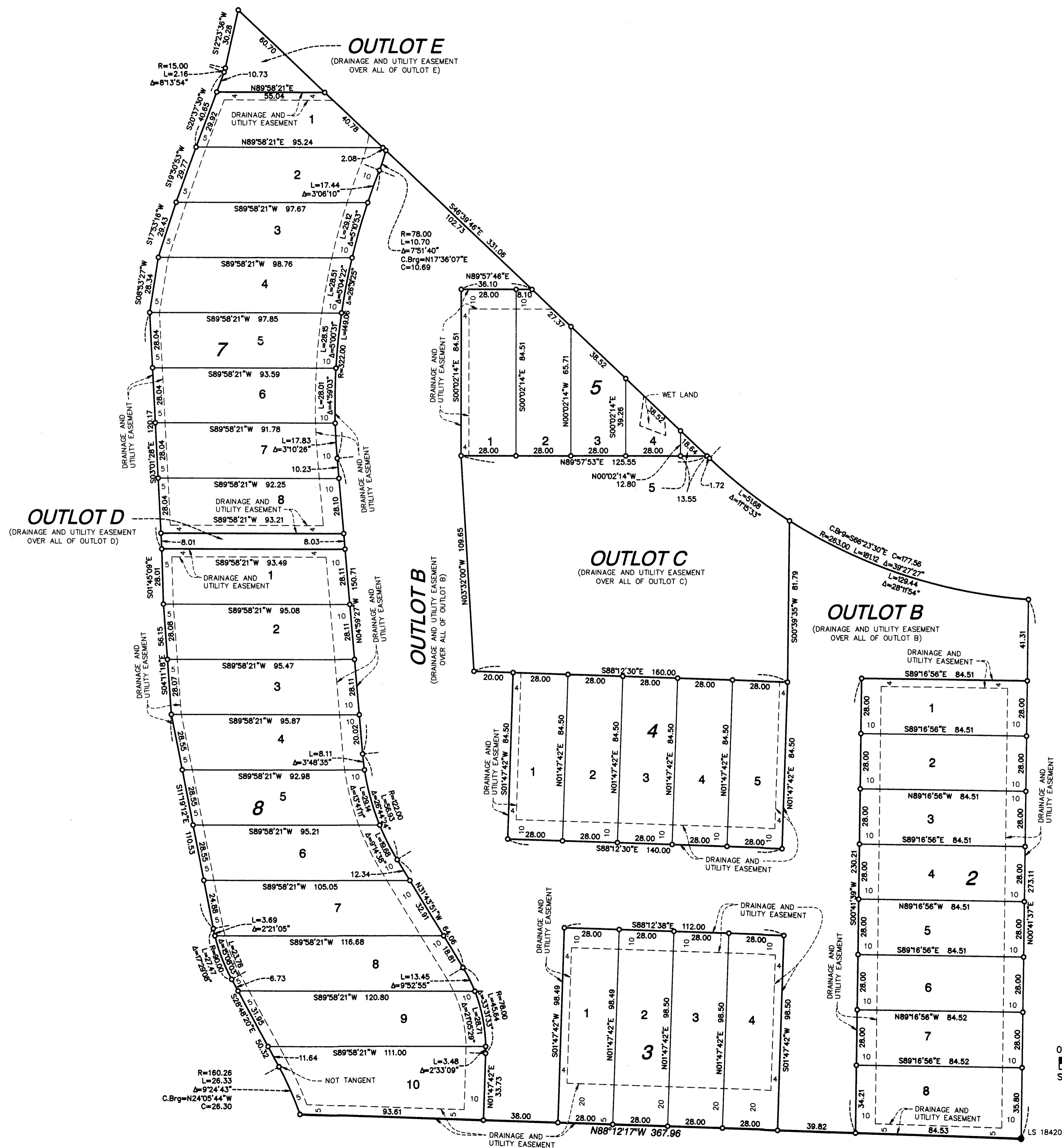
- Denotes 1/2 inch iron pipe found marked as shown
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- (332.22) Denotes distance per the plat of HOMESTEAD AT ANOKA



INSET B

RIVERSIDE ON FOURTH

CITY OF ANOKA
COUNTY OF ANOKA
SEC. 6, T. 31, R. 24
SEC. 1, T. 31, R. 25



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