

RIVERSTONE 5TH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 20, TWP. 32, RGE. 25

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

Outlot A, Outlot B, Outlot C, Outlot D, and Outlot I, RIVERSTONE 4TH ADDITION, Anoka County, Minnesota


and

Outlot A, ALPHA DEVELOPMENT 2ND ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as RIVERSTONE 5TH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

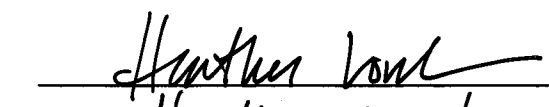
In witness whereof said Riverstone Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 10th day of February, 2021.

RIVERSTONE DEVELOPMENT, LLC


Stephen A. Bona, Vice President of Land

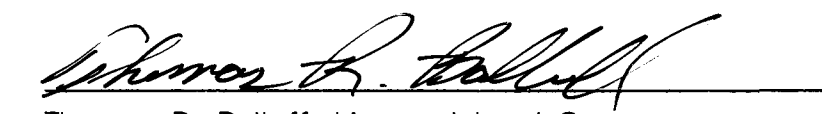
STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on February 10th, 2021 by Stephen A. Bona, Vice President of Land of Riverstone Development, LLC, a Minnesota limited liability company, on behalf of the company.


Heather Lovdn (Signed)
Heather Lovdn (Printed)
Notary Public, Anoka County, Minnesota
My commission expires 1/31/2023

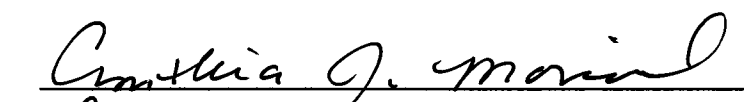
I, Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated 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 9th day of FEBRUARY, 2021.


Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on February 9, 2021 by Thomas R. Balluff.


Cynthia J. Morical (Signed)
Cynthia J. Morical (Printed)
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2025

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSTONE 5TH ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 10 day of November, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

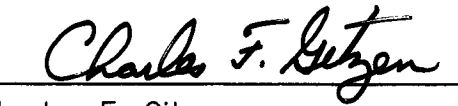
CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By:  Mayor

By:  Clerk

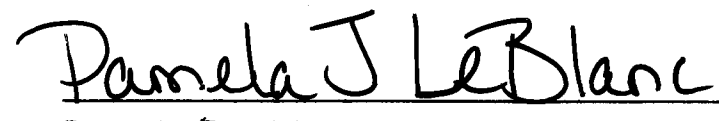

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 25th day of February, 2021.

By: 
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

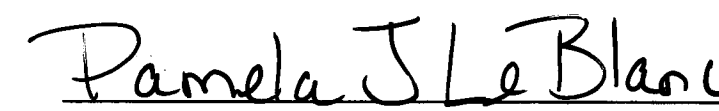

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 25 day of February, 2021.

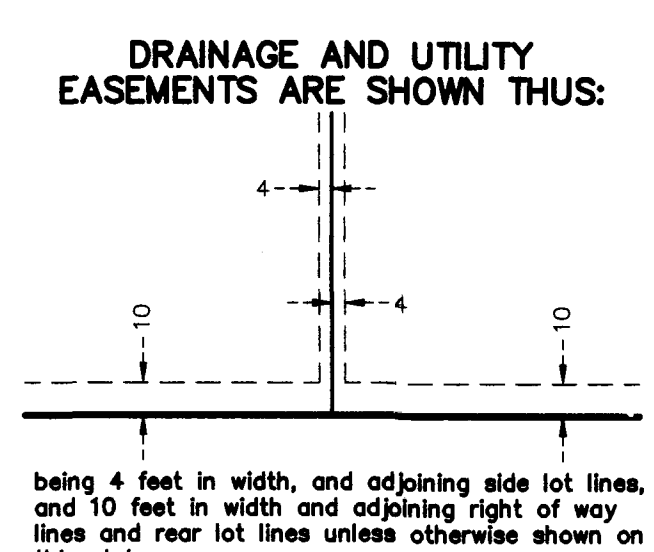
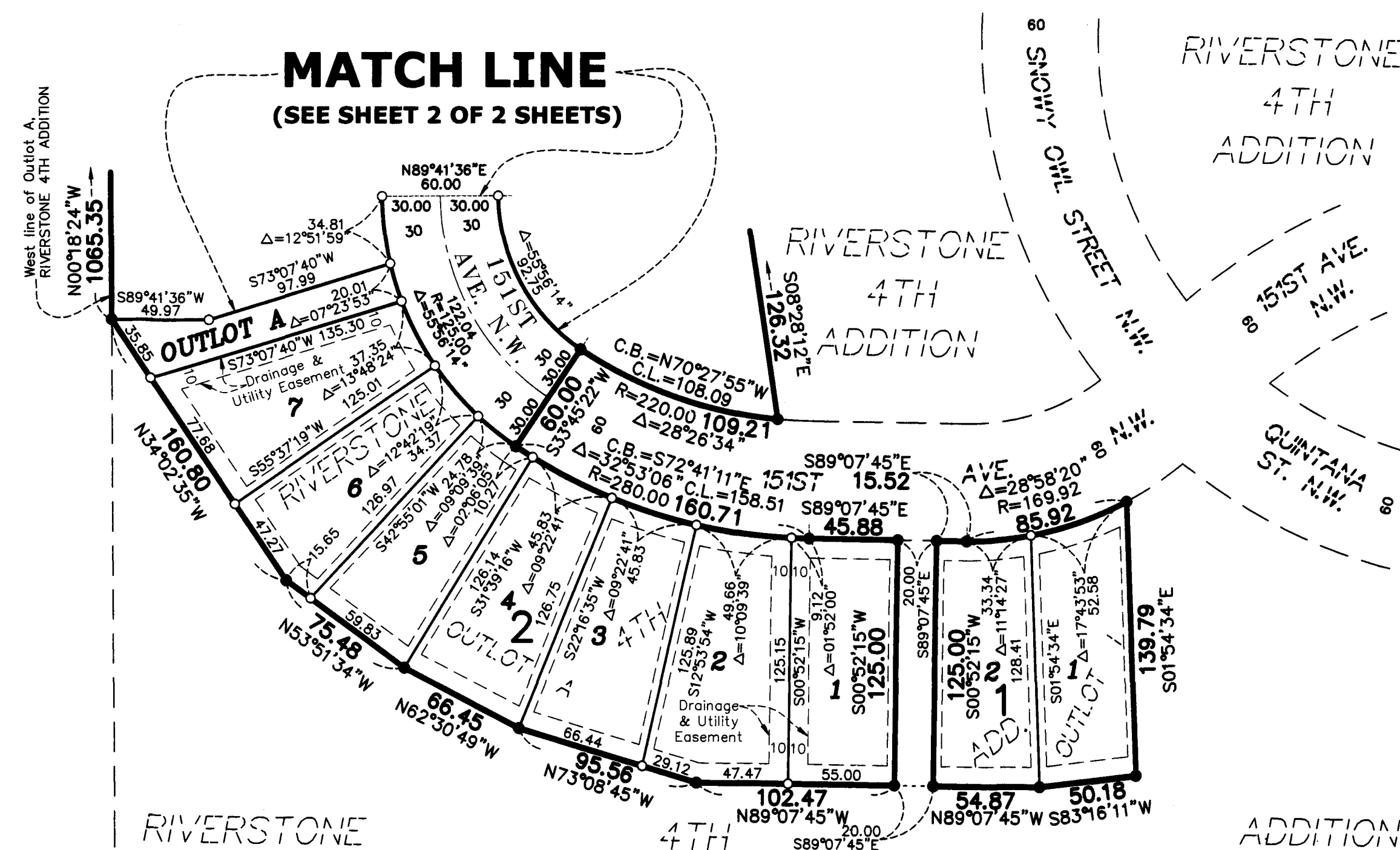

Pamela J. LeBlanc
Property Tax Administrator
By:  Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

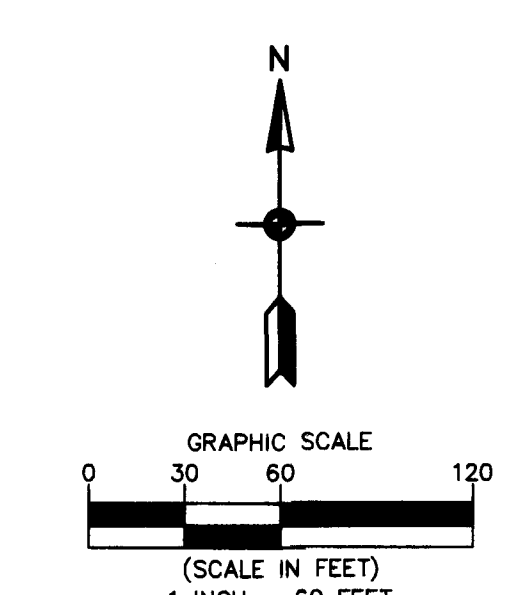
County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERSTONE 5TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 25th day of February, 2021, at 2:48 o'clock P.M. and was duly recorded as Document Number 2305513.004.


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



○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
● Denotes found 5/8 inch by 14 inch Rebar marked with license number 40361
For the purposes of this plat, the West line of Outlot A, RIVERSTONE 4TH ADDITION, is assumed to have a bearing of North 00 degrees 18 minutes 24 seconds West



\$56.00



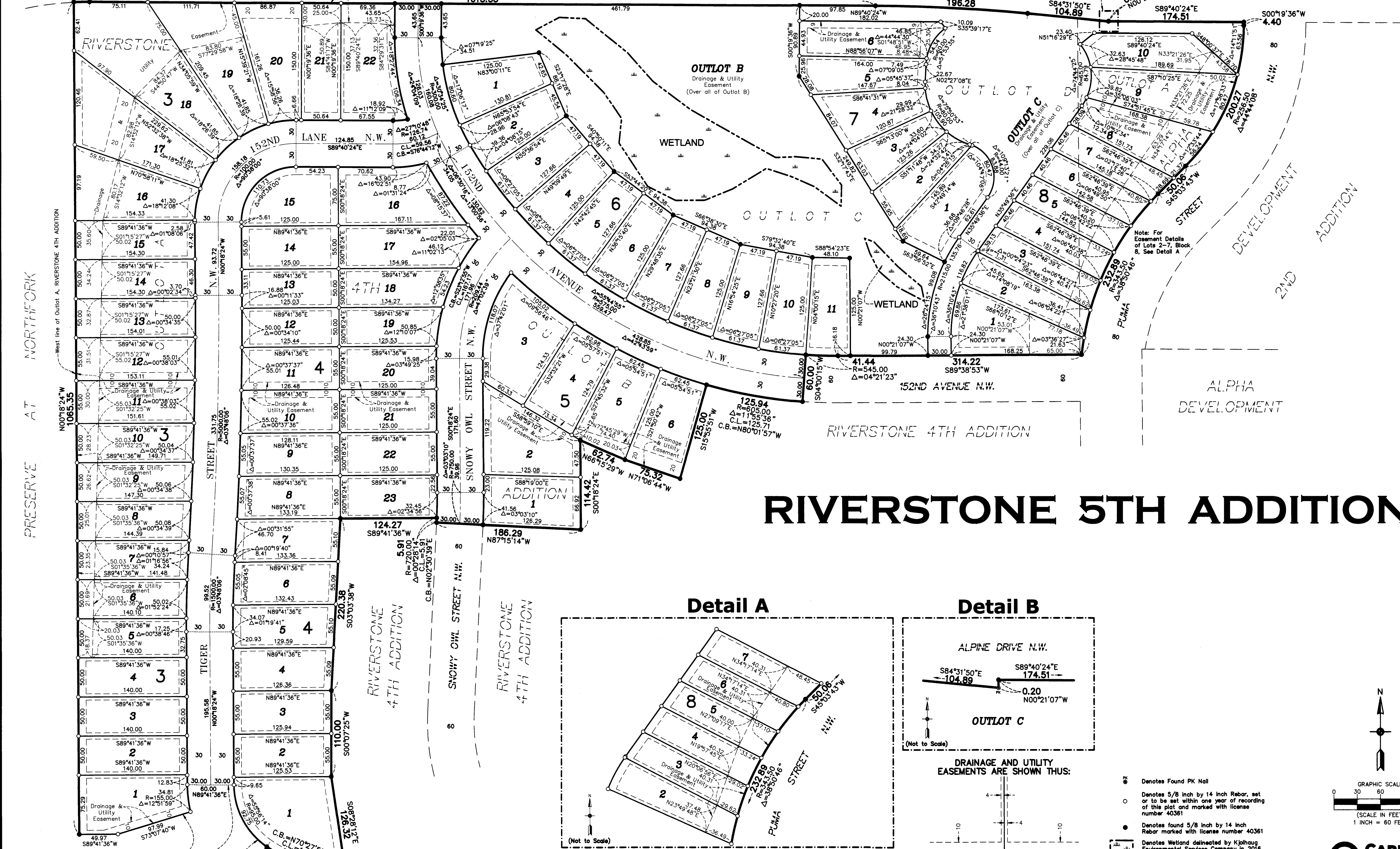
NORTHFORK MOORS ADDITION

WHISPERING PINES ESTATES

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 20, TWP. 32, RGE. 25

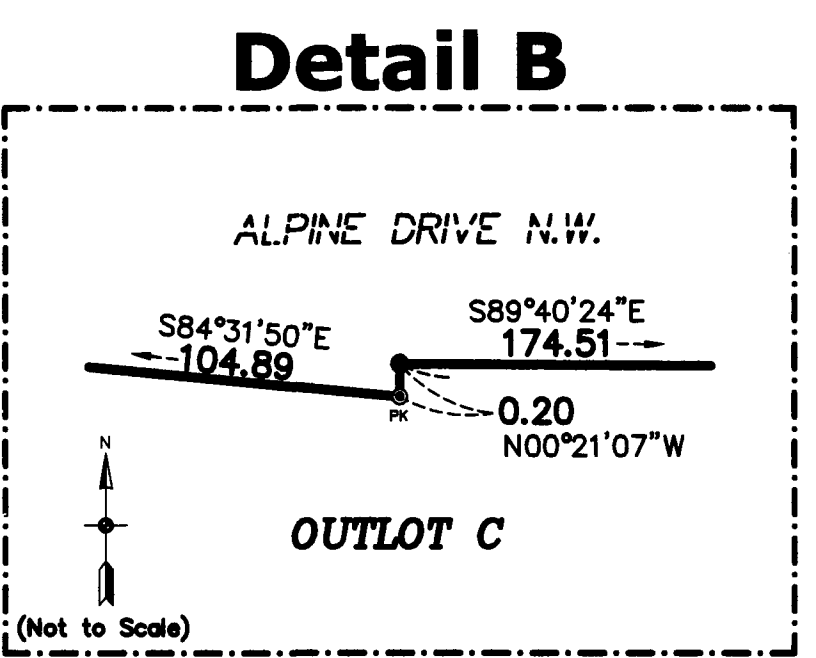
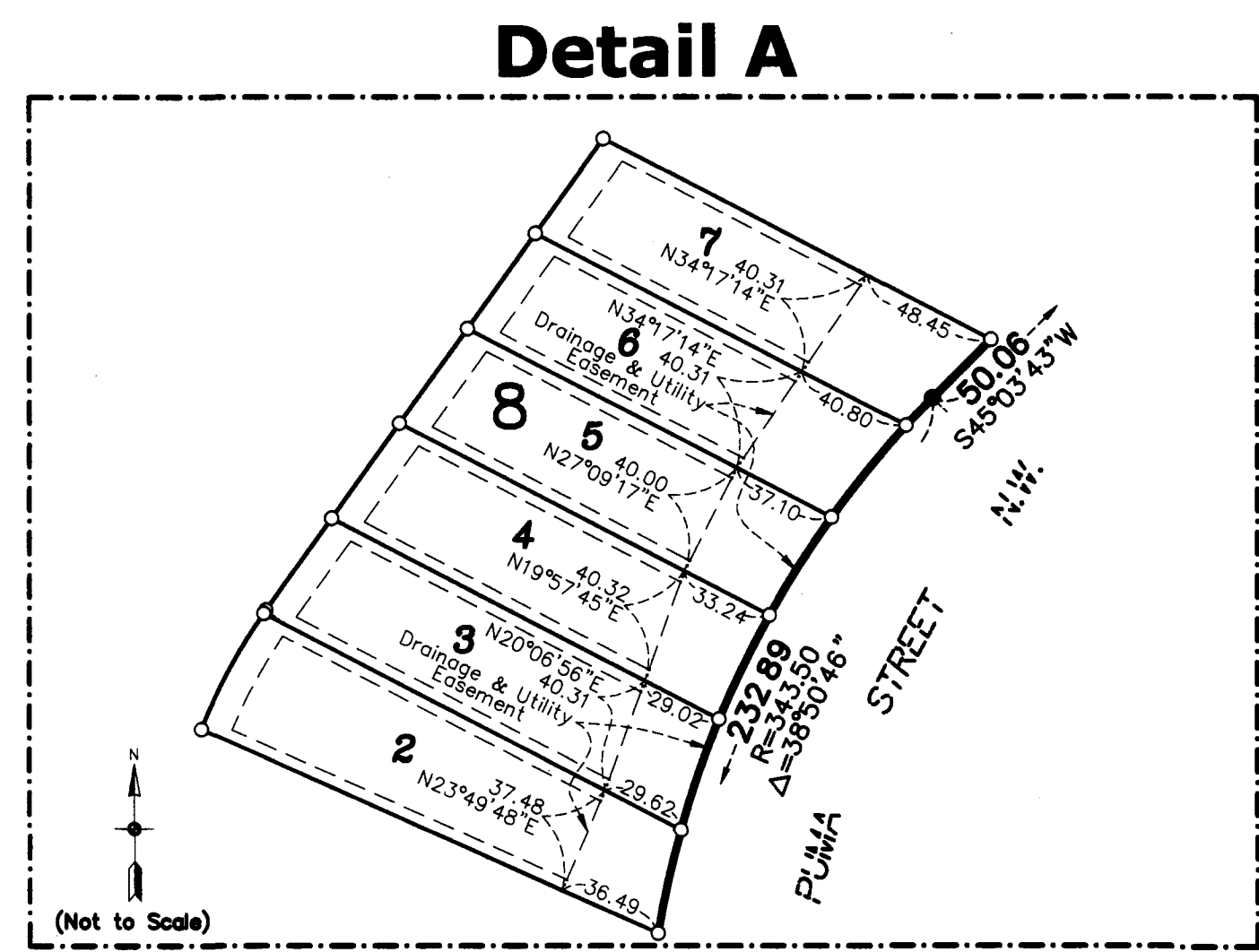
20.39
R=400.00
Δ=02°55'17"
C.L.=20.39
C.B.=N88°51'57"E

See Detail B

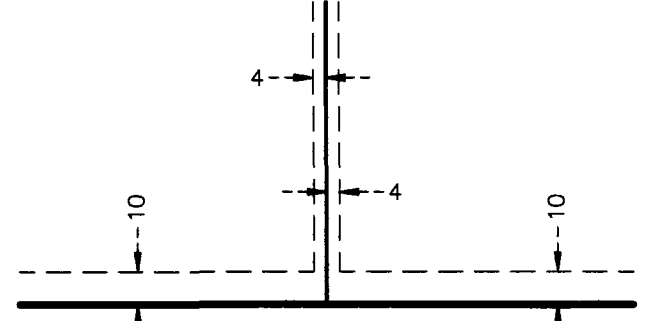


Note: For Easement Details of Lots 2-7, Block 8, See Detail A

RIVERSTONE 5TH ADDITION



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

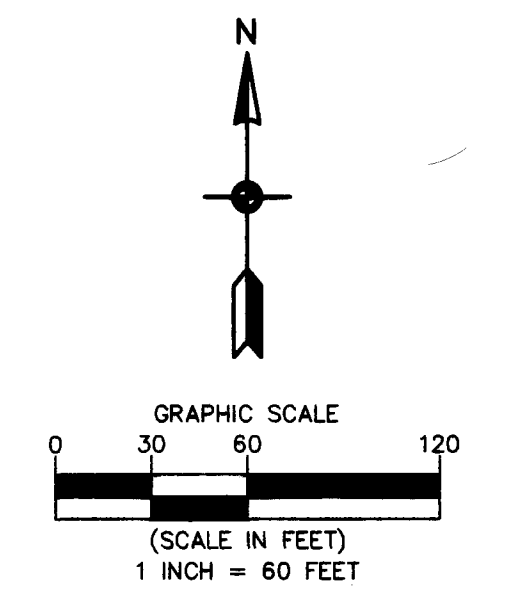


- PK Denotes Found PK Nail
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plan and marked with license number 40361
- Denotes found 5/8 inch by 14 inch Rebar marked with license number 40361
- ▴ Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2016

being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plan.

For the purposes of this plan, the West line of Outlot A, RIVERSTONE 4TH ADDITION, is assumed to have a bearing of North 00 degrees 18 minutes 24 seconds West

MATCH LINE
(SEE SHEET 1 OF 2 SHEETS)



CARLSON MCCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL