

RIVERSTONE SOUTH THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

2393004.002

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

Outlot M, RIVERSTONE SOUTH, Anoka County, Minnesota

Has caused the same to be surveyed and platted as RIVERSTONE SOUTH THIRD 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 31st day of May, 2023.

RIVERSTONE DEVELOPMENT, LLC

Stephen A. Bona
Stephen A. Bona, Vice President of Land

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on May 31st 2023 by Stephen A. Bona, Vice President of Land of Riverstone Development, LLC, a Minnesota limited liability company.

Matthew Glen Barker (Signed)
Matthew Glen Barker (Printed)
Notary Public, Anoka County, Minnesota
My commission expires January 31st 2025

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 19th day of MAY, 2023

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

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on May 19, 2023 by Thomas R. Balluff.

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

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSTONE SOUTH THIRD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 9th day of MAY, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: *Mark S. Olson* Mayor
By: *Kurt W.* Clerk

COUNTY SURVEYOR

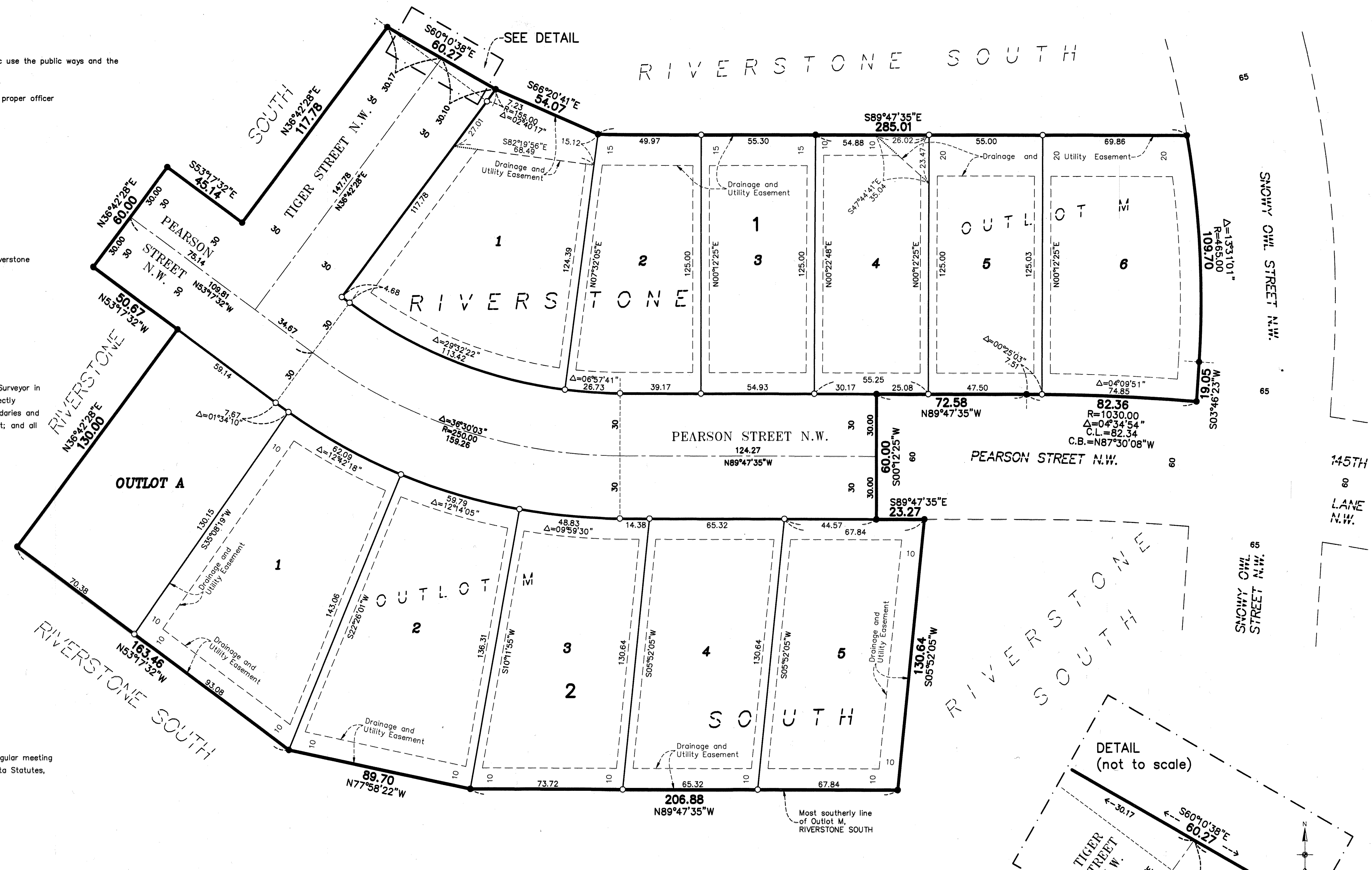
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21st day of June, 2023.

David M. Ziegemeier
David M. Ziegemeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 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 21 day of JUNE, 2023.

Pamela J. LeBlanc
Pamela J. LeBlanc
Property Tax Administrator
By: *Janae Muller* Deputy



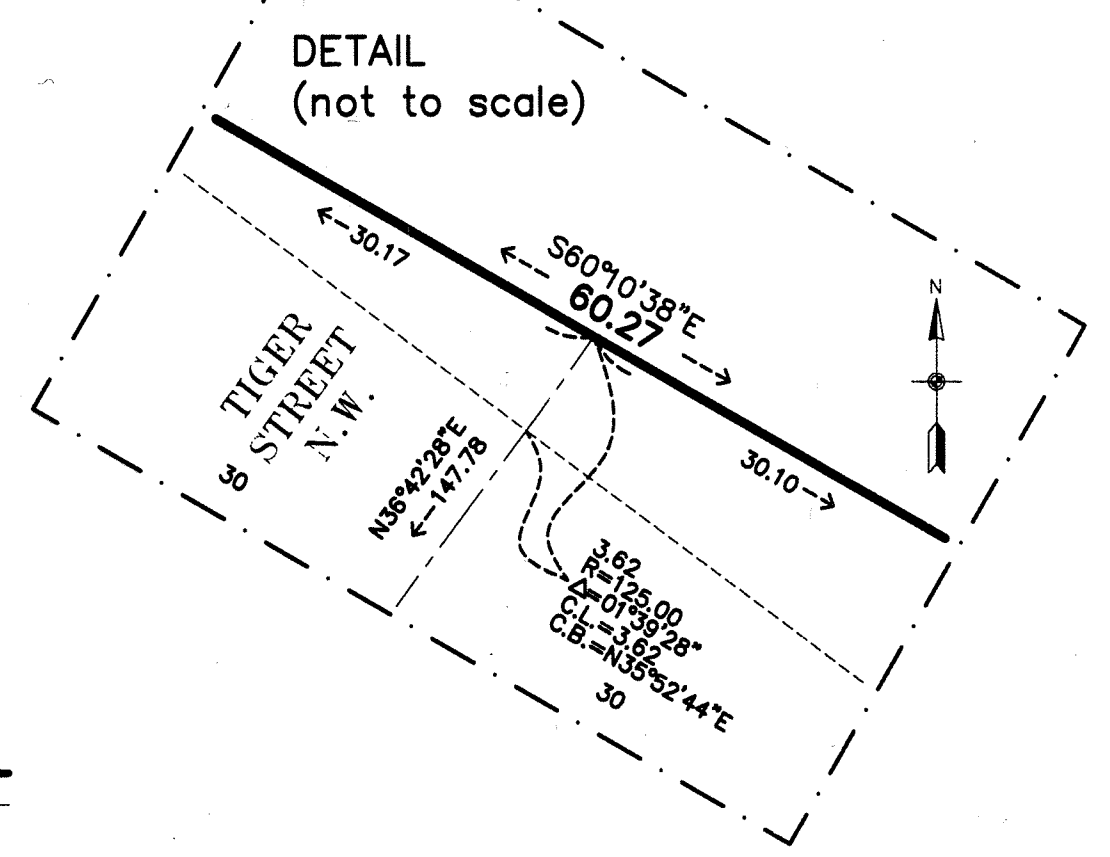
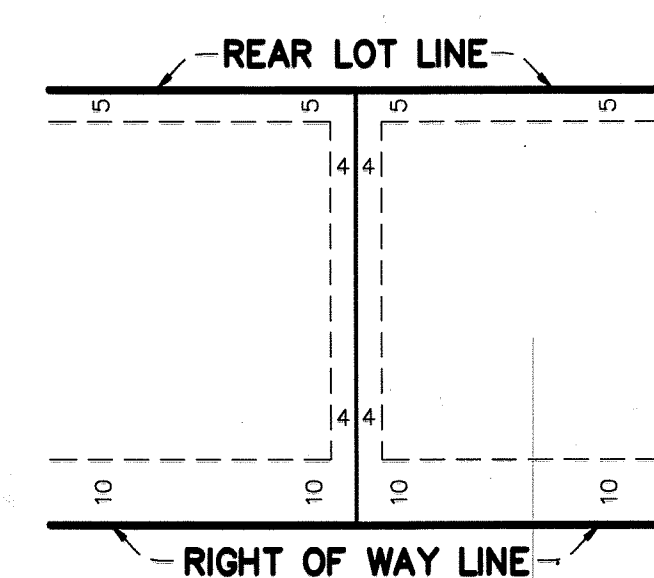
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERSTONE SOUTH THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 21 day of JUNE, 2023, at 9:57 o'clock A.M. and was duly recorded as Document Number 2393004.002

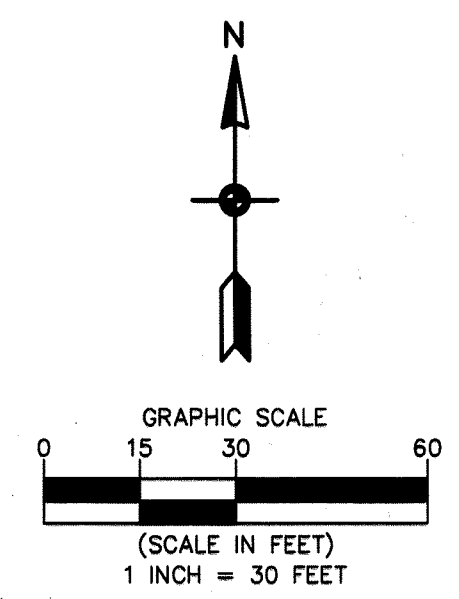
Pamela J. LeBlanc
County Recorder/Registrar of Title
By: *Janae Muller* Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



For the purposes of this plat, the most southerly line of Outlot M, RIVERSTONE SOUTH, is assumed to have a bearing of North 89 degrees 47 minutes 35 seconds West.

- 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 Iron Monument marked with RLS 40361



#56.00
CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL