

RIVERSTONE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 20 & 29, 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:

The Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of the Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.

and also EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of the Southwest Quarter.

and
The Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

and
The Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of the Northwest Quarter.

Has caused the same to be surveyed and platted as RIVERSTONE 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 27 day of July, 2017.

RIVERSTONE DEVELOPMENT, LLC

Stephen A. Bona
Stephen A. Bona, Vice President

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on July 27th, 2017 by Stephen A. Bona, Vice President of Riverstone Development, LLC, a Minnesota limited liability company, on behalf of the company.

Cynthia J. Morica
Cynthia J. Morica
Notary Public, Hennepin County, MN
My commission expires January 31, 2020

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 27th day of July, 2017.

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 July 27th, 2017 by Thomas R. Balluff.

Cynthia J. Morica
Cynthia J. Morica
Notary Public, Hennepin County, MN
My commission expires January 31, 2020

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSTONE was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 27th day of July, 2017, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: *David J. ...* Mayor By: *John M. ...*

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 28th day of July, 2017.

Larry D. ...
Larry D. ...
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2017, 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 28th day of July, 2017.

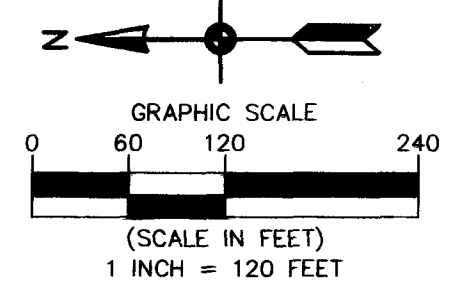
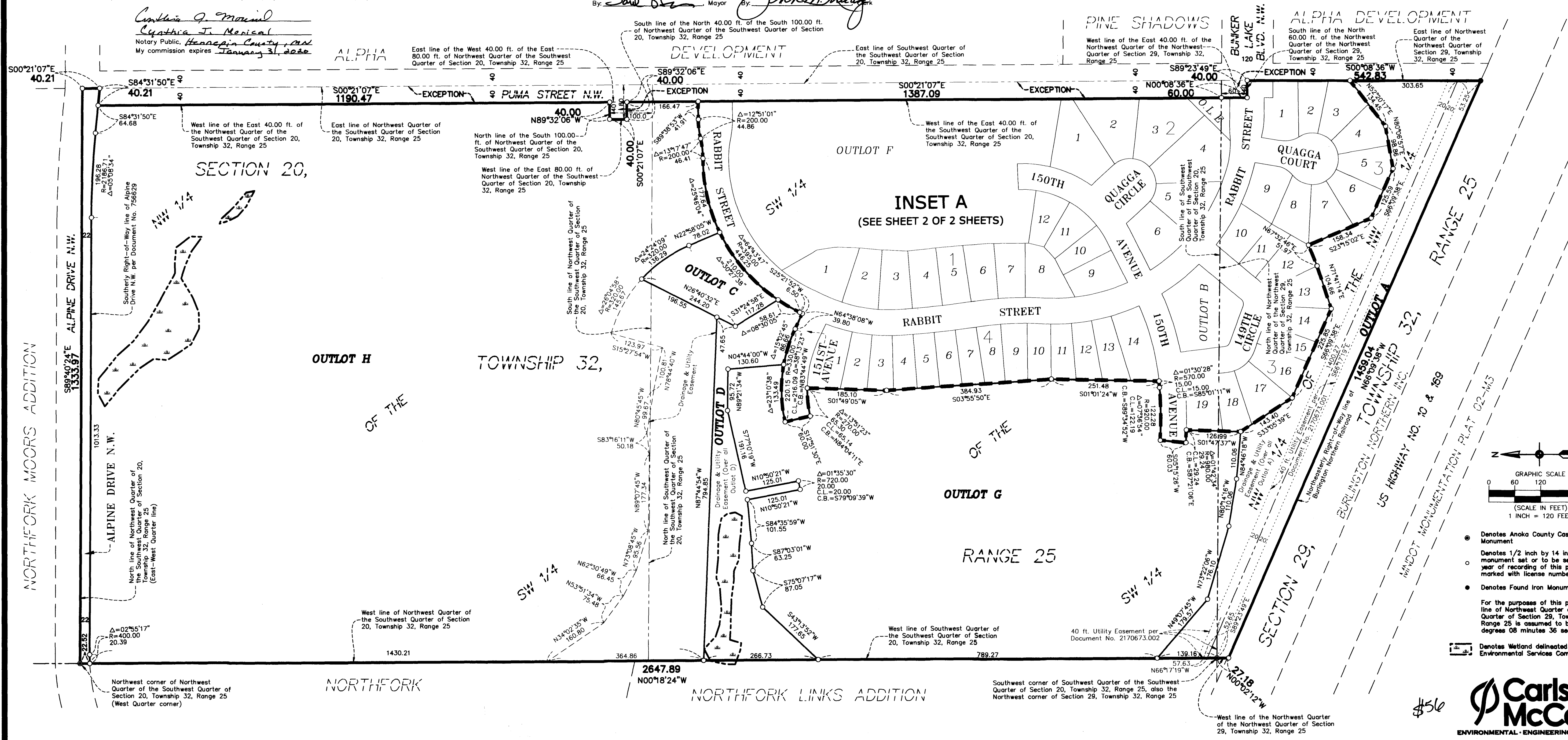
Jonell M. Sawyer
Jonell M. Sawyer
Property Tax Administrator
Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERSTONE was filed in the office of the County Recorder/Registrar of Titles for public record on this 28th day of July, 2017, at 3:42 o'clock P.M. and was duly recorded as Document Number 2176959.002.

Jonell M. Sawyer
Jonell M. Sawyer
County Recorder/Registrar of Titles
Deputy



- Denotes Anoka County Cast Iron Monument
- Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument

For the purposes of this plat, the East line of Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25 is assumed to bear South 00 degrees 08 minutes 36 seconds West.

Denotes Wetland delineated by Kiplag Environmental Services Company in 2016

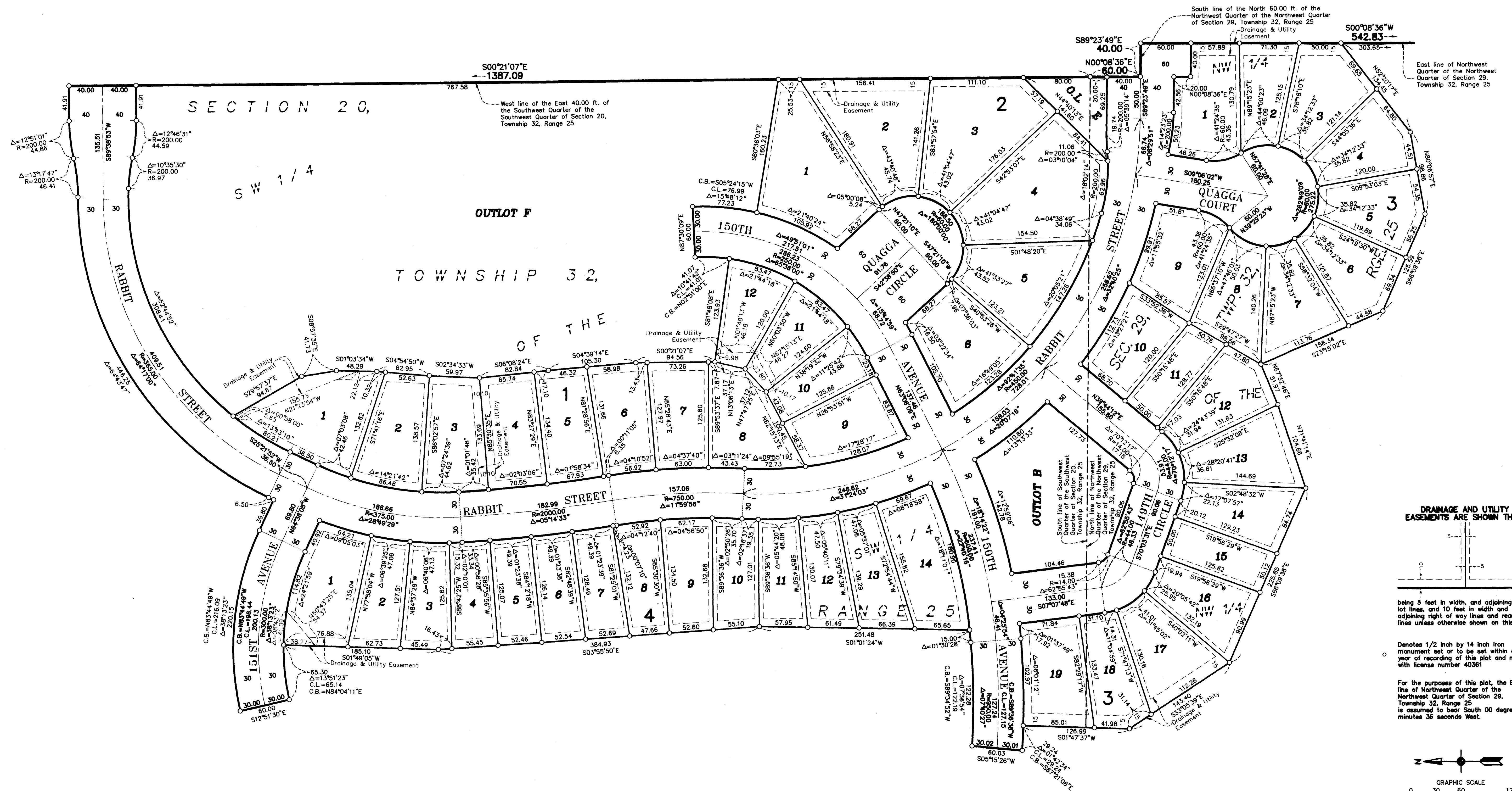
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Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING

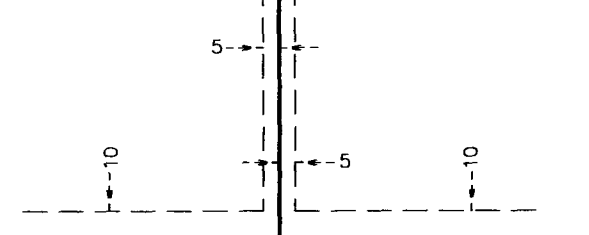
RIVERSTONE

CITY OF RAMSEY
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INSET A



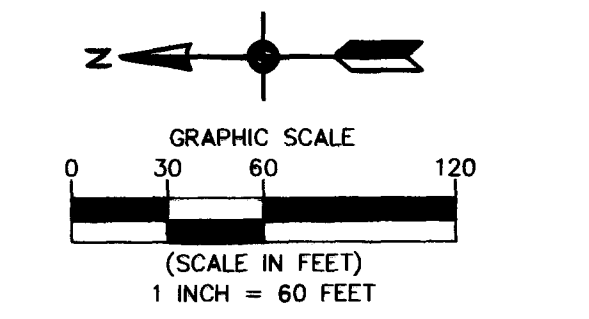
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 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 plat.

Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361

For the purposes of this plat, the East line of Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25 is assumed to bear South 00 degrees 08 minutes 36 seconds West.



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McCain
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