

VISTA PRAIRIE AT SAINT FRANCIS

CITY OF SAINT FRANCIS
COUNTY OF ANOKA
SEC. 32, T. 34, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Vista Prairie at Eagle Pointe, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the following described parcel lying westerly of Line 1 described below:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 1254.00 feet to the point of beginning; thence continuing South 00 degrees 32 minutes 18 seconds East, along said west line, a distance of 791.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST. FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 3727.21 feet more or less to the west bank of the Rum River, thence northwesterly along said west bank to the intersection of said west bank with a line bearing North 89 degrees 56 minutes 37 seconds East, parallel with the north line of said Northwest Quarter, from the point of beginning; thence South 89 degrees 56 minutes 37 seconds West a distance of 1413.09 feet more or less to the point of beginning.

EXCEPTING that part of the above described property lying within the following described parcel:

That part of the Northwest Quarter of Section 32, Township 34, Range 24, in Anoka County, Minnesota, described as follows:
Commencing at a point on the West line of said Northwest Quarter, distant 891 feet South of the Northwest corner of said Northwest Quarter; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet to the point of beginning of land to be described; thence continue Easterly on same described line a distance of 111 feet; thence South and parallel with the West line of said Northwest Quarter a distance of 395.5 feet; thence Westerly and parallel with the North line of said Northwest Quarter a distance of 411 feet to the West line of said Northwest Quarter; thence North on the West line of said Northwest Quarter a distance of 207.1 feet; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet; thence North and parallel with the West line of said Northwest Quarter a distance of 188.4 feet to the point of beginning, Anoka County, Minnesota.

ALSO EXCEPTING the west 344.00 feet of the north 150.00 feet of the south 743.40 feet of said Northwest Quarter of Section 32.

ALSO EXCEPTING that part of the above described property lying within a distance of 50.00 feet easterly and 50.00 feet westerly of the line described in Parcel No. 14 of the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota.

ALSO EXCEPTING that part of the above described property lying within MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NOS. 02-28 and 02-29, filed as Doc. Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.

Line 1:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 2045.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST. FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 1257.31 feet to the intersection of said north line with the westerly right of way line of Ambassador Boulevard NW per the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota and the point of beginning of the line to be described; thence 129.04 feet along said westerly right of way line on a non-tangential curve concave to the west, having a radius of 1095.92 feet, a central angle of 06 degrees 44 minutes 46 seconds and a chord bearing of North 10 degrees 33 minutes 55 seconds West; thence continuing along said westerly right of way line, North 13 degrees 56 minutes 18 seconds West, tangent to the last described curve, a distance of 681.18 feet to the north line of the above described property and said line there terminating.

Has caused the same to be surveyed and platted as VISTA PRAIRIE AT SAINT FRANCIS, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Vista Prairie at Eagle Pointe, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 29th day of December, 2023.

SIGNED: Vista Prairie at Eagle Pointe, LLC

By: James E. Bettendorf
James E. Bettendorf, as President

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me this 29th day of December, 2023 by James E. Bettendorf, as President of Vista Prairie at Eagle Pointe, LLC, a Minnesota limited liability company, on behalf of the company.

Dorothy Heice Bodine
Dorothy Heice Bodine
Notary Public, Hennepin County, MN
My Commission Expires Jan. 7, 2026

I Mark R. Salo 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 December, 2023

Mark R. Salo
Mark R. Salo, Licensed Land Surveyor
Minnesota License No. 43933

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 27th day of December, 2023 by Mark R. Salo.

Karen Ann Polton
Karen Ann Polton
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 31, 2026

CITY COUNCIL, CITY OF SAINT FRANCIS, MINNESOTA

This plat of VISTA PRAIRIE AT SAINT FRANCIS was approved and accepted by the City Council of the City of Saint Francis, Minnesota at a regular meeting thereof held this 18 day of April, 2023 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Saint Francis, Minnesota

By: [Signature] Mayor
By: Jennifer Weda 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 22nd day of March, 2023

By: David M. Ziegler
David M. Ziegler, 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 22 day of March, 2023

Pamela J. LaBlanc
Property Tax Administrator

By: Lana Kranick, Deputy

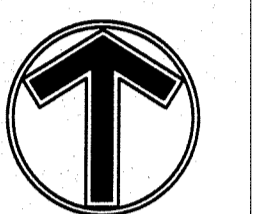
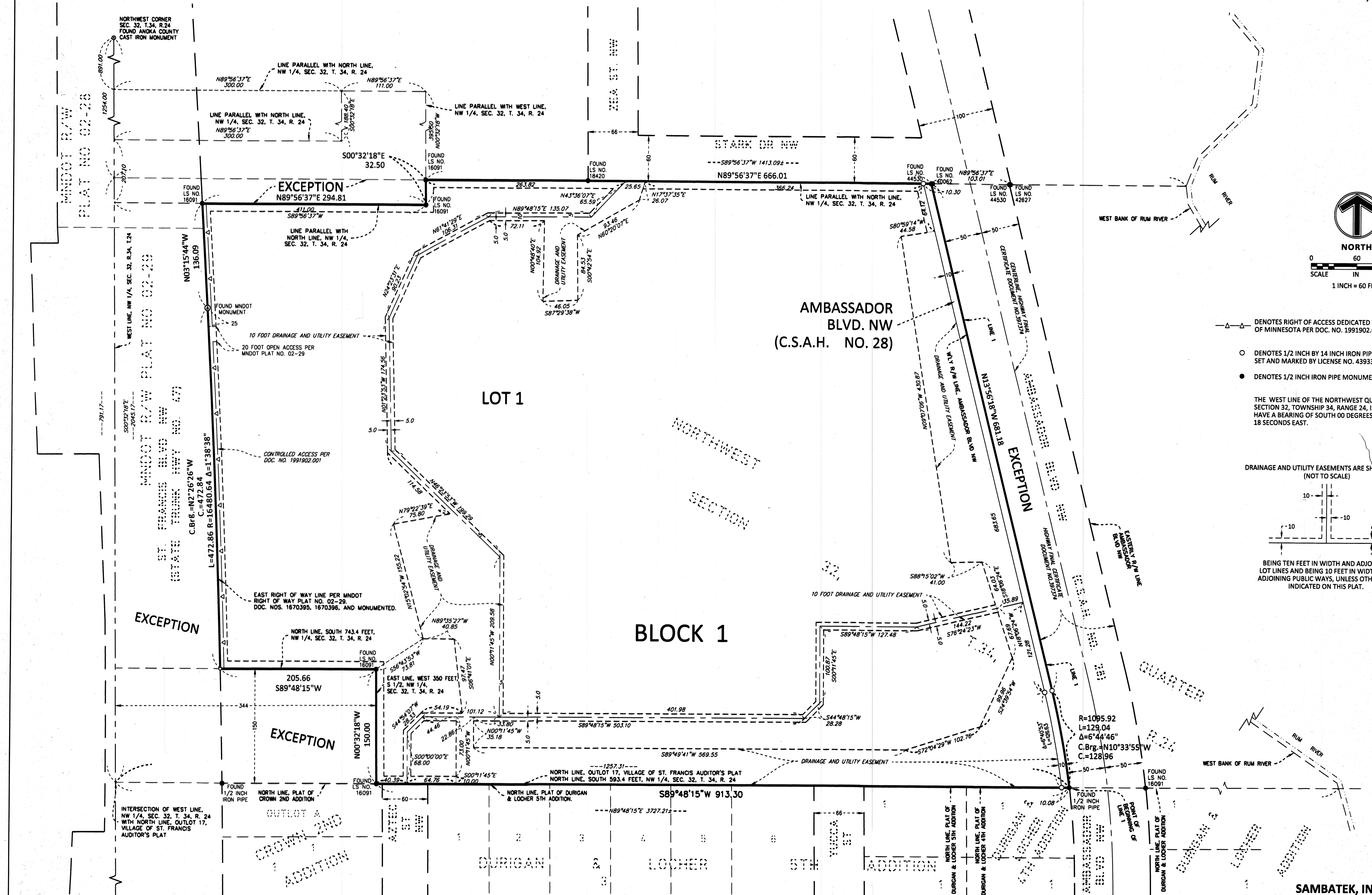
COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of VISTA PRAIRIE AT SAINT FRANCIS was filed in the office of the County Recorder/Registrar of Titles for public record on this 22 day of March, 2023 at 10:00 o'clock A.M. and was duly recorded as Document Number 238 7415.001.

Pamela J. LaBlanc
County Recorder/Registrar of Titles

By: Lana Kranick, Deputy

VISTA PRAIRIE AT SAINT FRANCIS

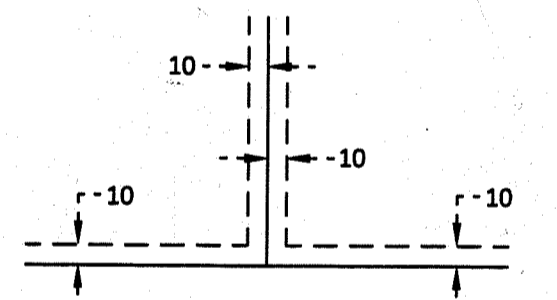


NORTH
0 60 120
SCALE IN FEET
1 INCH = 60 FEET

- ▲ DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA PER DOC. NO. 1991902.001.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 43933.
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND.

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 34, RANGE 24, IS ASSUMED TO HAVE A BEARING OF SOUTH 00 DEGREES 32 MINUTES 18 SECONDS EAST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING TEN FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.

R=1095.92
L=129.04
Δ=6°44'46"
C.Brg.=N10°33'55"W
C.=128.96