

# WATER PLANT ADDITION

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

Lots Three (3), Four (4), and Five (5), Block Seven (7), BERLIN, Anoka County, Minnesota.

AND

All that part of Lot Thirty (30), AUDITOR'S SUBDIVISION NUMBER THIRTY-NINE (39), Anoka County, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds for said County, lying southerly and westerly of the south line of the right of way of the spur track of Great Northern Railway Company extending easterly and westerly across said Lot to the filtration plant of the City of Minneapolis, and the westerly line of the right of way of Anoka County Highway No. 1, as laid out and established in a northerly and southerly direction.

AND

That part of Lot 23, AUDITOR'S SUBDIVISION NO. 39, Anoka County, Lying West of Marshall Street as now constructed and traveled,

and all that part of Government Lot 3, Section 34, Township 30, Range 24, lying within the limits of said vacated Marshall Street and bounded on the North by the Southerly limits of the Townsite of BERLIN, and on the Southwest by the Westerly line of said Lot 23 extended Northwestealy,

Lot 34, of AUDITOR'S SUBDIVISION NO. 39, Anoka County, and that part of Government Lots 2 and 3, in Section 34, Township 30, Range 24, lying within the limits of vacated Marshall Street as now constructed and traveled, and bounded on the South by the Northerly limits of the Townsite of BERLIN, and on the Northwest by a line which is parallel to, and 500 feet distant Westerly measured at right angles from the center line of the main track of the railway of the Great Northern Railway Company, as now located and constructed;

Lot 35, and Lot 36 except that part of Lot 36 which lies Easterly of the Easterly Right of Way line of State Aid Road No. 1, as said State Aid Road is now laid out and opened, AUDITOR'S SUBDIVISION NO. 39, Anoka County;

Lots 6 to 10, inclusive, Block 7, BERLIN, Anoka County,

Lots 1 to 5, inclusive, Block 8, BERLIN, Anoka County,

All of Block 9, BERLIN, Anoka County;

Lot 4, and the East One Hundred Thirty (130) feet of Lot Five (5), Block 10, BERLIN, Anoka County; according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Anoka County.

AND

Lots numbered Six (6), Seven (7), Eight (8), Nine (9), and Ten (10), in Block numbered Eight (8)

AND

Lots Numbered One (1), Two (2) and Three (3), in Block numbered Ten (10), of BERLIN according to the plat thereof on file or of record in the Office of the Register of Deeds in and for said Anoka County.

Lot numbered thirty-seven (37), AUDITOR'S SUBDIVISION NUMBER THIRTY-NINE (39), Anoka County, Minnesota, EXCEPTING that portion thereof lying Easterly of the Center-line of State Aid Road No. 1, as said State Aid Road is laid out and opened on the date hereof, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County and State more particularly described as follows:

That the part of the South half of the Southeast Quarter (S 1/2 of SE 1/4) of Section 34, Township 30, Range 24 described as follows:

Beginning at a point in the North line of S 1/2 of SE 1/4 of said Section 34, distant 108 Rods West of the Northeast corner of S 1/2 of SE 1/4 of said Section 34, 60 feet east of a point marked by Judicial Monument, thence South at a right angle to said North line a distance of 660 feet to a point 60 feet east of a point marked by a Judicial Monument, thence West through said last mentioned Judicial Monument parallel with the North line of S 1/2 of SE 1/4 of said Section 34, a distance of 805.09 feet, more or less, to the center-line of old U. S. Military Road now known as E. River Road, through and 34.7 feet beyond a Judicial Monument, thence Northeasterly along the center-line of said road a distance of 695.2 feet to the North line of S 1/2 of SE 1/4 of said Section 34, to a point 34.7 feet West of a Judicial Monument, thence East through said last mentioned Judicial Monument along the North line of said S 1/2 of SE 1/4 of said Section 34, a distance of 587.35 feet, passing also through said first mentioned Judicial Monument, to the point of beginning, EXCEPTING from the above described tract that portion thereof lying Easterly of the Center- line of State Aid Road No. 1, as said State Aid Road is laid out and opened on the date hereof.

AND

That part of Lot 10, AUDITORS SUBDIVISION NO. 79, Anoka County, Minnesota, that lies within the following description:

All that part of Government Lot 4, Section 27, Township 30 North, Range 24 West described as follows:

Commencing at a point formed by the intersection of the center line of the Old United States Military road so called, and the line dividing Sections 27 and 34, said township and range, which point is 2245.3 feet West of the Southeast Section corner of said Section 27; thence Northerly along the center line of said Old United States Military road on a deflection of 1 degree and 38 minutes East from a line at right angles to the South line of said Section 27 a distance of 366.4 feet; thence West parallel with the South line of said Section 27 a distance of 460 feet more or less to the Easterly shore of the Mississippi River; thence Southerly along the Easterly shore of the Mississippi River intersects the South line of said Section 27; thence East along the South line of Section 27 to the point of beginning, Anoka County, Minnesota.

EXCEPT:

The Northerly 43.55 feet lying West of County State Highway No.1 also known as East River Road.

AND

All those parts of Lot Thirty (30), AUDITOR'S SUBDIVISION NUMBER THIRTY-NINE (39), Anoka County, Minnesota, and Lot Nine (9), AUDITOR'S SUBDIVISION NUMBER SEVENTY-NINE (79), according to the plats thereof on file and of record in the office of the Register of Deeds in and for said County lying within the following defined lines: (1) A line which is parallel with and One Hundred (100) feet Southwestealy of, measured at a right angle to, the following described line; beginning at a point on the South line of Section Thirty-four (34), Township Thirty (30) North, Range Twenty-four (24) West, distant 512.7 feet East of the South Quarter corner of said Section, thence run Northeasterly at an angle 80 degrees 43 minutes 30 seconds with said South section line for 289.1 feet; thence deflect to the left at an angle of 5 degrees 37 minutes for 3677.83 feet; thence deflect to the left on a 2 degree 30 minutes curve, delta angle 26 degrees 54 minutes for 1076.0 feet; thence on tangent to a point which is distant One Hundred (100) feet Northeasterly from the point of intersection of the line being defined in this clause (1) and the line defined in clause (2) hereof, said One Hundred (100) feet being measured at a right angle to said line defined in clause (1); (2). The center line of the United States Military Highway, sometimes referred to as Marshall Street N.E., as such road or street existed on October 11, 1940; (3) The Northerly line of the right-of-way of the spur track of the Great Northern Railway Company extending across said Lot Thirty (30) and to the filtration plant of the City of Minneapolis; subject to the easement of the United States Military Highway, Anoka County, Minnesota.

AND

Lot 26, AUDITOR'S SUBDIVISION NO. 39, lying Westerly of CSAH No. 1, Anoka County, Minnesota.

AND

Lots 31, 32, 33, and 34, AUDITOR'S SUBDIVISION NO. 39, Anoka County, Minnesota.

AND

Lot 1, Block 7, BERLIN, Anoka County, Minnesota.

AND

Lot 2, Block 7, BERLIN, Anoka County, Minnesota.

AND

Part of AUDITOR'S SUBDIVISION NO. 39 of Section 34, Township 30, Range 24, Anoka County, Minnesota described as follows:

All of Lots 39, 40, 41 and that part of Lot 38, lying West of State Aid Road No. 1, except that part of said Lot 38 described as follows: Beginning at a point on the South line of said Section 34, a distance of 234 feet East of the Southwest corner of the Southeast Quarter of said Section 34; thence North at right angles with said Section line a distance of 265 feet; thence Easterly parallel with said Section line to its intersection with the Westerly right-of-way line of the East River Road as now laid out and constructed; thence Southerly along said right-of-way line to its intersection with the South line of the Southeast Quarter of said Section; thence West along said South line to beginning. According to the map or plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

EXCEPT the following:

All that part of Lot 38, AUDITOR'S SUBDIVISION NO. 39 described as follows:

Commencing at a point on the South line of said Section 34, Township 30, Range 24, a distance of 156 feet East of the Southwest corner of the Southeast Quarter of said Section 34; thence North at right angles with said section line a distance of 40 feet to the actual point of beginning; thence continuing North on the same line extended a distance of 360 feet; thence Easterly parallel with and 400 feet from said section line to the intersection with the Westerly right of way line of the East River Road as now laid out and constructed; thence Southerly along said right of way line to a point 265 feet from said South line of the section as measured at right angles thereto; thence West parallel to and 265 feet from said South section line to a line drawn at right angles with the said South section line from a point thereon distant 234 feet East of the Southwest corner of said Southeast Quarter of said Section 34; thence South along the last described line to the intersection with a line parallel with and 40 feet North of said South line of the section; thence West along said parallel line to the actual point of beginning and there terminating. All located in Section 34, Township 30, Range 24, City of Fridley, County of Anoka, State of Minnesota.

AND FURTHER EXCEPT the following:

Commencing at a point on the South line of said Section 34, 72 rods West of South East corner of the South 1/2 of the South East 1/4, Section 34, Township 30, Range 24; thence West on the South line of said Section to a point where it is intersected by the North Westerly line of 37th Avenue N.E., as deeded to the City of Minneapolis by Klesner and more particularly described as follows, viz:

A line 40 feet distant at right angles North Westerly from and parallel with the following line, viz:

Commencing at a point in the Southerly line of said Section 34, Township 30, Range 24 28.2 feet Westerly from the South 1/4 corner of said Section running thence South Westerly to the Mississippi River on a line which deflects to the South from the above mentioned Southerly line of said Section 34, Township 30, Range 24, at an angle of 43 degrees 53 minutes; thence North Easterly on the extension of the above described North West line of 37th Avenue N.E., to a point which is 40 feet Northerly from and at right angles to the South line of said Section 34; thence East on a line parallel with and 40 feet Northerly from and at right angles to the South line of said Section 34, to a point which is distant 72 rods West from the Easterly line of said Section 34; thence South 40 feet to place of beginning.

Being the same land shown and designated by red space on that certain map filed in the office of Register of Deeds in Anoka County, on September 9th, 1897 at 11 o'clock a.m., and recorded in Book B of Plats, on Page 18.

All located in Section 34, Township 30, Range 24, City of Fridley, County of Anoka, State of Minnesota.

AND

All that part of Government Lots two (2) and three (3), of section thirty-four (34), township thirty (30) north, range twenty-four (24) west, of the Fourth Principal Meridian, described as follows:

Beginning at the intersection of the easterly line of vacated Marshall Street Northeast, with the south line of 43rd Avenue Northeast, as said streets are now laid out and established; thence southeasterly along said easterly line of vacated Marshall Street Northeast and said easterly line extended southeasterly in a straight line to the north line of Townsite of BERLIN, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Anoka County; thence easterly along said north line to a point twenty-five (25) feet distant westerly, measured at right angles, from the center line of the railway of the Minneapolis, Anoka and Cuyuna Range Railroad Company, as now located and constructed; thence northerly parallel with the center line of said railway and twenty-five (25) feet distant therefrom, to said south line of 43rd Avenue Northeast; thence westerly along said south line to the point of beginning.

AND

That portion of Marshall Street running across Government Lot 4, Section 27 and Government Lots 1, 2, and 3, Section 34, all in Township 30 North, Range 24 West, Anoka County, Minnesota, lying westerly of the westerly right of way line of County State Aid Highway No. 1.

AND

The entirety of all streets and alleys lying within and adjacent to Blocks 7 through 10 inclusive as shown on the recorded plat of BERLIN, Anoka County, Minnesota, lying westerly of the westerly right of way line of County State Aid Highway No. 1. EXCEPT the street located southerly of the west line of the East 130 feet of Lot 5, Block 10.

Has caused the same to be surveyed and platted as WATER PLANT ADDITION and does hereby dedicate to the public for public use the public way as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 1 as shown on this plat.

In witness whereof said City of Minneapolis, a Minnesota municipal corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this 10<sup>th</sup> day of April, 2025.

CITY OF MINNEAPOLIS

Annika M. Bankston

By: Annika M. Bankston, Division Director of the Public Works Division of Water Treatment & Distribution Services of the City of Minneapolis

STATE OF MINNESOTA

COUNTY OF Hennepin

This instrument was acknowledged before me on this 10<sup>th</sup> day of April, 2025, by Annika M. Bankston, Division Director of the Public Works Division of Water Treatment & Distribution Services of the City of Minneapolis, a Minnesota municipal corporation, under the laws of the State of Minnesota, on behalf of the corporation.

(Signature) Maria Silva

(Print Name) Maria Silva

Notary Public, Hennepin County, Minnesota.  
My commission expires January 9<sup>th</sup> 2027

626063.002 / 2442563.002

CITY OF FRIDLEY  
COUNTY OF ANOKA  
SEC. 27 & 34, TWP. 30, RNG. 24

SURVEYOR'S CERTIFICATE

I Aaron J. Mages 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 10<sup>th</sup> day of APRIL, 2025.

Aaron J. Mages

Aaron J. Mages/ Licensed Land Surveyor  
Minnesota License No. 45507

STATE OF MINNESOTA  
COUNTY OF ANOKA

This instrument was acknowledged before me this 10 day of April, 2025 by Aaron J. Mages.

(Signature) Carrie Bachelor

(Print Name) Carrie Bachelor

Notary Public, Scott County, Minnesota.  
My commission expires 1-31-2029

CITY COUNCIL, CITY OF FRIDLEY, MINNESOTA

This plat of WATER PLANT ADDITION was approved and accepted by the City Council of the City of Fridley, Minnesota at a regular meeting thereof held this 10 day of April, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Fridley, Minnesota

Debra Esten

By: Mayor

Melissa Moore

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 1st day of July, 2025.

David M. Zieglmeier

David M. Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2025 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 30<sup>th</sup> day of July, 2025.

Pamela J deBlanc

By: Property Tax Administrator

[Signature]

By: Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
County of Anoka, State of Minnesota

I hereby certify that this plat of WATER PLANT ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 2nd day of July, 2025, at 2:29 o'clock P.M. and was duly recorded as Document Number 626063.002.

Pamela J. deBlanc

County Recorder/Registrar of Titles

By: [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
County of Anoka, State of Minnesota

I hereby certify that this plat of WATER PLANT ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 2nd day of July, 2025, at 2:29 o'clock P.M. and was duly recorded as Document Number 2442563.002.

Pamela J deBlanc

County Recorder/Registrar of Titles

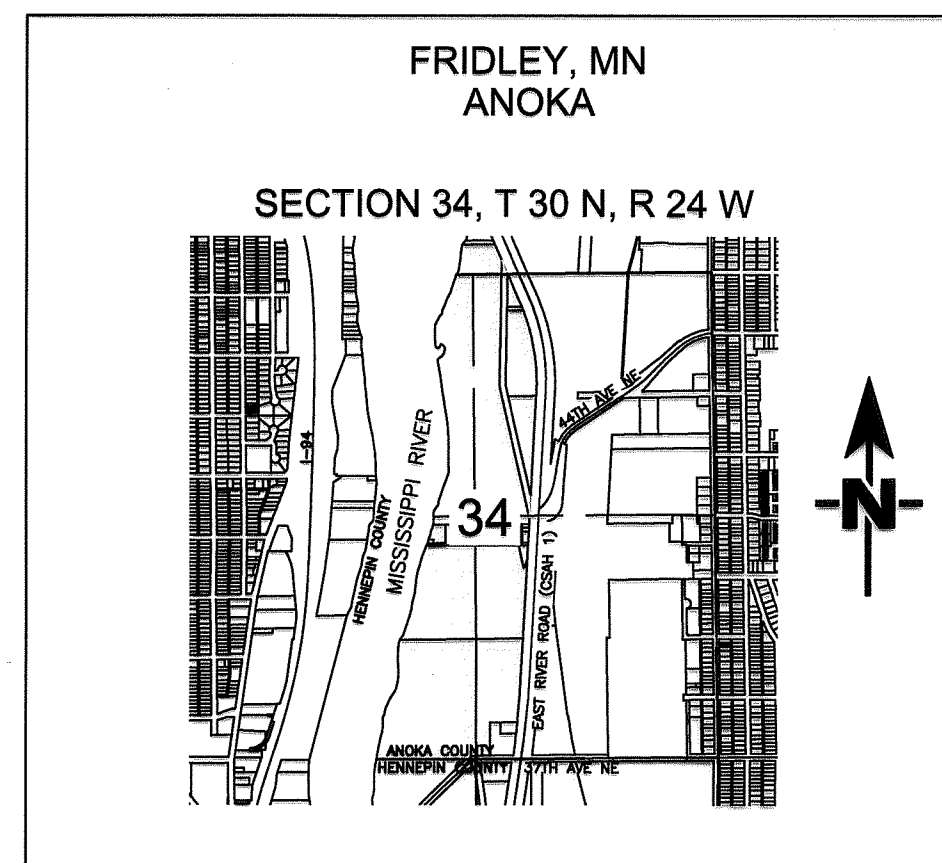
By: [Signature], Deputy

\$56.00 / \$56.00



CITY OF FRIDLEY  
COUNTY OF ANOKA  
SEC. 27 & 34, TWP. 30, RNG. 24

# WATER PLANT ADDITION



VICINITY MAP

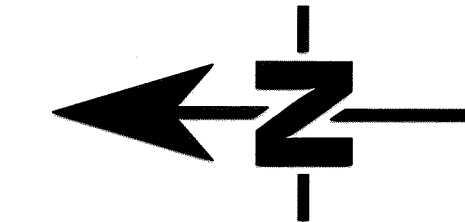
NOT TO SCALE

**BEARING BASIS**  
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, T. 30N, R. 24W, HAS A BEARING OF SOUTH 89 DEGREES 26 MINUTES 24 SECONDS WEST.

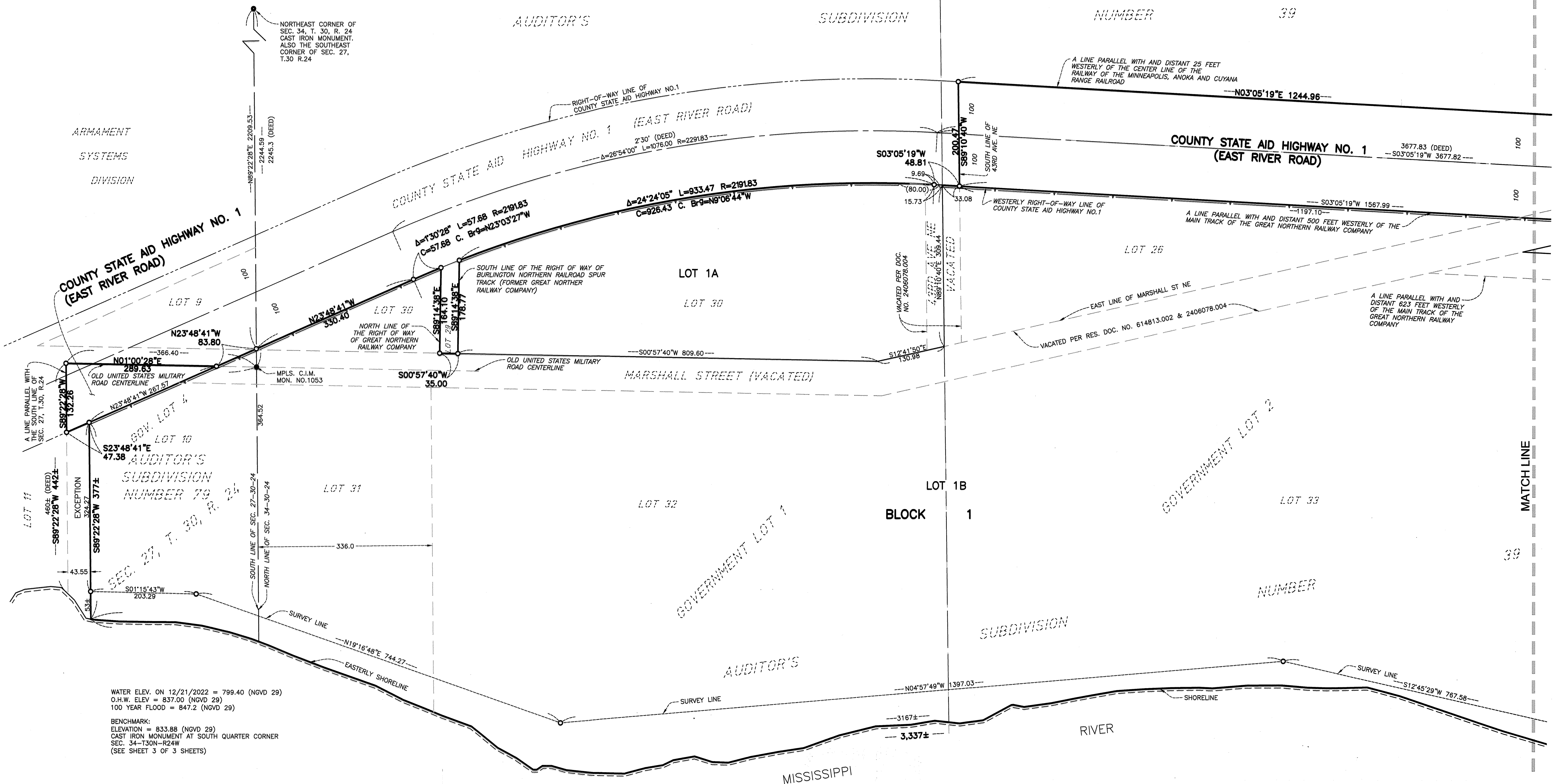
## LEGEND

- 3/4 INCH BY 18 INCH IRON PIPE MONUMENT SET, MARKED BY LICENSE NO. 45507
- MONUMENT FOUND
- CAST IRON MONUMENT FOUND
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

**NOTE:**  
LOT 1 IS SUBDIVIDED INTO LOT 1A, LOT 1B, LOT 1C, LOT 1D, LOT 1E, AND LOT 1F, AND LOT 2 IS SUBDIVIDED INTO LOT 2A AND LOT 2B FOR PURPOSES OF SEPARATING THE TORRENS LAND FROM THE ABSTRACT LAND. MONUMENTS ARE SET AT THE EXTERIOR CORNERS OF LOT 1 AND LOT 2 AS DEPICTED ON THIS PLAT. NO MONUMENTS WERE SET AT THE INTERIOR CORNERS OF LOT 1A, LOT 1B, LOT 1C, LOT 1D, LOT 1E, LOT 1F, LOT 2A AND LOT 2B.



0 100 200  
1 INCH = 100 FEET  
(SCALE TO FEET)



THIS PLAT PREPARED BY STONEBROOKE ENGINEERING, INC.

SHEET 2 OF 3 SHEETS

# WATER PLANT ADDITION

CITY OF FRIDLEY  
COUNTY OF ANOKA  
SEC. 27 & 34, TWP. 30, RNG. 24

