

KNOW ALL PERSONS BY THESE PRESENTS: That Centra Ramsey Waterfront Village 1, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot C, WATERFRONT VILLAGE, Anoka County, Minnesota

Has caused the same to be surveyed and platted as WATERFRONT VILLAGE SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created on this plat.

In witness whereof said Centra Ramsey Waterfront Village 1, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 3rd day of June, 2025.

Centra Ramsey Waterfront Village 1, LLC

By: Dale R. Dills the Managing Member

STATE OF Minnesota

COUNTY OF Hennepin

This instrument was acknowledged before me on 3rd day of June, 2025.

by Dale R. Dills the Managing Member, of Centra Ramsey Waterfront Village 1, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

Dale R. Dills
Hennepin County, Minnesota
My commission expires Jan 31 2027

Carle Toohy
Printed Name

I, Marcus F. Hampton 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 4 day of JUNE, 2025

Marcus F. Hampton
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me on this 4th day of June, 2025
by Marcus F. Hampton.

Patrick Miller (Signature)
Patrick Miller (Print Name)
Scott County, Minnesota
My commission expires Nov. 30, 2029

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of WATERFRONT VILLAGE SECOND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 11th day of March, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: Kurt Sun Mayor
Kurt Sun Clerk

ANOKA 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. Ziegemeier
David M. Ziegemeier, Anoka County Surveyor

ANOKA 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 2 day of July, 2025.

By: Pamela J. DeBlanc Property Tax Administrator
By: Pamela J. DeBlanc Deputy

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

I hereby certify that this plat of WATERFRONT VILLAGE SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 2 day of July, 2025, at 2:22 o'clock P. M. and was duly recorded as Document Number 626030.002.

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

WATERFRONT VILLAGE SECOND ADDITION

RAMSEY TOWN

CENTER 10TH ADDITION

BISON STREET NW

148TH LANE NW

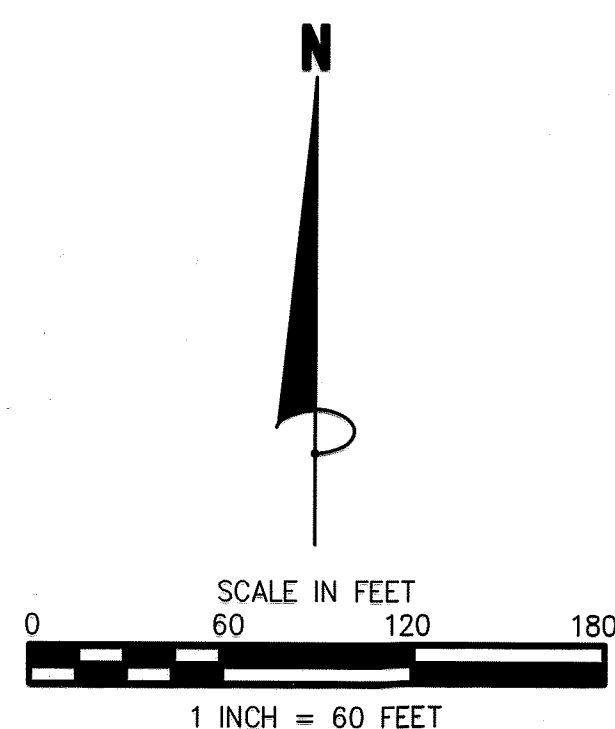
COR THREE NORTH COMMONS

BUNKER LAKE BOULEVARD NW
(C.S.A.H. NO. 116)

OUTLOT C

OUTLOT C

INSET
SEE SHEET 2
OF 2 SHEETS



BEARINGS ARE BASED ON THE MOST SOUTHERLY LINE OF OUTLOT C, WATERFRONT VILLAGE WHICH IS ASSUMED TO HAVE A BEARING OF S 89°14'16" W

● DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481, UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481

—△— DENOTES ACCESS CONTROL PER PLAT OF COR TWO

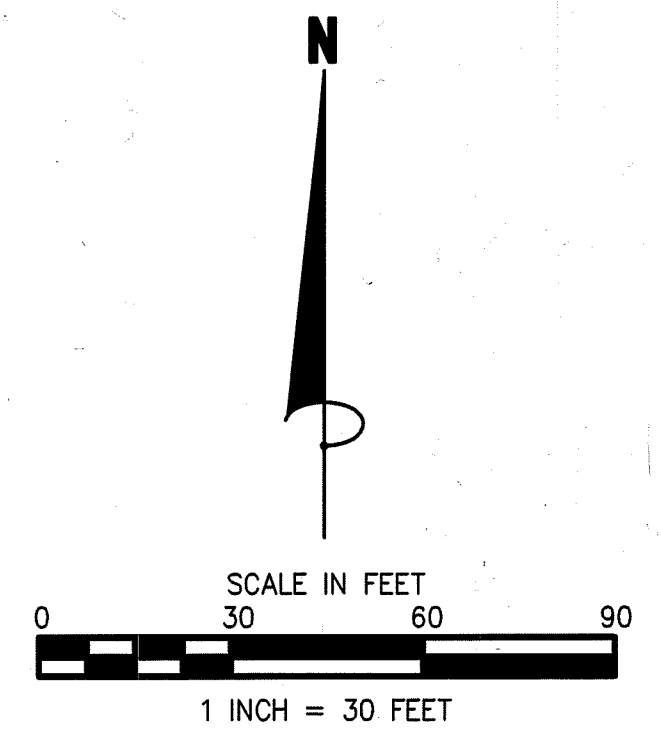
WATERFRONT VILLAGE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

JAMES R. HILL, INC.

SHEET 1 OF 2 SHEETS

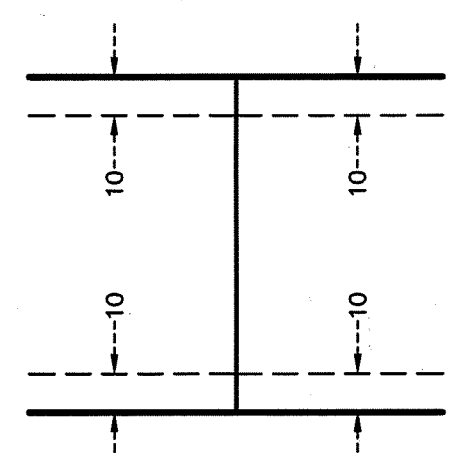
**CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25**

[illegible]

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**DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:**



DRAINAGE AND UTILITY EASEMENTS BEING
10 FEET IN WIDTH, UNLESS OTHERWISE
INDICATED, ADJOINING FRONT AND REAR
LOT LINES, AS SHOWN ON THIS PLAT.