

# WEST ARMSTRONG ADDITION

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 29, T. 32, R. 25

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

Lot 2, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;

EXCEPT

Parcel 4, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

ALSO EXCEPT

That part of said Lot 2 which lies West of said Parcel 4, and which lies Northerly of the following described Line "A" and its extensions:

Commencing at the Northeast corner of said Lot 2; thence South 00 degrees 12 minutes 14 seconds East assumed bearing along the East line of said Lot 2 a distance of 44.00 feet to the point of beginning of said Line "A"; thence North 89 degrees 37 minutes 46 seconds West parallel with the North line of said Lot 2 a distance of 155.74 feet; thence Northwest a distance of 101.06 feet along a tangential curve concave to the North having a radius of 230.00 feet and a central angle of 25 degrees 10 minutes 29 seconds; thence Northwesterly a distance of 37.12 feet along a reverse curve concave to the Southwest having a radius of 215.00 feet and a central angle of 09 degrees 53 minutes 30 seconds, to the West line of said Lot 2 and said Line "A" there terminating.

AND

Lot 3, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;

EXCEPT

Parcel 5, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota

And that the City of Ramsey, a Minnesota Municipal Corporation under the laws of the State of Minnesota, owner of the following described property:

PARCEL 4 and PARCEL 5, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

AND

That part of Lot 2, Block 2, HY-10 RAMSEY, Anoka County, Minnesota which lies West of said Parcel 4, and which lies Northerly of the following described Line "A" and its extensions:

Commencing at the Northeast corner of said Lot 2; thence South 00 degrees 12 minutes 14 seconds East assumed bearing along the East line of said Lot 2 a distance of 44.00 feet to the point of beginning of said Line "A"; thence North 89 degrees 37 minutes 46 seconds West parallel with the North line of said Lot 2 a distance of 155.74 feet; thence Northwest a distance of 101.06 feet along a tangential curve concave to the North having a radius of 230.00 feet and a central angle of 25 degrees 10 minutes 29 seconds; thence Northwesterly a distance of 37.12 feet along a reverse curve concave to the Southwest having a radius of 215.00 feet and a central angle of 09 degrees 53 minutes 30 seconds, to the West line of said Lot 2 and said Line "A" there terminating.

Have caused the same to be surveyed and plotted as WEST ARMSTRONG ADDITION and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 83 as shown on this plat.

In witness whereof said PSD, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 14th day of December, 2019.

SIGNED: PSD, LLC

By Pamela S. Deal (Signature), Chief Manager  
Pamela S. Deal

STATE OF Minnesota

COUNTY OF Anoka

This instrument was acknowledged before me this 14th day of December, 2019 by Pamela S. Deal, Chief Manager of PSD, LLC, a Minnesota limited liability company, on behalf of the company.

By Patricia Ennis (Signature)  
Patricia Ennis (Print Name)

Notary Public, Minnesota

My commission expires January 31st, 2023

In witness whereof said City of Ramsey, a Minnesota Municipal Corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this 30th day of December, 2019.

SIGNED: CITY OF RAMSEY

By John LeTourneau (Signature), as Mayor  
Jo Ann Thieling (Signature), as City Clerk

STATE OF MINNESOTA  
COUNTY OF Anoka

This instrument was acknowledged before me this 30th day of December, 2019 by John LeTourneau, as Mayor, and Jo Ann Thieling, as City Clerk, of the City of Ramsey, a Minnesota Municipal corporation under the laws of the State of Minnesota, on behalf of the corporation.

By Joann E. Slaw (Signature)  
Joann E. Slaw (Print Name)

Notary Public, Anoka County

My commission expires 11/31/20

## SURVEYOR'S CERTIFICATE

I Brian R. Person 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 November, 2019.

By Brian R. Person (Signature)  
Brian R. Person, Licensed Land Surveyor  
Minnesota License No. 49138

STATE OF MINNESOTA  
COUNTY OF ANOKA

This instrument was acknowledged before me this 19th day of November, 2019 by Brian R. Person.

By Seth M. Monroe (Signature)  
Seth M. Monroe (Print Name)

Notary Public, Minnesota

My commission expires January 31, 2024

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of WEST ARMSTRONG ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 23rd day of July, 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: [Signature], Mayor

By: [Signature], Deputy 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 13th day of January, 2020.

By Charles F. Gitzen (Signature)  
Charles F. Gitzen  
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 13 day of January, 2020.

By Jonell M Sawyer (Signature)  
Jonell M Sawyer  
Property Tax Administrator

By [Signature], Deputy

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

I hereby certify that this plat of WEST ARMSTRONG ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 13 day of January, 2020, at 10:46 o'clock A.M. and was duly recorded as Document Number 224916.CC.1.

By Jonell M Sawyer (Signature)  
Jonell M Sawyer  
County Recorder/Registrar of Titles

By [Signature], Deputy

- △— Denotes Right of Access dedicated to Anoka County
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 49138.
- Denotes found 1/2 inch iron monument
- ⊗ Denotes Set Concrete Nail

For the purposes of this plat the East line of Lot 2, Block 2, HY-10 RAMSEY is assumed to bear S00°12'14"E.

