

ZERO ZONE ADDITION

City of Ramsey
County of Anoka
Sec. 35, Twp. 32, Rng. 25

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

Lot 1, Block 1, BUSINESS PARK 95 SECOND ADDITION, except Parcel 14, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 78, and Lot 1, Block 1, & Outlot A, BUSINESS PARK 95 EIGHTH ADDITION, All in Anoka County, Minnesota.

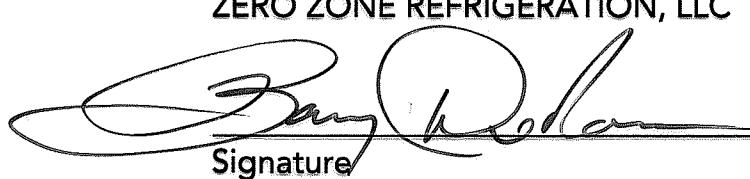
And

That part of 140th Avenue NW as dedicated on the plat of BUSINESS PARK 95 EIGHTH ADDITION, Anoka County, Minnesota, lying north of the westerly extension of the south line of Outlot A, said BUSINESS PARK 95 EIGHTH ADDITION.

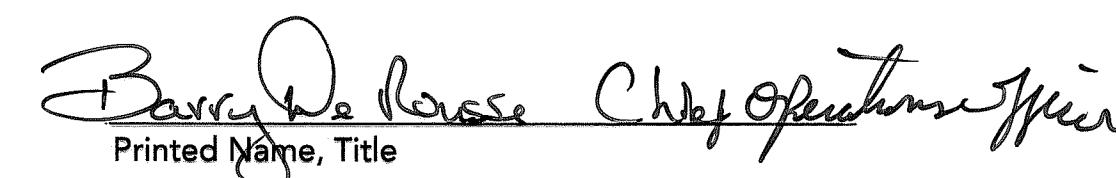
Has caused the same to be surveyed and platted as ZERO ZONE ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 116 as shown on this plat.

In witness whereof said Zero Zone Refrigeration, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30th day of December, 2025.

ZERO ZONE REFRIGERATION, LLC

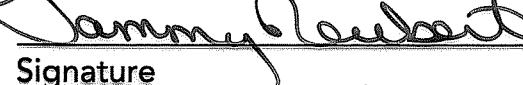


Signature


Barry DeRousse, Chief Operations Officer
Printed Name, Title

STATE OF minnesota
COUNTY OF anoka

This instrument was acknowledged before me this 30 day of December, 2025 by Barry DeRousse,
as COO of Zero Zone Refrigeration, LLC, a Minnesota limited liability company, on behalf of the company.


Signature
Notary Public, Anoka County, Anoka, minnesota
My Commission Expires 1-31-31


Tammy Newbust
Printed Name, Notary

SURVEYORS CERTIFICATION

I Max L. Stanislowski 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 23rd day of DECEMBER, 2025.


Max L. Stanislowski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 23 day of December, 2025 by Max L. Stanislowski.


Signature
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2028


Sarah Koenig
Printed Name, Notary

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of ZERO ZONE 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 SEPTEMBER, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

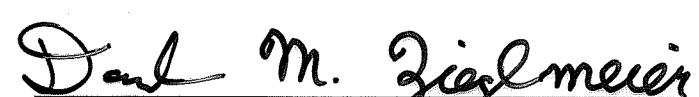
City Council, City of Ramsey, Minnesota

By:  Mayor

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 31st day of December, 2025.


David M. Ziegelmeyer
David M. Ziegelmeyer, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

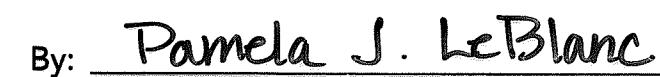
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2025 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 31st day of December, 2025.

By: 
Pamela J. LeBlanc
Property Tax Administrator

By: 
Notary, Deputy

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

I hereby certify that this plat of ZERO ZONE ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 31st day of December, 2025, at 10:00 o'clock A.M. and was duly recorded as Document Number 2456659.002.

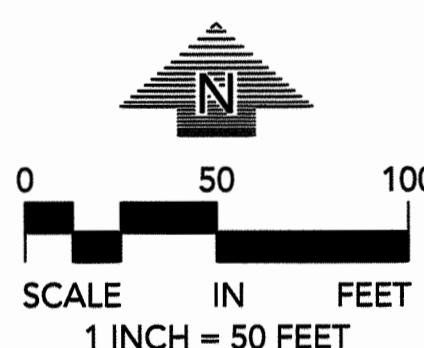
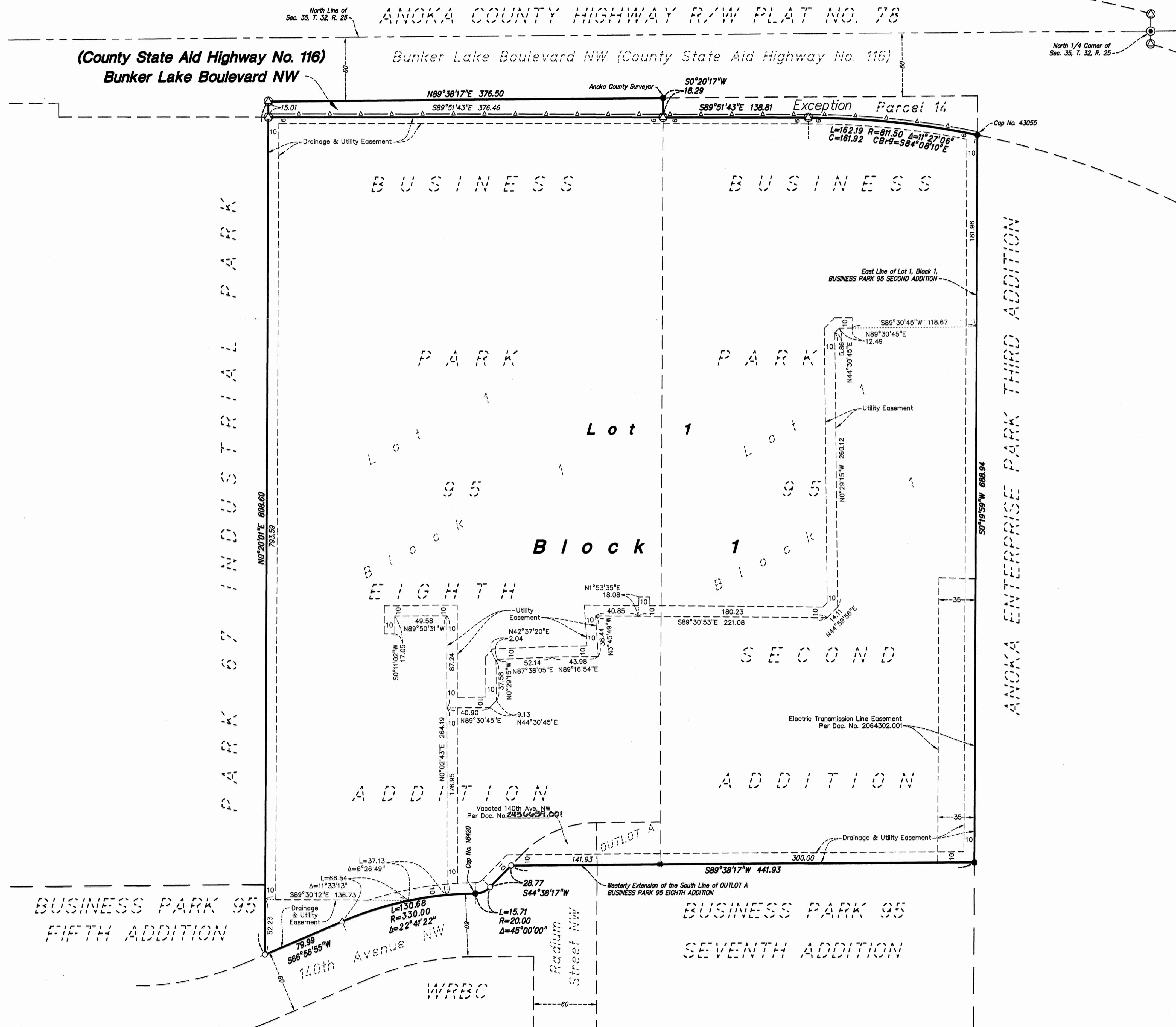
By: 
Pamela J. LeBlanc
County Recorder/Registrar of Titles

By: 
Notary, Deputy

\$56.00

 LOUCKS

ZERO ZONE ADDITION



BEARINGS ARE BASED ON THE EAST LINE OF
LOT 1, BLOCK 1, BUSINESS PARK 95 SECOND
ADDITION HAVING A BEARING OF $500^{\circ} 19' 59''$ W

- 1/2 INCH BY 14 INCH IRON PIPE MONUMENT,
MARKED "LS 48988" SET
- △ "PK NAIL" SET
- 1/2 INCH IRON PIPE MONUMENT FOUND
UNLESS SHOWN OTHERWISE
- ☒ 1/2 INCH REBAR FOUND
- ANOKA COUNTY CAST IRON MONUMENT FOUND
- △ ALUMINUM DISK FOUND

WRBC DENOTES WEST RADIUM BUSINESS
CENTER FIRST ADDITION

—△— RIGHT OF ACCESS PER DOC.
NOS. 1494491 & 2023278.009