

RIVERSIDE WEST REARRANGEMENT

INSTRUMENT OF DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS: That City of Ramsey, a municipal corporation under the laws of the State of Minnesota, owner of the following described property:

Lot 4, Block 1, RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota.
AND
That part of the west half of vacated Dolomite St NW, as dedicated in the plat of RIVERSIDE WEST, lying between the southerly right-of-way line of US Trunk Highway No 10 and the northerly right-of-way line of Riverdale Drive NW, as said rights-of-way are shown in the recorded plat of RIVERSIDE WEST

AND
That KJ Power Properties, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, Block 2, RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota.
AND
That part of the east half of vacated Dolomite St NW, as dedicated in the plat of RIVERSIDE WEST, lying between the southerly right-of-way line of US Trunk Highway No 10 and the northerly right-of-way line of Riverdale Drive NW, as said rights-of-way are shown in the recorded plat of RIVERSIDE WEST

Have caused the same to be surveyed and platted as RIVERSIDE WEST REARRANGEMENT and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat. Also dedicating to the State of Minnesota the right of access onto US Trunk Highway No. 10 as shown on this plat.

In witness whereof said City of Ramsey, a municipal corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this 21st day of June, 2022.

CITY OF RAMSEY
Mark E. Kuzma (Signature)
Mark E. Kuzma, Mayor
Brian Hagen (Signature)
City Administrator

STATE OF MINNESOTA
COUNTY OF ANOKA
This instrument was acknowledged before me this 24th day of June, 2022 by Mark E. Kuzma, Mayor and Brian Hagen, City Administrator of the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, on behalf of the corporation.

Sean M. Sullivan (Signature)
Sean M. Sullivan (Printed Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2025

In witness whereof said KJ Power Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 28th day of June, 2022.

KJ Power Properties, LLC
Kelly Power (Signature)
Kelly Power, Chief Manager

STATE OF MINNESOTA
COUNTY OF ANOKA
This instrument was acknowledged before me this 28th day of June, 2022 by Kelly Power, Chief Manager of KJ Power Properties, LLC, a Minnesota limited liability company.

Sean M. Sullivan (Signature)
Sean M. Sullivan (Printed Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2025

SURVEYORS CERTIFICATION

I Andrew L. Hill 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 22 day of June, 2022.

Andrew L. Hill (Signature)
Andrew L. Hill, Licensed Land Surveyor
Minnesota License No. 57632

STATE OF MINNESOTA
COUNTY OF ANOKA
This instrument was acknowledged before me this 22 day of June, 2022 by Andrew L. Hill.

Jodi E. Ogren (Signature)
Jodi E. Ogren (Printed Name)

Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2026

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSIDE WEST REARRANGEMENT was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 14th day of June, 2022, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By Mark E. Kuzma, Mayor
Mark E. Kuzma

By Colleen Lasher, Clerk
Colleen Lasher

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 28th day of June, 2022.

David M. Ziegemeier (Signature)
David M. Ziegemeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 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 24th day of June, 2022.

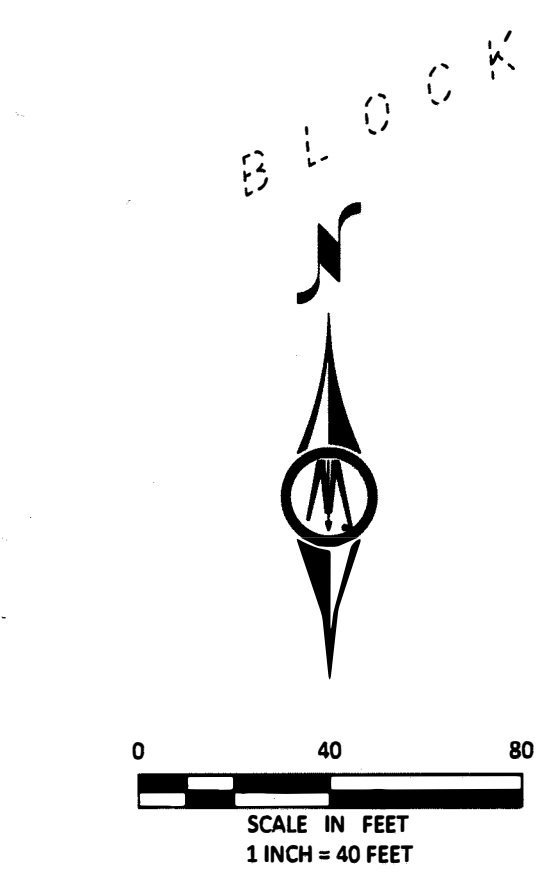
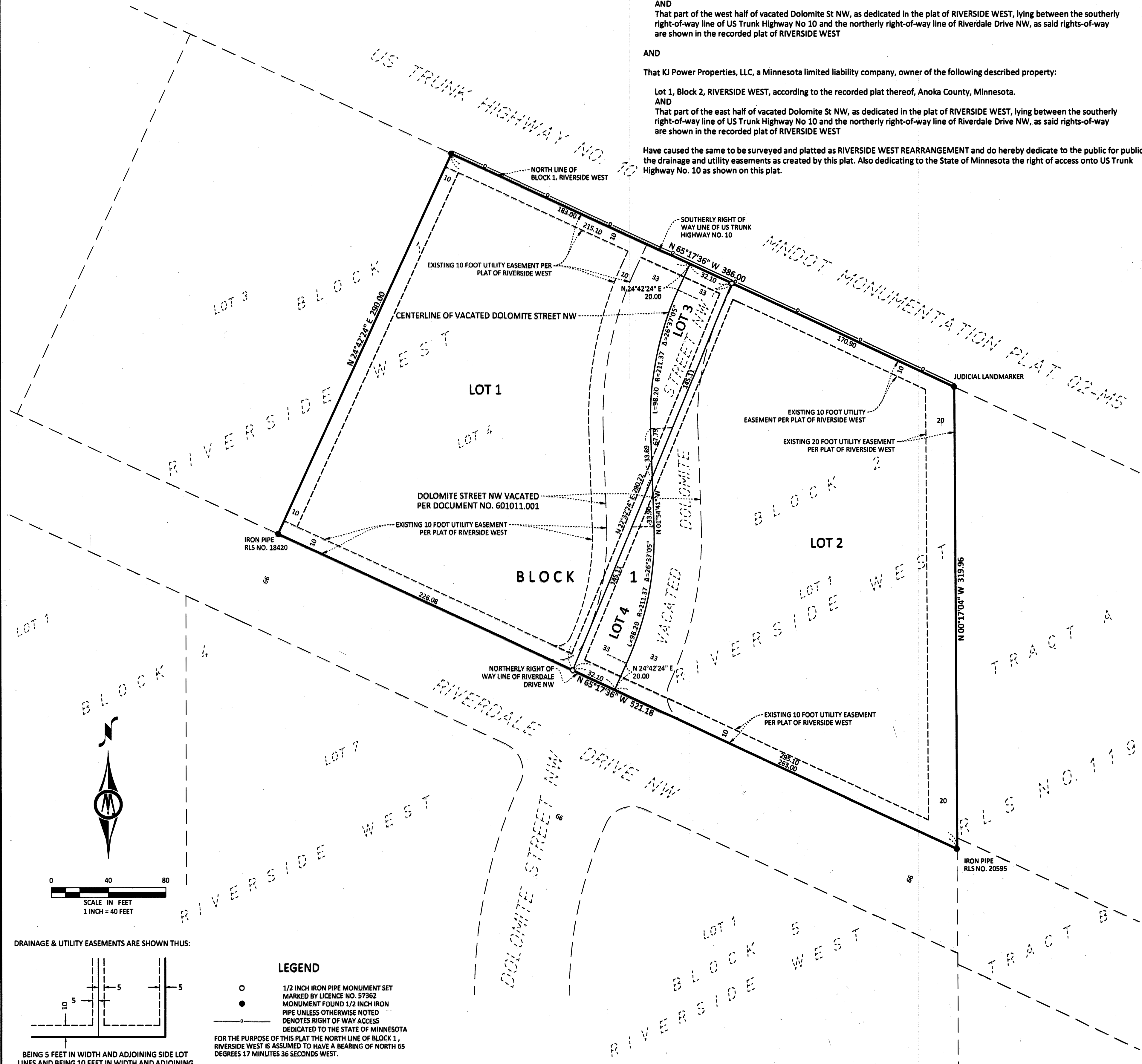
Pamela J. LeBlanc (Signature)
Pamela J. LeBlanc, Property Tax Administrator

By Jana DiSchuma, Deputy

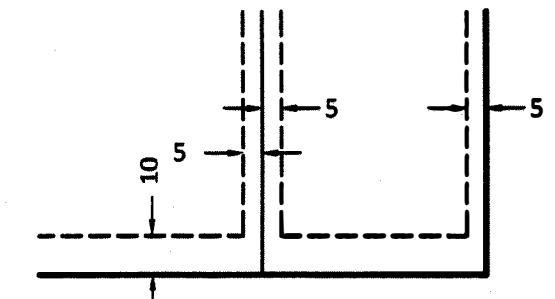
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota
I hereby certify that this plat of RIVERSIDE WEST REARRANGEMENT was filed in the office of the County Recorder/Registrar of Titles for public record on this 21st day of June, 2022, at 1:28 o'clock P.M. and was duly recorded as Document Number 602544.004.

Pamela J. LeBlanc (Signature)
Pamela J. LeBlanc, County Recorder/Registrar of Titles
By Jana DiSchuma, Deputy



DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



LEGEND
○ 1/2 INCH IRON PIPE MONUMENT SET MARKED BY LICENCE NO. 57562
● MONUMENT FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE NOTED
- DENOTES RIGHT OF WAY ACCESS DEDICATED TO THE STATE OF MINNESOTA
FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF BLOCK 1, RIVERSIDE WEST IS ASSUMED TO HAVE A BEARING OF NORTH 65 DEGREES 17 MINUTES 36 SECONDS WEST.

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED.