

Official Plat

OFFICIAL PLAT

ALPINE ACRES

CITY OF RAMSEY
COUNTY OF ANOKA
Sec. 23, Twp. 32, Rge. 25
Book 66 Page 24

KNOW ALL PERSONS BY THESE PRESENTS: That the Estate of Evelyn M. DeBoer, by Bradley V. Larson, personal representative, fee owner, of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the North Half of the Southwest Quarter of Section 23, Township 32, Range 25, Anoka County, Minnesota, lying northerly of 153rd Avenue N. W. and lying easterly of the easterly right of way line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1, and lying west of the following described line:

Commencing at the intersection of the north line of said North Half of the Southwest Quarter with the east line of said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1; thence easterly along the said north line 232.25 feet to the point of beginning of the line to be described; thence southerly at an angle to the left from said north line of 93 degrees 04 minutes 26 seconds a distance of 193.96 feet, more or less, to the northerly line of said 153rd Avenue N. W. and said line there terminating.

And that Oak Creek Builders, Inc., a Minnesota Corporation, fee owner, of the following described property situated in the County of Anoka, State of Minnesota to wit:

Lots 1 and 2, Block 1, LUTZ RAMSEY ACRES, Anoka County, Minnesota.

AND

Lot 3, Block 1, LUTZ RAMSEY ACRES, except therefrom: an 80.00 foot wide strip of land being 40.00 feet on each side of a line described as follows: Beginning at the intersection of the east line of the Northwest Quarter of Section 23, Township 32, Range 25, Anoka County, Minnesota with the north line of the south 40.00 feet of said Northwest Quarter; thence South 89 degrees 18 minutes 00 seconds West, parallel with the south line of said Northwest Quarter, a distance of 423.02 feet; thence southwesterly a distance of 189.10 feet on a tangential curve concave to the south having a radius of 650.00 feet and a central angle of 16 degrees 40 minutes 07 seconds; thence South 72 degrees 37 minutes 53 seconds West, tangent to said curve, a distance of 785.38 feet and there terminating.

AND

That part of the North Half of the Southwest Quarter of Section 23, Township 32, Range 25, Anoka County, Minnesota, lying northerly of 153rd Avenue N. W. and lying easterly of the easterly right of way line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1, EXCEPT that part thereof lying west of the following described line:

Commencing at the intersection of the north line of said North Half of the Southwest Quarter with the east line of said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1; thence easterly along the said north line 232.25 feet to the point of beginning of the line to be described; thence southerly at an angle to the left from said north line of 93 degrees 04 minutes 26 seconds a distance of 193.96 feet, more or less, to the northerly line of said 153rd Avenue N. W. and said line there terminating.

AND

That part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, described as follows: Commencing at the Northeast corner of said Southwest Quarter of Northwest Quarter; thence South on the East line thereof 510 feet; thence West and parallel with the North line thereof 347 feet to the Center of Town Road; thence North 20 degrees 00 minutes 00 seconds East on said center line 544 feet to the North line thereof; thence East on said North line of Southwest Quarter of Northwest Quarter 165.20 feet to place of commencement, except that part thereof lying westerly of the east line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, that is described as follows:

Beginning at the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North (assumed bearing) on the West line of said Northeast Quarter of the Northwest Quarter a distance of 793.13 feet; thence Northerly on a curve concave to the southeast having a radius of 229.18 feet and a central angle of 19 degrees 44 minutes 42 seconds a distance of 78.98 feet; thence South 1 degree 01 minutes 30 seconds East a distance of 20.05 feet; thence deflect left on a tangential curve having a radius of 181.89 feet; a distance of 142.96 feet; thence South 46 degrees 03 minutes 30 seconds East a distance of 524.54 feet; thence deflect right on a tangential curve having a radius of 520.87 feet a distance of 298.94 feet; thence South 13 degrees 10 minutes 30 seconds East, a distance of 105.41 feet to an intersection with the South line of said Northeast Quarter of the Northwest Quarter; thence Westerly along said South line a distance of 615.65 feet to the point of beginning, according to the United States Government Survey thereof and situate in Anoka County, Minnesota, except that part thereof lying westerly of the east line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1.

ALSO

That part of the North 330 feet of the South 660 feet of the Northwest Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, lying easterly of the east line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1. Subject to easements of record.

ALSO

That part of the South 330 feet of the Northwest Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, lying easterly of the east line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1. Subject to easements of record.

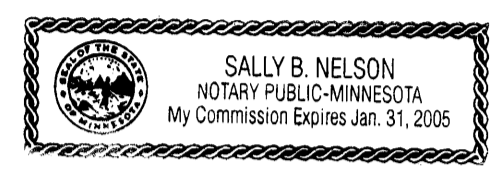
Have caused the same to be surveyed, platted and known as ALPINE ACRES and do hereby donate and dedicate to the public for public use forever the streets, lane, boulevard, park and drainage and utility easements as shown on this plat, and also dedicating to the County of Anoka the Right to limit Access onto County Road No. 57 and County State Aid Highway No. 5 as shown on this plat. In witness whereof said Bradley V. Larson, has hereunto set his hand this 27th day of August, 2003. In witness whereof said Oak Creek Builders, a Minnesota Corporation, has cause these presents to be signed by its proper officer this 27th day of August, 2003.

SIGNED
Bradley V. Larson
Bradley V. Larson

Oak Creek Builders, Inc.
Timothy Pomerleau
Timothy Pomerleau, as president

STATE OF MINNESOTA
COUNTY OF WRIGHT

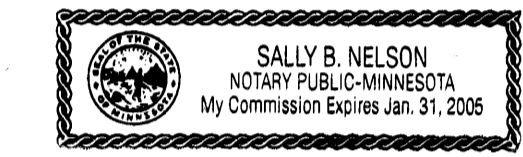
The foregoing instrument was acknowledged before me this 27th day of August, 2003, by Bradley V. Larson, as personal representative of the Estate of Evelyn M. DeBoer.



Sally Nelson
Notary Public, Minnesota
My Commission Expires 01/31/2005

STATE OF MINNESOTA
COUNTY OF WRIGHT

The foregoing instrument was acknowledged before me this 27th day of August, 2003, by Timothy Pomerleau, as president of Oak Creek Builders, Inc., a Minnesota Corporation, on behalf of the corporation.



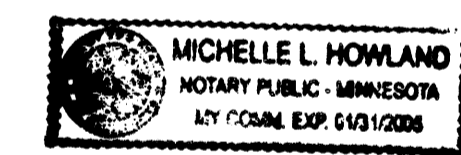
Sally Nelson
Notary Public, Minnesota
My Commission Expires 01/31/2005

I hereby certify that I have surveyed and platted the property on this plat as ALPINE ACRES; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands as defined in MS 505.02, subd. 1, or public highways to be designated other than as shown.

Charles R. Christopherson
Charles R. Christopherson, Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 20th day of August, 2003, by Charles R. Christopherson, Land Surveyor.



Michelle L. Howland
Notary Public, Minnesota
My Commission Expires January 31, 2005

CITY OF RAMSEY, MINNESOTA

This plat of ALPINE ACRES was approved and accepted by the City Council of Ramsey, Minnesota, at a regular meeting thereof held this 22 day of July, 2003. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes Section 505.03, Subd. 2.

CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

Thomas Gamec
Thomas Gamec, Mayor

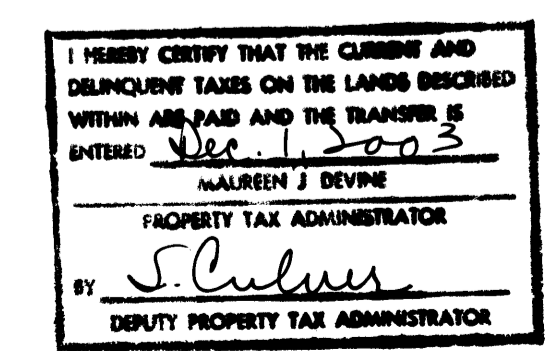
James E. Norman
James E. Norman, City Administrator

ANOKA COUNTY SURVEYOR

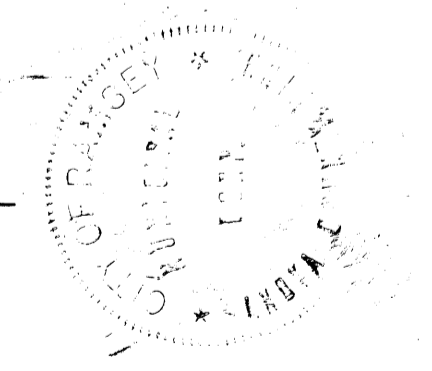
This plat was checked and approved on this 13th day of DECEMBER, 2003.

Sally D. Devine
Anoka County Surveyor

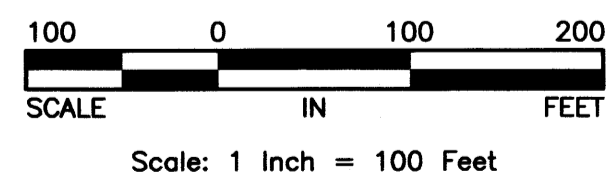
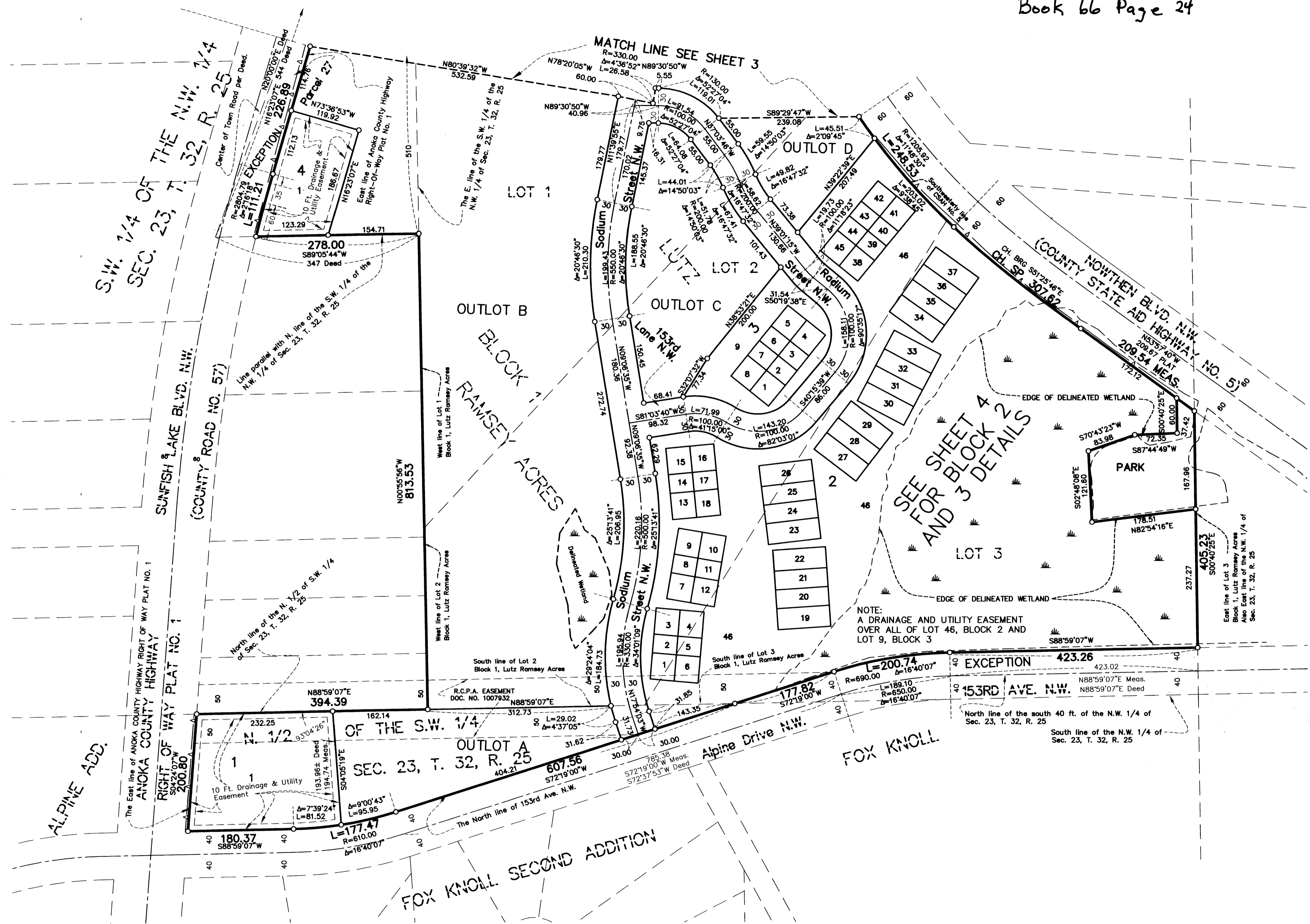
1977700
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 13th day of DECEMBER, 2003 at 10:02 o'clock A.M., and was duly recorded in book 66 page 24
Maureen J. Devine
County Recorder
By MLE



RECEIPT # 2003167940 / \$ 1965.00



ALPINE ACRES

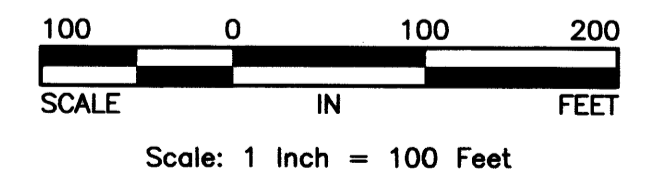
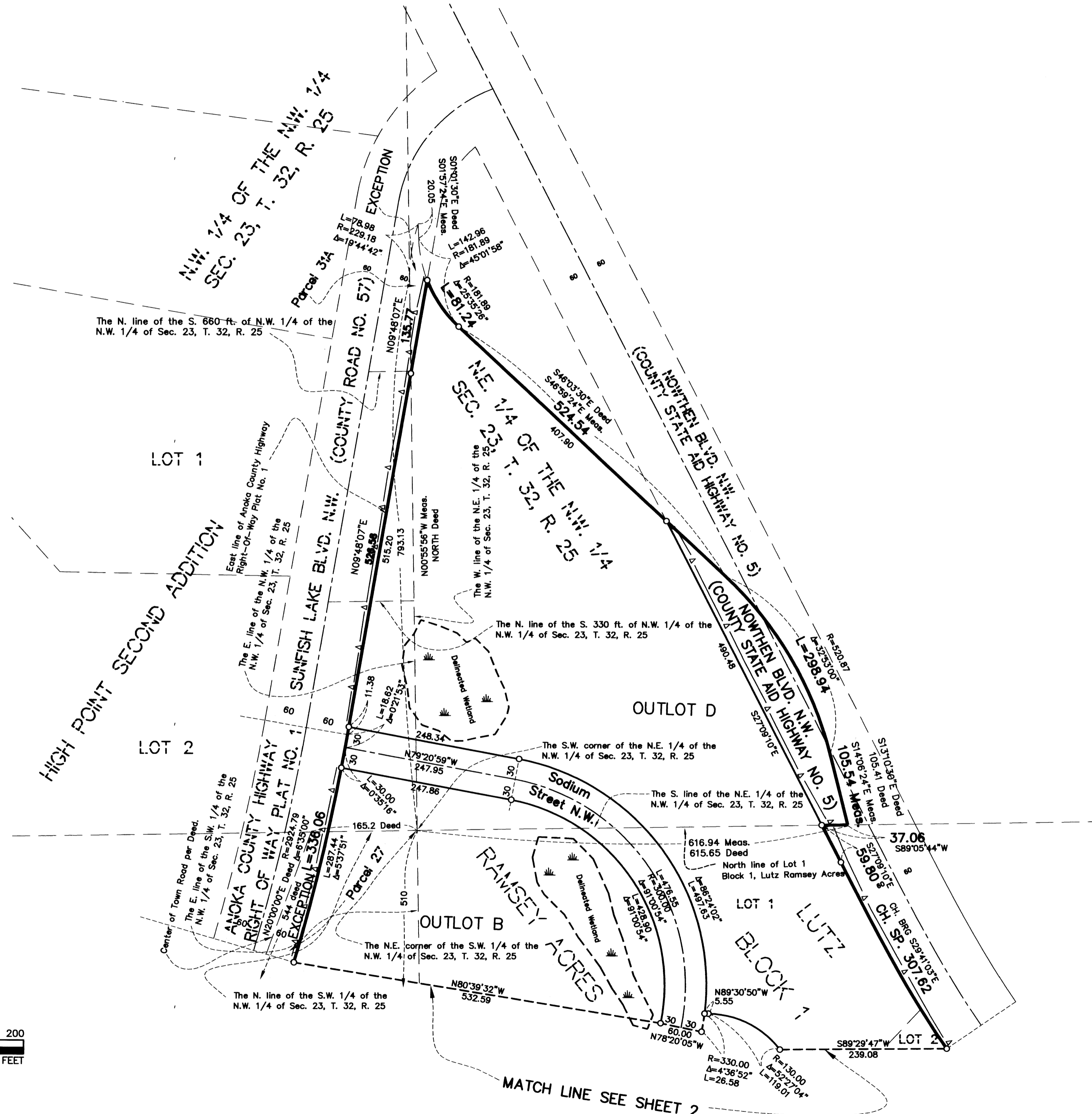


- Denotes found monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- △— Denotes Restricted Access dedicated to the County of Anoka.

For the purposes of this plat the south line of Lot 2, Block 1, LUTZ RAMSEY ACRES is assumed to bear N 88°59'07"E.



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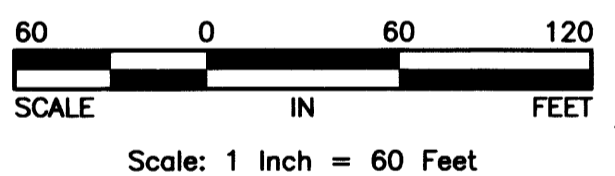
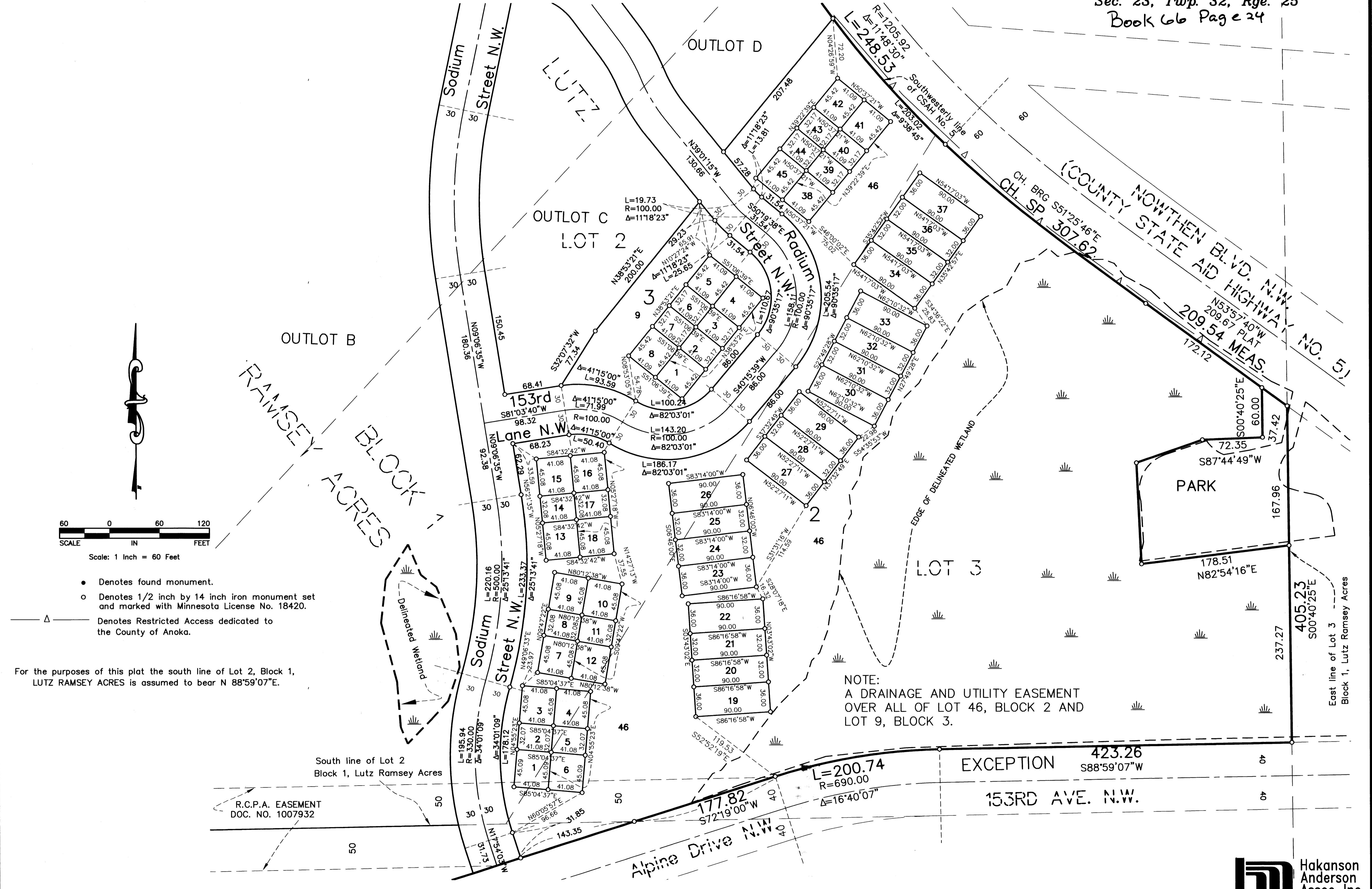
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R.C.P.A. EASEMENT
DOC. NO. 1007932

NOTE:
A DRAINAGE AND UTILITY EASEMENT
OVER ALL OF LOT 46, BLOCK 2 AND
LOT 9, BLOCK 3.

EXCEPTION 423.26
S88°59'07\"

153RD AVE. N.W.