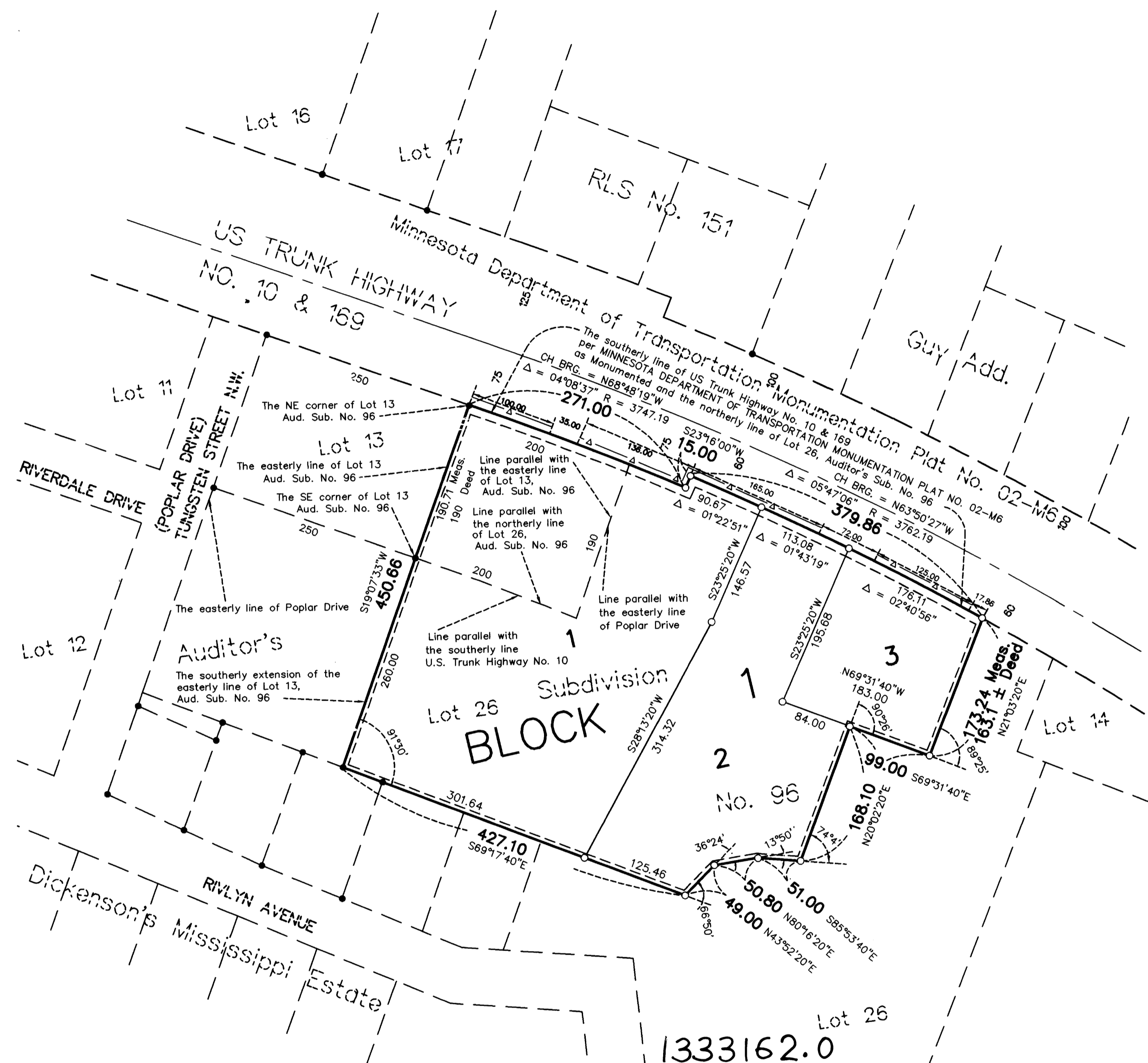


ANOKA INDEPENDENT GRAIN AND FEED ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA



KNOW ALL PERSONS BY THESE PRESENTS: That Anoka Independent Grain and Feed Dealers, Inc., a Minnesota Corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of Lot 26, Auditor's Subdivision No. 96, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota, described as follows: Commencing at a point on the northerly line of said Lot 26, which is 200 feet easterly of the northeast corner of Lot 13, said subdivision, as measured along the northerly line of said Lot 26; thence southerly parallel with the easterly line of said Lot 13 for 190 feet; thence westerly parallel with the northerly line of said Lot 26 for 200 feet and to the southeast corner of said Lot 13; thence southerly on an extension of the easterly line of said Lot 13 for 260 feet; thence easterly at an interior angle to the northeast of 91 degrees 30 minutes for 427.1 feet; thence northeasterly with a deflection angle to the left of 66 degrees 50 minutes for 49 feet; thence northeasterly with a deflection angle to the right of 36 degrees 24 minutes for 50.8 feet; thence easterly with a deflection angle to the right of 13 degrees 50 minutes for 51 feet; thence northerly with a deflection angle to the left 74 degrees 4 minutes for a distance of 168.1 feet; thence easterly with a deflection angle to the right of 90 degrees 26 minutes for 99 feet; thence northerly with a deflection angle to the left of 89 degrees 25 minutes for 163.1 feet, and to the northerly line of said Lot 26; thence northwesterly, southwesterly and northwesterly along the northerly line of said Lot 26 to the point of commencement.

AND

That part of Lot 26, Auditor's Subdivision No. 96, described as follows: Commencing on the Southerly line of U.S. Trunk Highway No. 10 at a point 250 feet Easterly of the intersection of said Southerly line with the Easterly line of Poplar Drive, a road dedicated on recorded plat called Dickenson's Mississippi Estate; thence Easterly on the Southerly line of said U.S. Trunk Highway a distance of 200 feet; thence Southerly and parallel with Easterly line of said Poplar Drive, a distance of 190 feet; thence Westerly and parallel with Southerly line of said U.S. Trunk Highway, a distance of 200 feet; thence Northerly 190 feet to place of commencement.

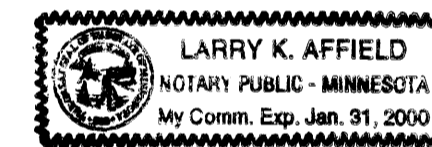
Has caused the same to be surveyed, platted and known as ANOKA INDEPENDENT GRAIN AND FEED ADDITION and do hereby donate and dedicate to the public for public use forever the drainage and utility easements as shown on this plat. Also dedicating to the State of Minnesota the right of access to U.S. Trunk Highway No. 10 & 169 from Lots 1, 2 and 3, Block 1, as designated on the plat. In witness whereof said Anoka Independent Grain and Feed Dealers, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 27th day of March, 1998.

Anoka Independent Grain and Feed Dealers, Inc.

David P. Petersen it's Secretary/Treasurer

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 27th day of MARCH, 1998, by DAVID P. PETERSEN, the SECRETARY/TREASURER of Anoka Independent Grain and Feed Dealers, Inc., a Minnesota Corporation, on behalf of the Corporation.



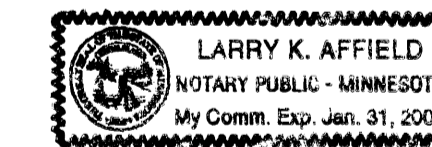
Larry K. Affield
Notary Public, Hennepin County, Minnesota
My Commission Expires JANUARY 31, 2000

I hereby certify that I have surveyed and platted the property on this plat as ANOKA INDEPENDENT GRAIN AND FEED ADDITION; 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 Registration No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 27th day of MARCH, 1998, by Charles R. Christopherson, Land Surveyor.



Larry K. Affield
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2000

RAMSEY, MINNESOTA

This plat of ANOKA INDEPENDENT GRAIN AND FEED ADDITION was approved and accepted by the City Council of Ramsey, Minnesota, at a regular meeting thereof held this 24th day of February, 1998. If applicable, the written comments and recommendations of 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

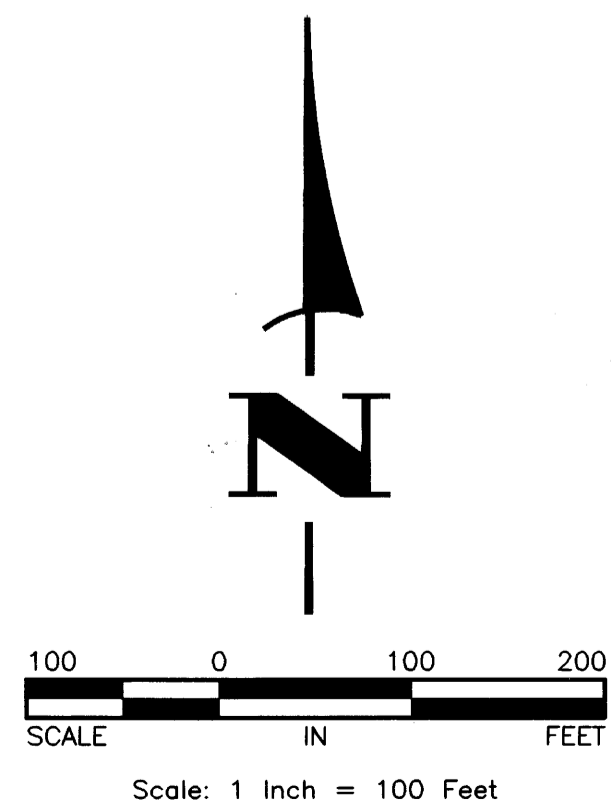
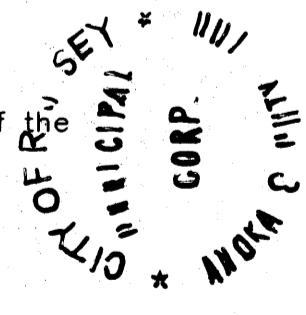
Thomas Gamec
Thomas Gamec, Mayor

James E. Norman
James E. Norman, City Clerk

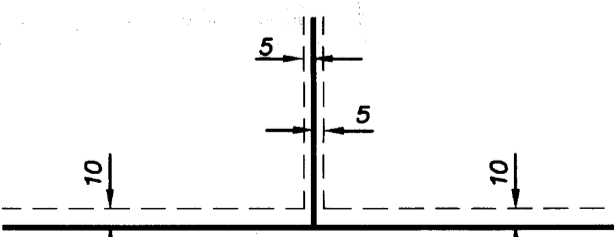
ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 31st day of MARCH, 1998.

Larry D. Hein deputy
Anoka County Surveyor

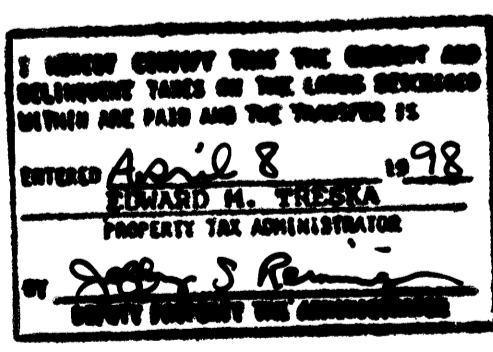


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise indicated on the plat.

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 APR 8 A.D., 1998 at 1:35 o'clock A.M., and was duly recorded in book 55 page 37
Edward M. Treaska
County Recorder



- Denotes found monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota Registration No. 18420.
- △ Denotes access dedicated to the State of Minnesota.

For the purposes of this plat the easterly line of Lot 13, Auditor's Subdivision No. 96 is assumed to bear S 19°07'33" W.

Receipt No. 98037056 \$185.00