

OFFICIAL PLAT

1706442 JUDGE OF COUNTY RECORDER  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instru-  
ment was filed in this office for record  
on the 4 Sep A.D., 2002  
2:00 o'clock P.M., and was duly recorded  
in book 63 page 22  
Maureen J. Devine  
County Recorder

By LBS  
Deputy

Anoka Independent  
Grain & Feed Add.  
Lot 1

# DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION

CITY OF RAMSEY  
COUNTY OF ANOKA  
SECTION 35, T. 32, R. 25  
Book 63 Page 22

KNOW ALL PERSONS BY THESE PRESENTS that Marjorie M. Dickenson, a single person and Jeannie M. Michels, a single person, fee owners, of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of Lots 26 & 27 AUDITORS SUBDIVISION NO. 96, Anoka County, Minnesota, lying southeasterly of the following described line:

Beginning at the intersection of the northerly shoreline of the Mississippi River and a line 75.00 feet southeasterly of and parallel with the southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along the southeasterly extension of the northeasterly line of said Lot 7, thence northeasterly along said parallel line 235 feet, more or less, to its intersection with said southeasterly extension of the northeasterly line of said Lot 7, being the southerly line of that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, and said line there terminating.

And lying northwesterly of the following described line: Beginning at the most northerly corner of Lot 14, said AUDITORS SUBDIVISION NO. 96, thence southwesterly along the northwesterly line of said Lot 14 to the most westerly corner thereof, thence southeasterly along the southwesterly extension of the southeasterly line of said Lot 14, thence southwesterly along said parallel line a distance of 500 feet, thence southwesterly deflecting to the right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

And lying southerly and westerly of that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes.

Have caused the same to be surveyed and platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION and do hereby donate and dedicate to the public for public use forever the drainage and utility easements as shown on this plat. In witness whereof said Marjorie M. Dickenson has hereunto set her hand this 10th day of JUNE, 2002. In witness whereof said Jeannie M. Michels has hereunto set her hand this 10th day of JUNE, 2002.

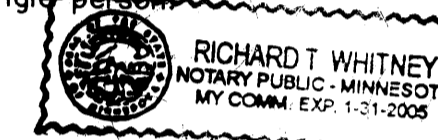
Signed

*Marjorie M. Dickenson*  
Marjorie M. Dickenson

*Jeannie M. Michels*  
Jeannie M. Michels

STATE OF MINNESOTA  
COUNTY OF ANOKA

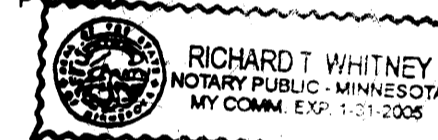
The foregoing instrument was acknowledged before me this 10th day of JUNE, 2002, by Marjorie M. Dickenson, a single person



*Richard T. Whitney*  
Notary Public, Minnesota  
My Commission Expires 1-31-05

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 10th day of JUNE, 2002, by Jeannie M. Michels, a single person



*Richard T. Whitney*  
Notary Public, Minnesota  
My Commission Expires 1-31-05

I hereby certify that I have surveyed and platted the land described on this plat as DICKENSON'S MISSISSIPPI ESTATE SECOND 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 government 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 10th day of JUNE, 2002, by Charles R. Christopherson, Land Surveyor.



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

RAMSEY, MINNESOTA

This plat of DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION was approved and accepted by the City Council of Ramsey, Minnesota, at a regular meeting thereof held this 4th day of April, 2002. 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

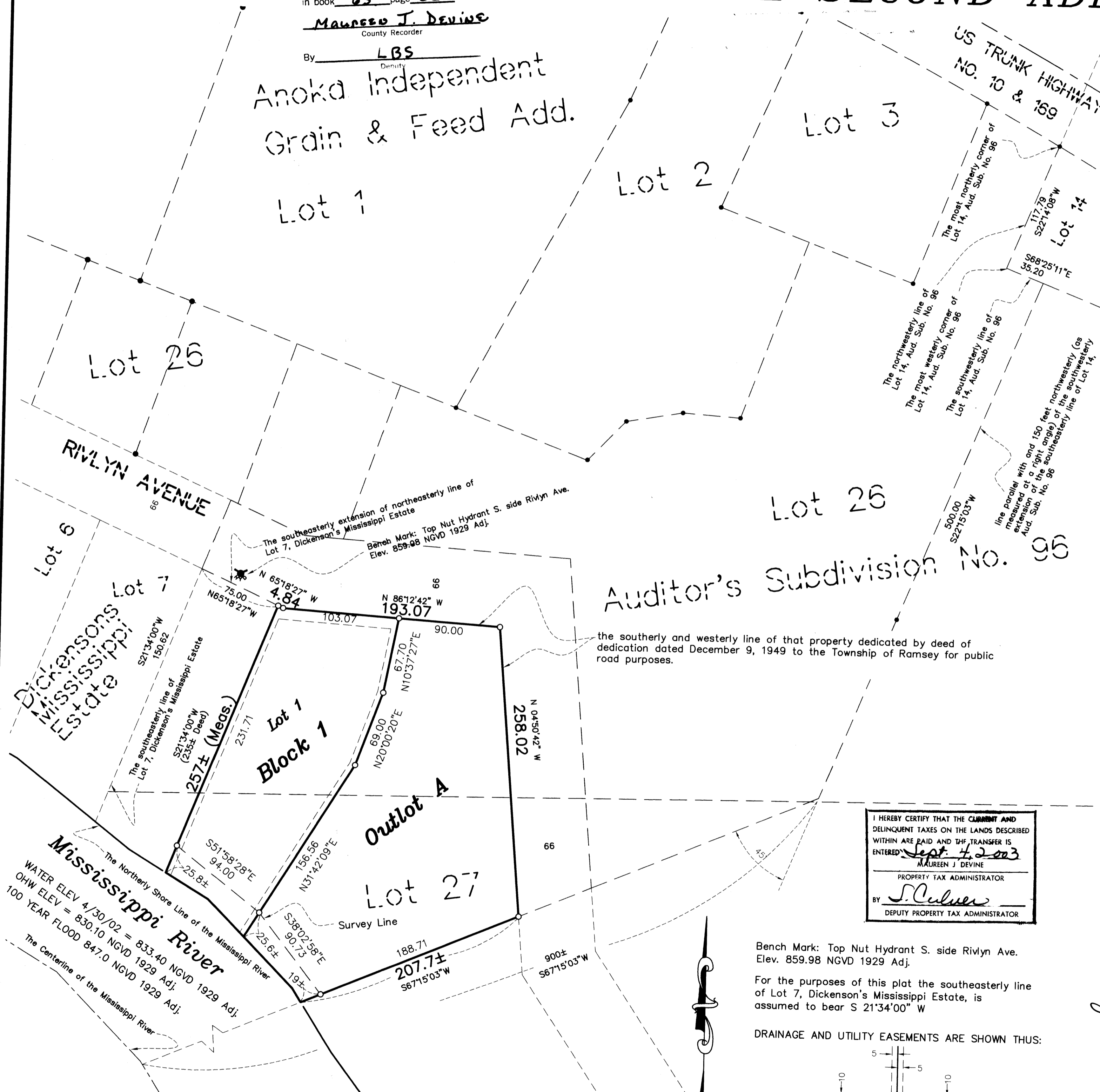
*Thomas Gamec*  
Thomas Gamec, Mayor

*Joann Thieling*  
Joann Thieling, City Clerk

This plat of DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION was checked and approved by me this 4th day of SEPTEMBER, 2002.

*Larry Holium*  
Larry Holium, Anoka County Surveyor

RECEIPT # 2002 104 849 / \$ 155.00



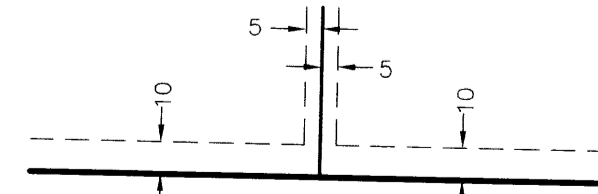
the southerly and westerly line of that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes.

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED  
Sept 4, 2003  
MAUREN J DEVINE  
PROPERTY TAX ADMINISTRATOR  
By *S. Culver*  
DEPUTY PROPERTY TAX ADMINISTRATOR

Bench Mark: Top Nut Hydrant S. side Rivlyn Ave. Elev. 859.98 NGVD 1929 Adj.

For the purposes of this plat the southeasterly line of Lot 7, Dickenson's Mississippi Estate, is assumed to bear S 21°34'00" W

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 shown on the plat.

Hakanson Anderson Assoc., Inc.

SCALE: 1 INCH = 60 FEET

• = DENOTES IRON MONUMENT FOUND  
○ = IRON MONUMENT SET AND MARKED WITH LICENSE NO. 18420.