

FOX KNOLL

City Of Ramsey,
Anoka County, MN

KNOW ALL MEN BY THESE PRESENTS: That Fox Development Co., Inc., a Minnesota corporation, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

All that part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 32, Range 25, described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence South 88 degrees 57 minutes 53 seconds West, assumed bearing, along the South line thereof a distance of 779.43 feet; thence North 0 degrees 40 minutes 25 seconds West, parallel with the East line of said Northeast Quarter of the Southwest Quarter, a distance of 1038.58 feet; thence North 28 degrees 24 minutes 27 seconds West a distance of 199.24 feet, more or less, to the point of intersection with the Southerly right-of-way line of 153rd Avenue Northwest; thence easterly along said Southerly right-of-way line a distance of 887.35 feet, more or less, to the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence southerly along the East line of said Northeast Quarter of the Southwest Quarter a distance of 1323.19 feet, more or less, to said point of beginning.

Has caused the same to be surveyed and platted as FOX KNOLL and do hereby donate and dedicate to the public for the public use forever the Street, Lane, and Park and the easements for drainage and utility purposes only as shown on this plat. In witness whereof said Fox Development Co., Inc., has caused these presents to be signed by its proper officers this 26th day of June, 1995.

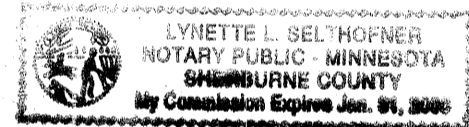
FOX DEVELOPMENT CO., INC.

By: Mark M. Kleckner
Mark M. Kleckner, President

By: Robert A. Essig
Robert A. Essig, Vice President

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 26th day of June, 1995 by Mark M. Kleckner, President, and by Robert A. Essig, Vice President, of Fox Development Co., Inc., a Minnesota corporation, on behalf of the corporation.



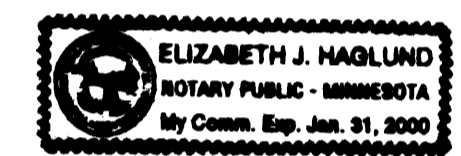
By: Lynette L. Selbormer
Sherburne County, Minnesota
My commission expires: 1-31-2000

I hereby certify that I have surveyed and platted the property described in this plat as FOX KNOLL and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.

John O. Oliver
John O. Oliver, Land Surveyor
Minnesota Registration No. 8194

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 26th day of June, 1995 by John O. Oliver, Land Surveyor, Minnesota Registration No. 8194.



By: Elizabeth J. Haglund
Sherburne County, Minnesota
My commission expires: January 31, 2000

Annexed plat of FOX KNOLL was approved by the Planning Commission of the City of Ramsey, Minnesota this _____ day of _____, 1995.

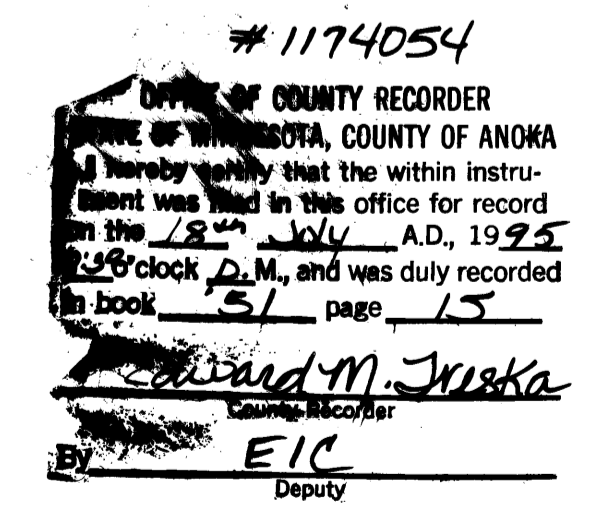
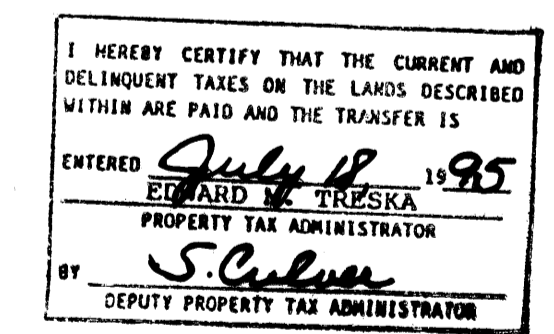
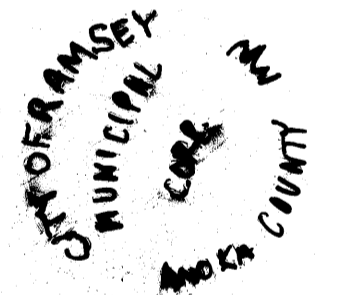
By: _____, Chairman

Annexed plat of FOX KNOLL was approved by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 9th day of May, 1995. 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 Minnesota Statutes Section 505.03, Subdivision 2.

By: David W. ..., Mayor
Attest: Ryan P. Schneider, Clerk

This plat has been checked and approved this 18th day of July, 1995.

By: MERLYN D. ANDERSON, Anoka County Surveyor
by Larry D. ... deputy



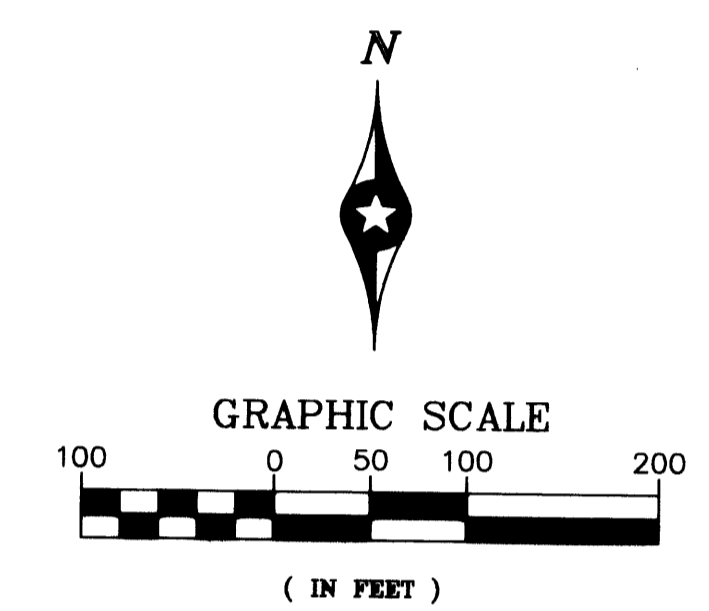
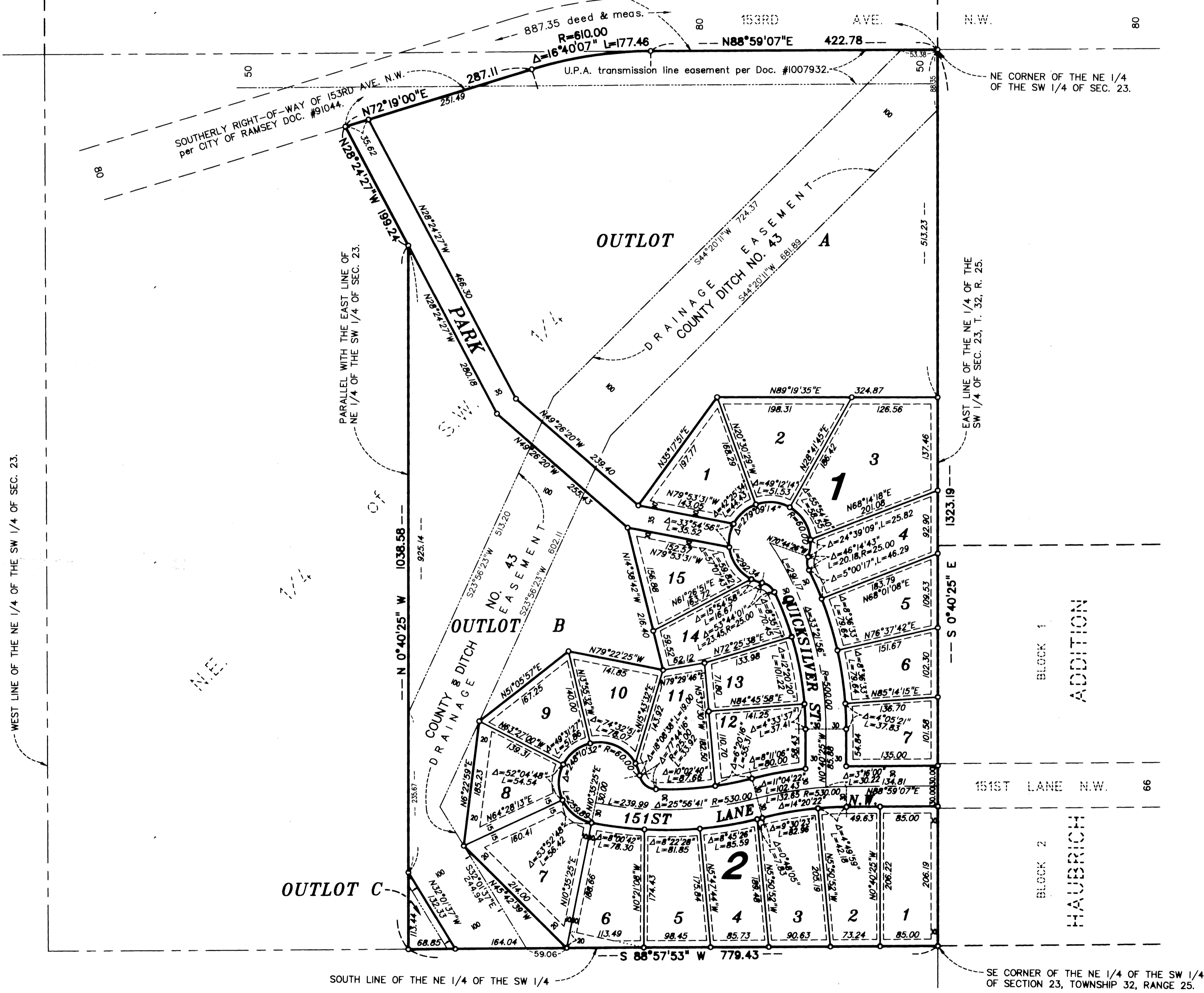
FOX KNOLL
Anoka County, Min.

FOX KNOLL

City of Ramsey,
Anoka County, MN

LUTZ RAMSEY ACRES
BLOCK 1

NORTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SEC. 23.



Scale: 1 inch = 100 feet.

For the purposes of this plat, the South line of the N.E. 1/4 of the S.W. 1/4, Sec. 23, T. 32, R. 25, is assumed to bear S 88°57'53" W

○ Denotes iron pipe set with a plastic plug stamped R.L.S. 8194.

● Denotes iron monument found.

Drainage and Utility Easements are shown thus:

Being 10 feet in width and adjoining right-of-way lines and rear lot lines, also being 5 feet in width and adjoining rear lot lines, unless otherwise indicated, as shown on the plat.

FOX KNOLL
Anoka County, Mn.