

FOX RIDGE ESTATES

CITY OF RAMSEY COUNTY OF ANOKA

203517

KNOW ALL PERSONS BY THESE PRESENTS: That Gerald J. Bauer, owner and proprietor, and Heidi A. Bauer, his wife, of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Beginning at a point on the south line of said Southwest Quarter of the Southwest Quarter distant 924.00 feet easterly of the southwest corner thereof; thence South 89 degrees 30 minutes 27 seconds West, assumed bearing, along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 924.00 feet to the southwest corner thereof; thence North 0 degrees 31 minutes 45 seconds East, along the west line of said Southwest Quarter of the Southwest Quarter, a distance of 249.95 feet; thence North 66 degrees 27 minutes 00 seconds East a distance of 12.00 feet; thence South 34 degrees 43 minutes 00 seconds East a distance of 111.00 feet; thence South 89 degrees 51 minutes 00 seconds East a distance of 47.00 feet; thence North 18 degrees 00 seconds East a distance of 45.00 feet; thence South 72 degrees 00 minutes 00 seconds East a distance of 45.00 feet; thence North 44 degrees 03 minutes 00 seconds East a distance of 64.00 feet; thence North 69 degrees 12 minutes 00 seconds East a distance of 35.00 feet; thence South 86 degrees 50 minutes 00 seconds East a distance of 44.00 feet; thence North 69 degrees 52 minutes 00 seconds East a distance of 53.00 feet; thence North 52 degrees 07 minutes 00 seconds East a distance of 52.00 feet; thence North 24 degrees 18 minutes 00 seconds East a distance of 37.00 feet; thence North 63 degrees 51 minutes 00 seconds East a distance of 41.00 feet; thence North 36 degrees 46 minutes 00 seconds East a distance of 50.00 feet; thence South 45 degrees 50 minutes 00 seconds East a distance of 36.00 feet; thence North 78 degrees 07 minutes 00 seconds East a distance of 61.00 feet; thence North 30 degrees 05 minutes 00 seconds East a distance of 54.00 feet; thence South 53 degrees 41 minutes 00 seconds East a distance of 51.00 feet; thence North 76 degrees 12 minutes 00 seconds East a distance of 69.00 feet; thence on a bearing of North a distance of 30.00 feet; thence North 3 degrees 04 minutes 00 seconds West a distance of 33.00 feet; thence North 34 degrees 31 minutes 00 seconds East a distance of 42.00 feet; thence South 85 degrees 17 minutes 00 seconds East a distance of 68.00 feet; thence North 36 degrees 43 minutes 00 seconds East a distance of 41.00 feet; thence North 76 degrees 59 minutes 00 seconds East a distance of 33.00 feet; thence North 42 degrees 12 minutes 00 seconds East a distance of 45.31 feet to the intersection with a line drawn northerly from the point of beginning, perpendicular with the south line of said Southwest Quarter of the Southwest Quarter; thence South 0 degrees 29 minutes 33 seconds East, along said perpendicular line, a distance of 630.43 feet to the point of beginning.

The North Half of the Northwest Quarter;

The North Half of the South Half of the Northwest Quarter;

That part of the West Half of the Northeast Quarter lying West of the Saint Francis Road,

All in Section 11, Township 32, Range 25, Anoka County, Minnesota.

That part of the East Half of the Southwest Quarter of Section 2, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the center line of County Road No. 63, as dedicated in GREEN VALLEY ESTATES, according to the recorded plat thereof, Anoka County, Minnesota, and its westerly extension, and lying westerly of the center line of State Trunk Highway No. 47, as dedicated in GOBERNATZ ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, and lying easterly of the west 179.75 feet thereof, as measured along the south line of said East Half of the Southwest Quarter, EXCEPT that part thereof described as follows:

That part of the East 109.85 feet of the West 1188.23 feet of the East Half of the Southwest Quarter, Section 2, Township 32, Range 25, as measured along the south line of said Southwest Quarter, lying southerly of the following described line:

Commencing at the southwest corner of the Northeast Quarter of said Southwest Quarter; thence on an assumed bearing of North, along the west line of said Northeast Quarter of the Southwest Quarter, a distance of 1133 feet to the center line of County Road No. 63 (Green Valley Road) and the actual point of beginning of the line to be described; thence South 65 degrees 30 minutes East, along said centerline, a distance of 547 feet; thence South 70 degrees 45 minutes East, along said centerline, a distance of 640 feet; thence South 61 degrees East, along said centerline to the intersection with the centerline of State Highway No. 47 (St. Francis Boulevard) and there terminating.

And that Gordon Oftedahl and Karen Oftedahl, husband and wife, owners and proprietors, The Bank of Elk River, a Minnesota corporation, mortgagee and Gerald J. Bauer, mortgagee, and Heidi A. Bauer, his wife, of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the East 109.85 feet of the West 1188.23 feet of the East Half of the Southwest Quarter, Section 2, Township 32, Range 25, as measured along the south line of said Southwest Quarter, lying southerly of the following described line:

Commencing at the southwest corner of the Northeast Quarter of said Southwest Quarter; thence on an assumed bearing of North, along the west line of said Northeast Quarter of the Southwest Quarter, a distance of 1133 feet to the center line of County Road No. 63 (Green Valley Road) and the actual point of beginning of the line to be described; thence South 65 degrees 30 minutes East, along said centerline, a distance of 547 feet; thence South 70 degrees 45 minutes East, along said centerline a distance of 640 feet; thence South 61 degrees East, along said centerline to the intersection with the centerline of State Highway No. 47 (St. Francis Boulevard) and there terminating.

Have caused the same to be surveyed and platted as FOX RIDGE ESTATES and do hereby donate and dedicate to the public for public use forever the avenues, boulevard, lane, Park 1, Park 1A, Park 1B, Park 2, Park 3, Park 4, road and streets as shown on the plat. Also dedicating the drainage and/or utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 63 from Outlot A, and Lots 1, 2, and 2A, Block 2, as designated on the plat. Also dedicating to the State of Minnesota the right of access onto State Highway No. 47 from Lots 2A and 2B, Block 2, as designated on the plat. The witness whereof said Gerald J. Bauer and Heidi A. Bauer have hereunto set their hands this 31st day of December, 1990. Also in witness whereof said Gordon Oftedahl and Karen Oftedahl have hereunto set their hands this 31st day of December, 1990. Also in witness whereof said The Bank of Elk River has caused these presents to be signed by its proper officers this 31st day of December, 1990.

SIGNED:

Gerald J. Bauer
Gerald J. Bauer

Heidi A. Bauer
Heidi A. Bauer

SIGNED:

Gordon Oftedahl
Gordon Oftedahl

Karen Oftedahl
Karen Oftedahl

THE BANK OF ELK RIVER:

Name: Patrick H. Dwyer

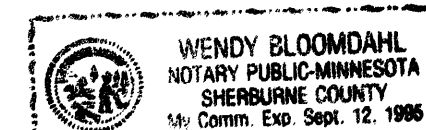
Title: SR. V.P. SENIOR VICE PRESIDENT

Name: Cheryl A. Dehmer

Title: Cashier

STATE OF MINNESOTA)
COUNTY OF Sherburne

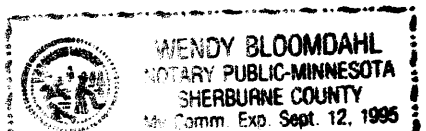
The foregoing instrument was acknowledged before me this 31st day of December, 1990, by Gerald J. Bauer and Heidi A. Bauer, husband and wife.



Wendy Bloomdahl
Notary Public, Sherburne County, Minnesota
My Commission expires Sept. 12, 1995

STATE OF MINNESOTA)
COUNTY OF Sherburne

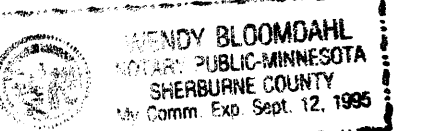
The foregoing instrument was acknowledged before me this 31st day of December, 1990, by Gordon Oftedahl and Karen Oftedahl, husband and wife.



Wendy Bloomdahl
Notary Public, Sherburne County, Minnesota
My Commission expires Sept. 12, 1995

STATE OF MINNESOTA)
COUNTY OF Sherburne

The foregoing instrument was acknowledged before me this 31st day of December, 1990, by Patrick H. Dwyer, as SENIOR VICE PRESIDENT and Cheryl A. Dehmer, as Cashier of The Bank of Elk River, a Minnesota corporation, on behalf of the corporation.



Wendy Bloomdahl
Notary Public, Sherburne County, Minnesota
My Commission expires Sept. 12, 1995

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as FOX RIDGE ESTATES; that the 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 the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota Registration No. 12251

STATE OF MINNESOTA)
COUNTY OF ANOKA

The surveyors certificate was acknowledged before me a Notary Public, this 31st day of December, 1990, by Jeffrey N. Caine, Land Surveyor.

Jeffrey N. Caine
Notary Public, Anoka County, Minnesota
My Commission expires 9-22-92

CITY OF RAMSEY

We hereby certify that the City Council of the City of Ramsey, Anoka County, Minnesota, duly accepted and approved the plat of FOX RIDGE ESTATES at a regular meeting held this 14th day of August, 1990. 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.

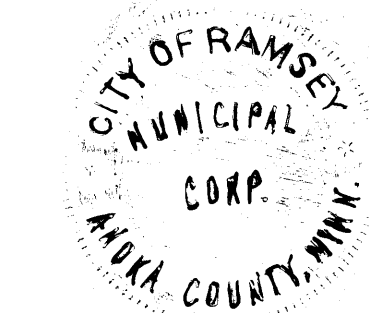
By Ray A. Reinman Mayor By Dorinda B. Cuskey Acting Administrator
Clerk

Checked and approved this 3rd day of Jan., 1991.

By W. D. [Signature]
Anoka County Surveyor

NO DELINQUENT TAXES AND TRANSFER ENLIERED
January 3rd 1991
Charles A. LeBore
Auditor, Anoka County
By Dorinda B. Cuskey
Deputy

Donald C. Bailey
J. Henry - Deputy



CAME & ASSOCIATES
LAND SURVEYORS, INC.

