

JUNIPER WOODS

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



0 100 200
SCALE: 1 INCH = 100 FEET

FOR THE PURPOSE OF THIS
PLAT THE NORTH LINE OF
OUTLOT B RUM ACRE ESTATES
IS ASSUMED TO HAVE A
BEARING OF N89°04'23"E

889015

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 11, 1990 A.D., 19:12:50 o'clock P.M., and was duly recorded in book 429 Plats page 3

Red J. Omdahl
County Recorder
By: Ad Swanson
Deputy

KNOW ALL MEN BY THESE PRESENTS: That BLH Development Company, a Minnesota corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota to wit:

Outlot B, RUM ACRE ESTATES, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as JUNIPER WOODS and does hereby donate and dedicate to the public for public use forever the Streets, Avenue and Lane and does hereby grant to the City of Ramsey the utility and drainage easements as shown on the plat.

In witness whereof said BLH Development Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this 16th day of November, 1989.

SIGNED:
BLH Development Company
By: Dickman C. Knutson, President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 16th day of November, 1989, by Dickman C. Knutson, President of BLH Development Company, a Minnesota corporation, on behalf of the corporation.

Thomas A. McGinty
Notary Public, Hennepin County, Minnesota
My Commission Expires April 10, 1992



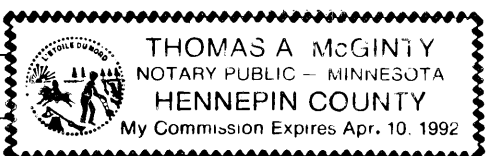
I hereby certify that I have surveyed and platted the property described on this plat as JUNIPER WOODS; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown;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

Paul A. Johnson
Paul A. Johnson, Land Surveyor, Minn. Lic. No. 10938

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 14th day of November, 1989, by Paul A. Johnson, Land Surveyor.

Thomas A. McGinty
Notary Public, Hennepin County, Minnesota
My Commission Expires April 10, 1992



Annexed plat of JUNIPER WOODS was approved by the City of Ramsey, Minnesota at a regular meeting thereon held this 29th day of August, 1989.

By: Sergio S. Ramirez Mayor
Attest: Paul R. North, Clerk

This plat has been checked and approved this 10th day of APRIL, 1990.

MERLYN D. ANDERSON, Anoka County Surveyor
by Larry D. Blom deputy

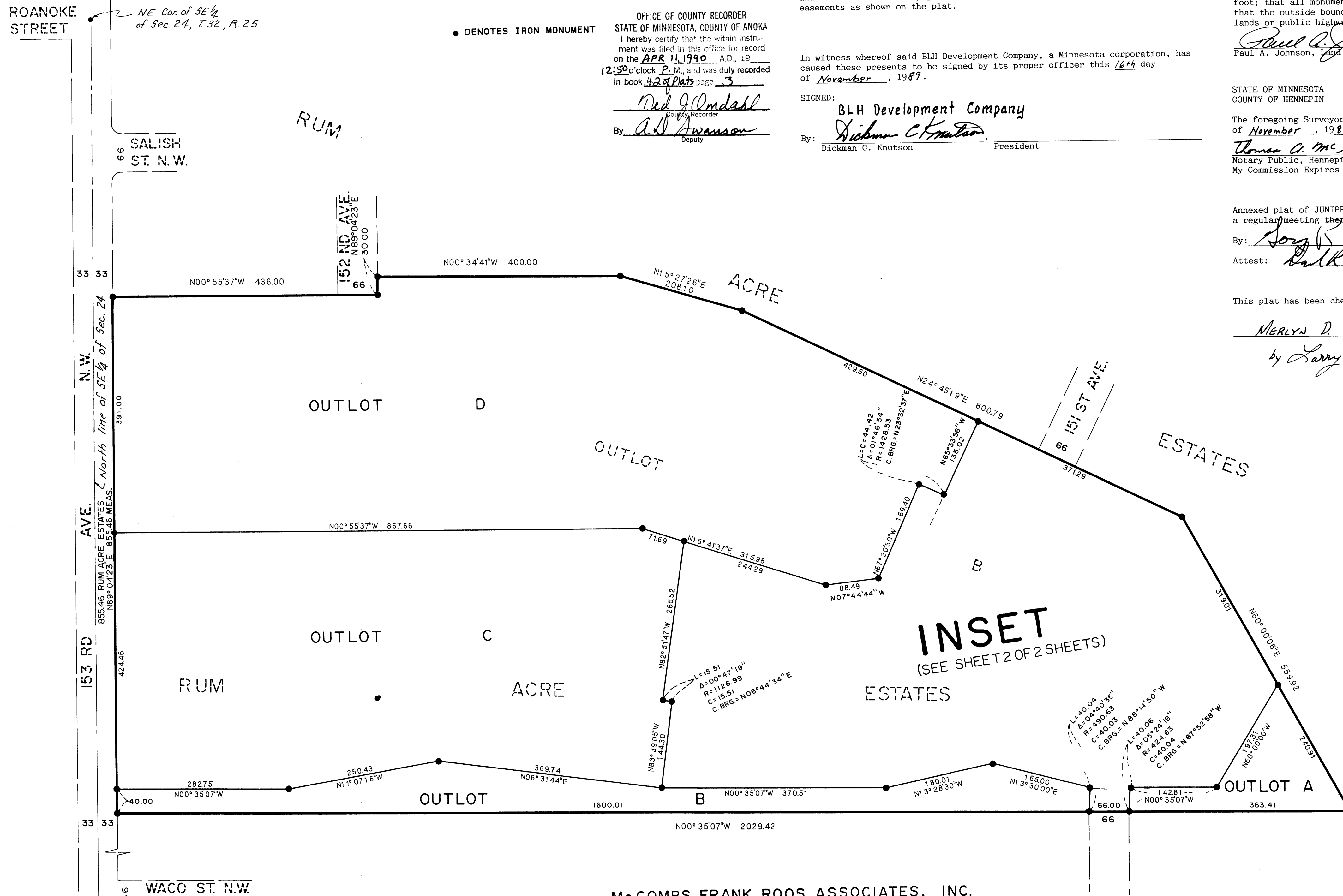
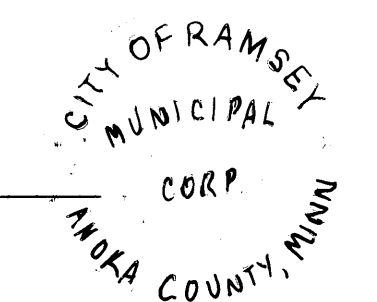
"NO DELINQUENT TAXES
AND TRANSFER ENTRIES"

April 11th 1990
Charles R. Kerebore
Auditor, Anoka County
By: Janet Schultz
Deputy

"NO DELINQUENT TAXES
AND TRANSFER ENTRIES 1990 IN THE
LANDS FOR WHICH THEY ARE PAID"

Donald C. Bailey
Anoka County Treasurer

L. Henry Deputy

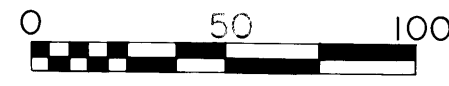
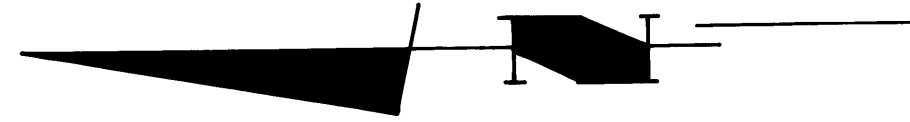


McCOMBS FRANK ROOS ASSOCIATES, INC.
ENGINEERS AND SURVEYORS

001ACRA 4-11-90 #105 \$ 30.00 d

JUNIPER WOODS

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

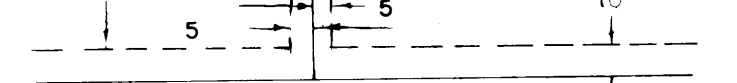


SCALE: 1 INCH = 50 FEET

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH
C1	S23°32'37"W	44.42	1°46'54"	1428.53	44.42
C2	S24°35'41"W	8.00	0°19'15"	1428.53	8.00
C3	S25°31'08"W	5.00	1°31'37"	187.61	5.00
C4	N71°49'35"W	15.90	2°08'44"	424.63	15.90
C5	N87°52'58"W	40.04	5°24'19"	424.63	40.06
C6	S88°14'50"E	40.03	4°40'35"	490.63	40.04
C7	N00°42'47"W	1.67	0°15'20"	375.08	1.67
C8	N06°44'34"E	15.51	0°47'19"	1126.99	15.51

INSET

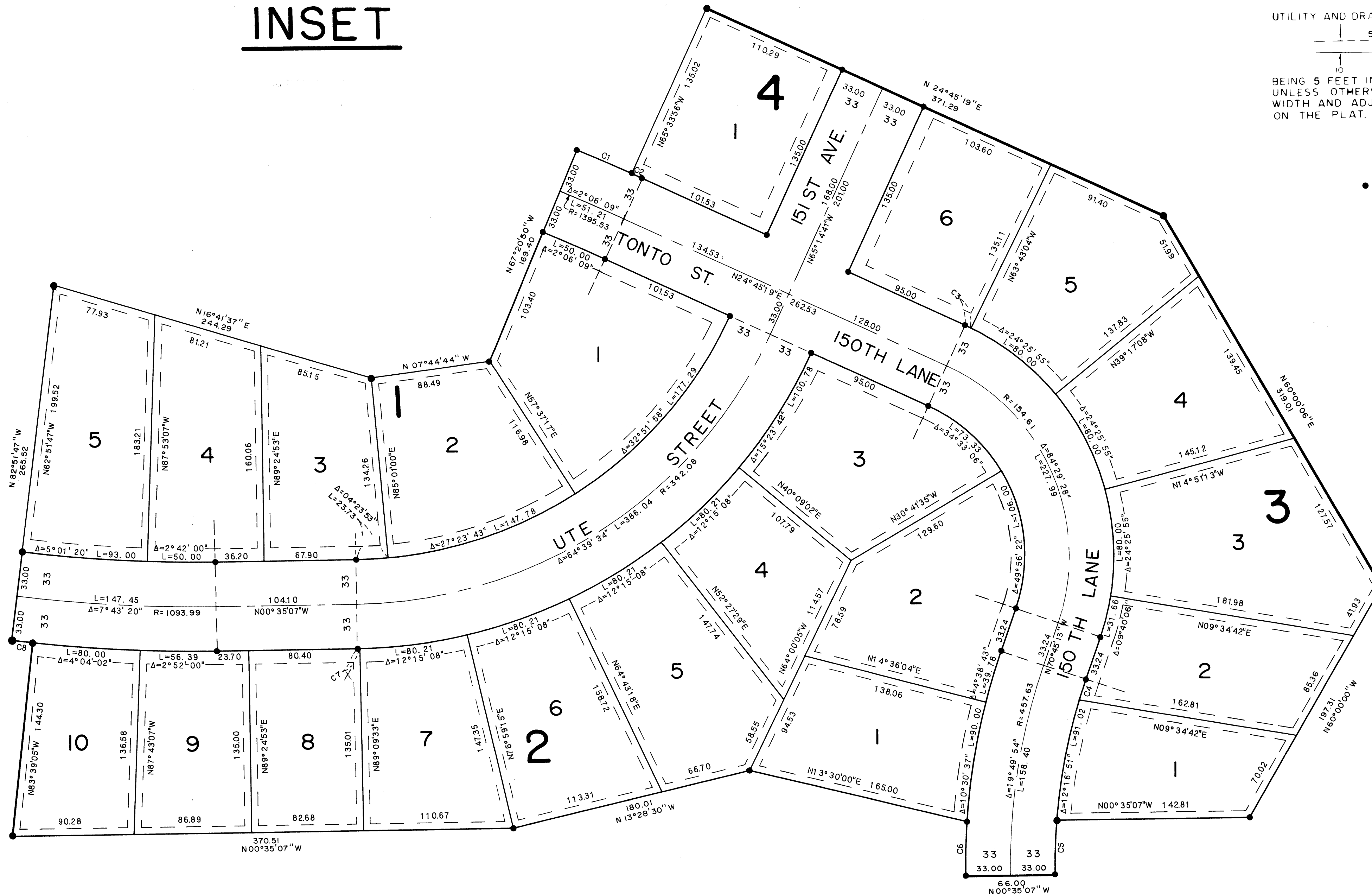
UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THE PLAT.

• DENOTES IRON MONUMENT

FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF OUTLOT B RUM ACRE ESTATES IS ASSUMED TO HAVE A BEARING OF N89°04'23"E



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ENGINEERS AND SURVEYORS