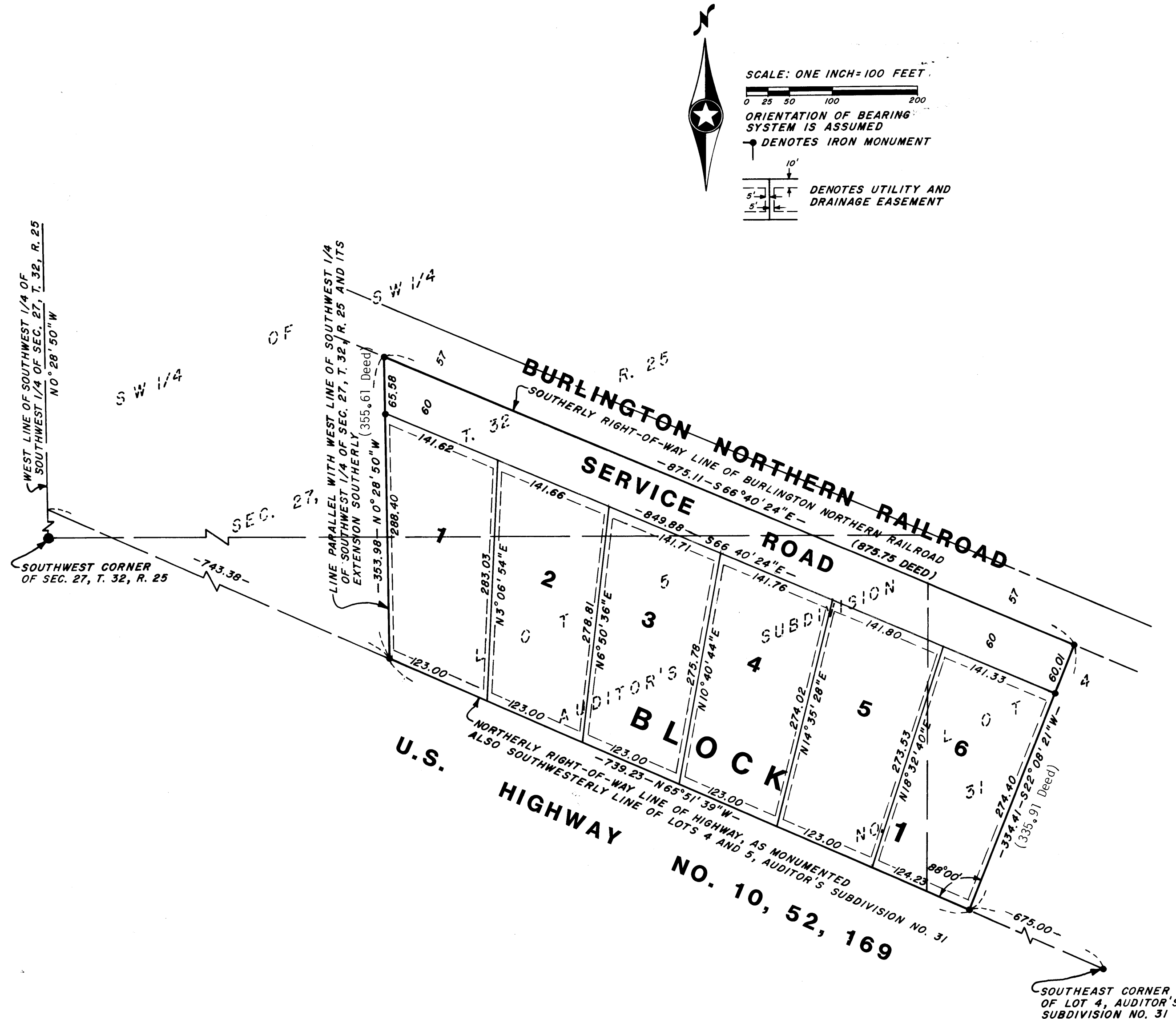


KOVAR ADDITION



KNOW ALL MEN BY THESE PRESENTS: THAT GEORGE R. DEZIEL AND ELEANOR D. DEZIEL, HIS WIFE, OWNERS AND PROPRIETORS, AND MICHAEL A. KOVAR AND JUDY A. KOVAR, HIS WIFE, CONTRACT PURCHASERS, AND FIDELITY BANK AND TRUST COMPANY, A MINNESOTA CORPORATION, MORTGAGEE, OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE STATE OF MINNESOTA AND COUNTY OF ANOKA, TO-WIT: THAT PART OF LOTS 4 AND 5, AUDITOR'S SUBDIVISION NO. 31, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR ANOKA COUNTY, MINNESOTA AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 AND THE NORTHERLY RIGHT-OF-WAY OF U. S. HIGHWAYS NO. 10, 52, AND 169 AS NOW MONUMENTED, A DISTANCE OF 675.00 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREBY DESCRIBED; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF LOTS 4 AND 5 AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 739.23 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE DISTANT 743.38 FEET SOUTHEASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FROM THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTHERLY AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27 AND ITS EXTENSION SOUTHERLY A DISTANCE OF 355.61 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF BURLINGTON NORTHERN, INC. (NOW BURLINGTON NORTHERN RAILROAD); THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF LOTS 5 AND 4, A DISTANCE OF 875.75 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE PROJECTED NORTHEASTERLY FROM THE ACTUAL POINT OF BEGINNING, SAID LINE MAKES AN ANGLE OF 88 DEGREES 00 MINUTES IN THE NORTHWEST QUADRANT WITH THE SOUTHWESTERLY LINE OF SAID LOT 4 AT THE ACTUAL POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG LAST MENTIONED LINE A DISTANCE OF 335.91 FEET, MORE OR LESS, TO THE ACTUAL POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS KOVAR ADDITION AND DO HEREBY DEDICATE THE SERVICE ROAD AND THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT.

IN WITNESS WHEREOF SAID GEORGE R. DEZIEL AND ELEANOR D. DEZIEL, HAVE HEREUNTO SET THEIR HANDS AND SEALS ON THIS 19th DAY OF April 1985. ALSO MICHAEL A. KOVAR AND JUDY A. KOVAR HAVE HEREUNTO SET THEIR HANDS AND SEALS ON THIS 22nd DAY OF April 1985. ALSO FIDELITY BANK AND TRUST COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICERS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 20th DAY OF April 1985.

George R. Deziel
MICHAEL A. KOVAR
Eleanor D. Deziel
JUDY A. KOVAR

BY M. A. Grommesch ITS Vice President
BY C. E. Zemke ITS VICE PRESIDENT

STATE OF Arizona
COUNTY OF Maricopa ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April 1985 BY GEORGE R. DEZIEL AND ELEANOR D. DEZIEL, HIS WIFE,

Beth Ann Carnahan
NOTARY PUBLIC, Maricopa COUNTY, Arizona
MY COMMISSION EXPIRES August 15, 1987

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF April 1985 BY MICHAEL A. KOVAR AND JUDY A. KOVAR, HIS WIFE.

Ruby Love
NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA
MY COMMISSION EXPIRES December 5, 1987

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April 1985 BY Michael A. Grommesch AND Craig E. Zemke, Vice President AND Vice President, RESPECTIVELY, OF FIDELITY BANK AND TRUST COMPANY, A MINNESOTA CORPORATION, ON BEHALF OF THE CORPORATION.

Elva M. Vietzke
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires May 25, 1985

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THE PLAT AS KOVAR ADDITION; THAT THE PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND HUNDRETHS 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.

N. C. Hoium
N. C. HOIUM
REGISTERED LAND SURVEYOR- MINN. REG. NO. 4427

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss

THE SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, THIS 12th DAY OF APRIL 1985 BY N.C. HOIUM, LAND SURVEYOR.

Pamela L. Fredrick
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Sept. 24, 1988

Pamela L. Fredrick
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA
MY COMMISSION EXPIRES SEPT. 24, 1988

APPROVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA THIS 26th DAY OF March 1985.

Gary W. Peterson
MAYOR
[Signature]
CITY CLERK

CHECKED AND APPROVED THIS 22nd DAY OF May 1985.

Robert W. Anderson
COUNTY SURVEYOR, ANOKA COUNTY, MINNESOTA 67475

"NO DELINQUENT TAXES AND TRANSFER ENTRIES"
May 22 1985
Charles R. Lefebvre
Auditor, Anoka County
BY Jonell M. Sawyer
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1985 ON THE LANDS DESCRIBED WITHIN ARE PAID
Dorcas E. Bailey by Williams
Anoka County Treasurer

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 MAY 22 1985 A.D., 1985 at 12:10 o'clock P.M., and was duly recorded in book 358 of Page 3
Field Campbell
County Recorder
BY P. J. Holderness