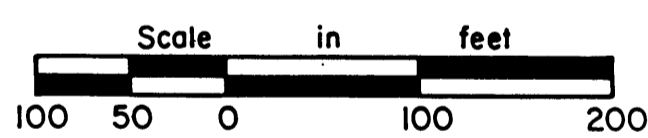
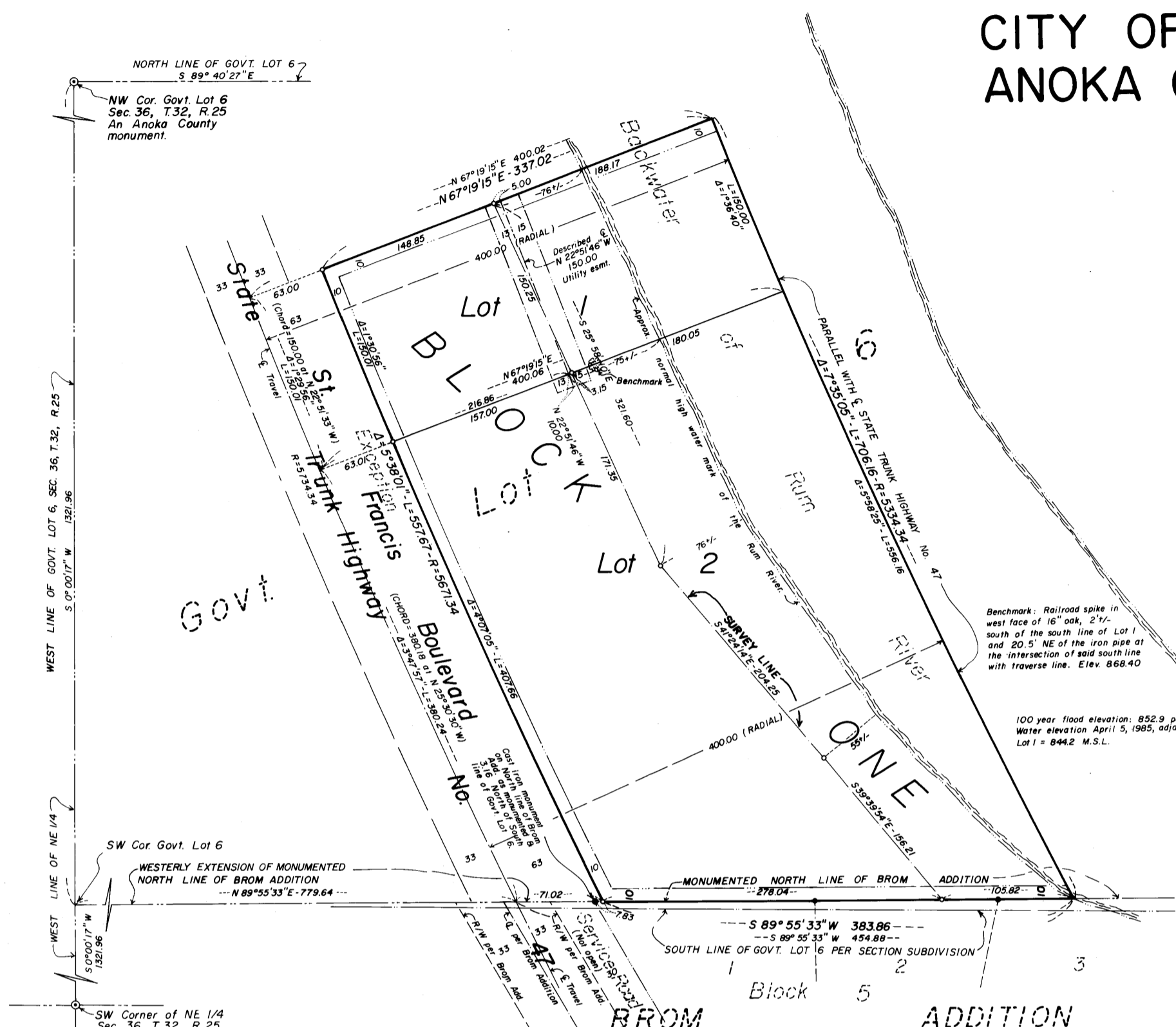


OXBOW ADDITION

CITY OF RAMSEY, ANOKA COUNTY, MN.



Scale: 1" = 100'
 Bearings are on an assumed datum.
 • Denotes set iron pipe with plastic plug stamped R.L.S. 8194
 Drainage and utility easements are shown thus:

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 31 1985 A.D., 1985 at 2:45 o'clock P.M. and was duly recorded in book 350F PLAT page 9
Ted J. Audahl
 County Recorder
 By W. H. Hennessey
 Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1985 ON THE LANDS DESCRIBED WITHIN ARE PAID
Donald C. Bailey, M. Dwyer
 Anoka County Treasurer

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
May 31 1985
Charles R. Poffine
 Auditor, Anoka County
 BY J. R. Blum
 Deputy

KNOW ALL MEN BY THESE PRESENTS: That River's Bend Properties, a partnership under the laws of the State of Minnesota, fee owner; And Country House, Inc., a Minnesota Corporation, contract purchaser of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

All that part of Government Lot 6, Section 36, Township 32, Range 25, Anoka County, Minnesota, described as Commencing at the Northwest Corner of said Government Lot 6; thence South 0 degrees, 00 minutes, 17 seconds West along the West line thereof (being the line connecting said Northwest Corner of Government Lot 6 with a Judicial Landmark marking the Southwest Corner of the Northeast Quarter of said Section 36) for 1321.96 feet, more or less, to the Southwest Corner of said Government Lot 6, being a point on the last described line; thence North 89 degrees, 55 minutes, 33 seconds East along the westerly extension of the monumented North line of the duly recorded plat of BROM ADDITION, said Anoka County, for 779.64 feet to a point on said North line of BROM ADDITION extended where the same intersects the centerline of State Trunk Highway No. 47 as now laid out and travelled; thence northwesterly along said centerline, being a non-tangential curve concave to the northeast, radius 5734.34 feet, for a central angle of 3 degrees, 47 minutes, 57 seconds, and a length of 380.24 feet (the chord of said curve segment is 380.18 feet in length and bears North 25 degrees, 30 minutes, 30 seconds West) to the actual Point Of Beginning of the land to be hereby described; thence continue northwesterly along said centerline for a central angle of 1 degree, 29 minutes, 56 seconds, and a length of 150.01 feet (the chord of said curve segment is 150.00 feet in length and bears North 22 degrees, 51 minutes, 33 seconds West); thence North 67 degrees, 19 minutes, 15 seconds East for 400.02 feet; thence southeasterly along a non-tangential curve 400.00 feet northeasterly of as measured radial to and parallel with said centerline, radius 5334.34 feet, for a central angle of 1 degree, 36 minutes, 40 seconds, and length 150.00 feet, more or less, to intersect a line bearing North 67 degrees, 19 minutes, 15 seconds East from said Point Of Beginning; thence South 67 degrees, 19 minutes, 15 seconds West for 400.06 feet to said Point Of Beginning. Excepting therefrom the southwesterly 63.00 feet, as measured at right angles, thereof taken for right-of-way of said State Trunk Highway No. 47. Subject to easements of record.

For the purposes of this description, the North line of said Government Lot 6 of Section 36 is assumed to bear South 89 degrees, 40 minutes, 27 seconds East.

AND THAT Ramsey Center Partnership, a partnership under the laws of the State of Minnesota, fee owner; and River's Bend Properties, a partnership under the laws of the State of Minnesota, contract purchaser of the following described property situated in said State of Minnesota, County of Anoka, to-wit:

All that part of Government Lot 6, Section 36, Township 32, Range 25, Anoka County, Minnesota, described as Commencing at the Northwest Corner of said Government Lot 6; thence South 0 degrees, 00 minutes, 17 seconds West along the West line thereof (being the line connecting said Northwest Corner of Government Lot 6 with a Judicial Landmark marking the Southwest Corner of the Northeast Quarter of said Section 36) for 1321.96 feet, more or less, to the Southwest Corner of said Government Lot 6, being a point on the last described line; thence North 89 degrees, 55 minutes, 33 seconds East along the westerly extension of the monumented North line of the duly recorded plat of BROM ADDITION, said Anoka County, for 779.64 feet to a point on said North line of BROM ADDITION extended where the same intersects the centerline of State Trunk Highway No. 47 as now laid out and travelled; thence northwesterly along said centerline, being a non-tangential curve concave to the northeast, radius 5734.34 feet, for a central angle of 3 degrees, 47 minutes, 57 seconds, and a length of 380.24 feet (the chord of said curve segment is 380.18 feet in length and bears North 25 degrees, 30 minutes, 30 seconds West) to the actual Point Of Beginning of the land to be hereby described; thence North 67 degrees, 19 minutes, 15 seconds East for 400.06 feet to intersect a line 400.00 feet northeasterly of as measured radial to and parallel with said centerline; thence southeasterly along said parallel curve, radius 5334.34 feet, for a central angle of 5 degrees, 58 minutes, 25 seconds, and length 556.16 feet, more or less, to intersect said North line of BROM ADDITION; thence South 89 degrees, 55 minutes, 33 seconds West along said North line of BROM ADDITION for 454.88 feet, more or less, to the Point Of Beginning. Excepting therefrom the southwesterly 63.00 feet, as measured at right angles, thereof taken for right-of-way of said State Trunk Highway No. 47. Subject to easements of record.

For the purposes of this description, the North line of said Government Lot 6 of Section 36 is assumed to bear South 89 degrees, 40 minutes, 27 seconds East.

Have caused the same to be surveyed and platted as OXBOW ADDITION, and do hereby donate and dedicate to the public for the public use forever the easements as shown on this plat for drainage and utility purposes only. In witness whereof said River's Bend Properties has caused these presents to be signed by its Authorized Agent and General Partner this 28th day of May, 1985.

RIVER'S BEND PROPERTIES
 By: Richard C. Foster, Richard C. Foster, Authorized Agent and General Partner

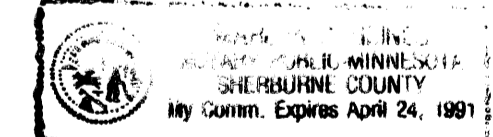
Also in witness whereof said Country House, Inc. has caused these presents to be signed by its proper officer this 31st day of MAY, 1985.

COUNTRY HOUSE, INC.
 By: Gregory W. Johnson, Gregory W. Johnson, President

Also in witness whereof said Ramsey Center Partnership has caused these presents to be signed by its Authorized Agent and General Partner this 28th day of MAY, 1985.

RAMSEY CENTER PARTNERSHIP
 By: Arthur K. Raudio, Arthur K. Raudio, President of First Guaranty Corporation, Authorized Agent and General Partner

State of Minnesota, County of Sherburne
 The foregoing instrument was acknowledged before me this 28th day of May, 1985, by Richard C. Foster, Authorized Agent and General Partner, on behalf of River's Bend Properties, a Minnesota Partnership.



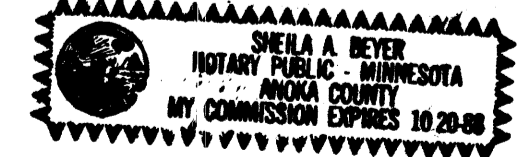
Maureen P. Slings Notary Public, Sherburne County, Minnesota
 My commission expires: April 24, 1991

State of Minnesota, County of ANOKA
 The foregoing instrument was acknowledged before me this 31 day of May 1985, by Gregory W. Johnson, President of Country House, Inc., a Minnesota Corporation, on behalf of the corporation.



Harold C. Barden Notary Public, ANOKA County, Minnesota
 My commission expires: 1-31-86

State of Minnesota, County of Anoka
 The foregoing instrument was acknowledged before me this 29th day of May, 1985, by Arthur K. Raudio, President of First Guaranty Corporation, a Minnesota Corporation, Authorized Agent and General Partner of Ramsey Center Partnership, a Minnesota Partnership, on behalf of the partnership.

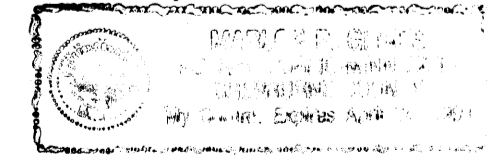


Sheila Ambeyer Notary Public, Anoka County, Minnesota
 My commission expires: 10-10-88

I hereby certify that I have surveyed and platted the property described in this plat as OXBOW ADDITION 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 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 28 day of May, 1985, by John O. Oliver, Land Surveyor.



Maureen P. Slings Notary Public, Sherburne County, Minnesota
 My commission expires: April 24, 1991

Annexed plat of OXBOW ADDITION was approved by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 9th day of April, 1985.

By: Gary W. Wittman, Mayor Attest: D. Schaub, Clerk

This plat has been checked and approved this 31st day of May, 1985.
Robert W. Anderson, Anoka County Surveyor

