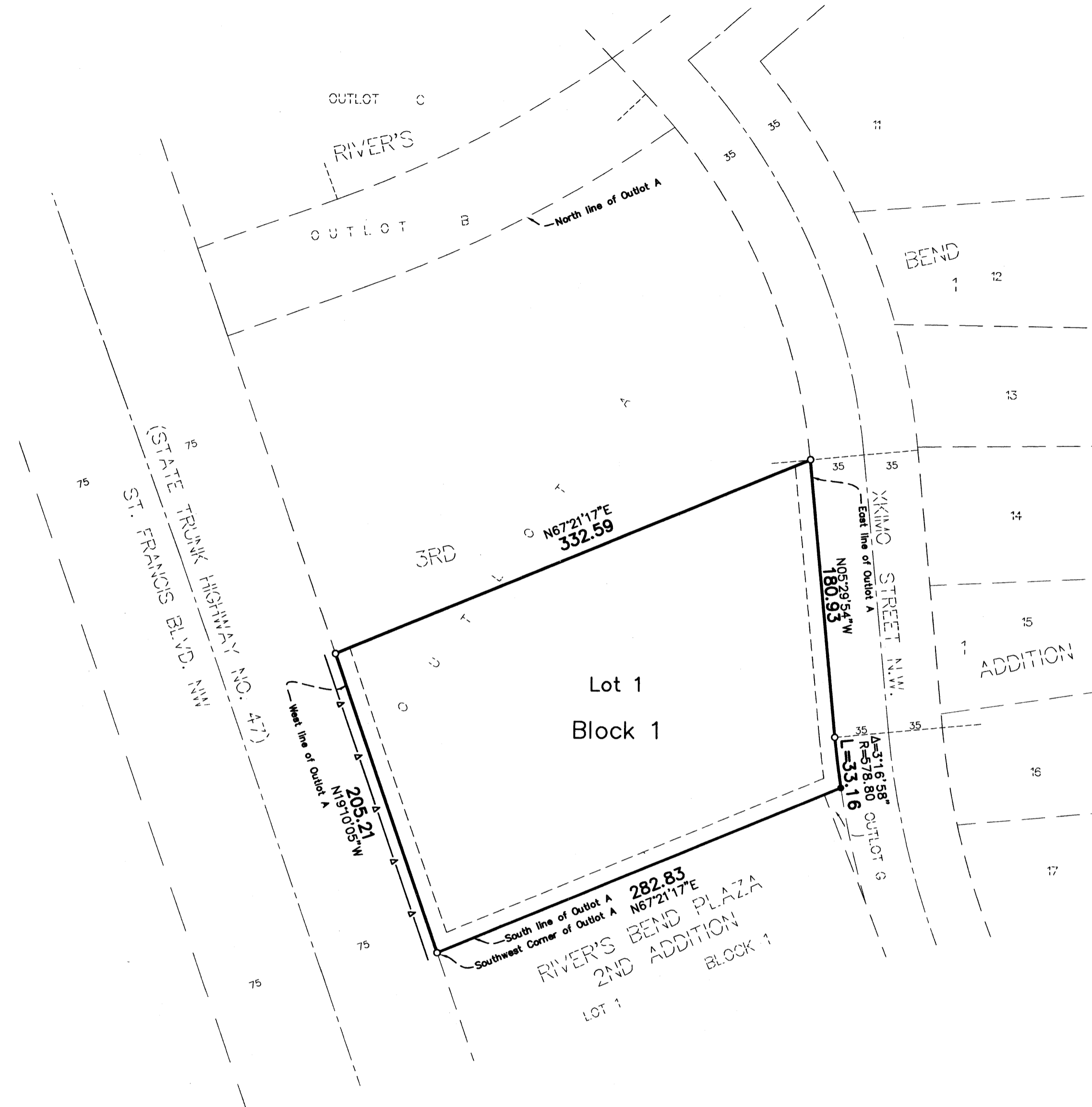


RAMSEY OFFICE PARK



KNOW ALL PERSONS BY THESE PRESENTS: That River's Bend Holdings, LLC, a Minnesota Limited Liability Company, fee owner of the following described property situated in the County of Anoka, State of Minnesota to-wit:

That part of OUTLOT A, RIVER'S BEND 3RD ADDITION, Anoka County, Minnesota, lying southerly of the following described line and its extensions:

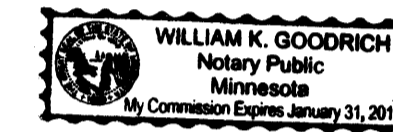
Commencing at the Southwest Corner of said OUTLOT A; thence on an assumed bearing of North 19 degrees 10 minutes 05 seconds West, along the west line of said OUTLOT A, a distance of 205.21 feet to the point of beginning of the line to be described; thence North 67 degrees 21 minutes 17 seconds East a distance of 332.59 feet to the east line of said OUTLOT A and said described line there terminating.

Has caused the same to be surveyed and platted as RAMSEY OFFICE PARK and does hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only. Also dedicating to the State of Minnesota, the right of access onto State Trunk Highway No. 47 from Lot 1, Block 1, as designated on the plat.

In witness whereof said River's Bend Holdings, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 7th day of APRIL, 2005.

Richard C. Foster
Richard C. Foster, as Chief Manager

State of Minnesota, County of Anoka
The foregoing instrument was acknowledged before me this 6th day of April, 2005, by Richard C. Foster, as Chief Manager of River's Bend Holdings, LLC, a Minnesota Limited Liability Company, on behalf of the company.

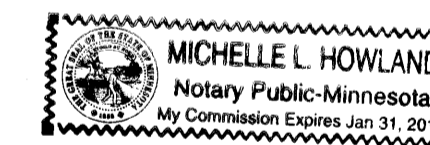


William K. Goodrich
Notary Public, Minnesota
My Commission Expires: January 31, 2010

I hereby certify that I have surveyed and platted the property described on this plat as RAMSEY OFFICE PARK, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat 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 on the plat and that there are no wetlands, as defined in Minnesota Statutes 505.02, Subd. 1., or public highways to be designated other than as shown on the plat.

Daniel R. Sidla
Daniel R. Sidla, Land Surveyor
Minnesota License No. 42628

State of Minnesota, County of Anoka
The foregoing Surveyor's Certificate was acknowledged before me this 29th day of March, 2005 by Daniel R. Sidla, Land Surveyor, Minnesota License No. 42628.



Michelle L. Howland
Notary Public, Minnesota
My Commission Expires: January 31, 2010

This plat of RAMSEY OFFICE PARK was approved and accepted by the City Council of Ramsey, Minnesota, at a regular meeting held this 8th day of February, 2005. 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 with receipt of such comments and recommendations, as provided by Minn. Statutes Section 505.03, Subd. 2.

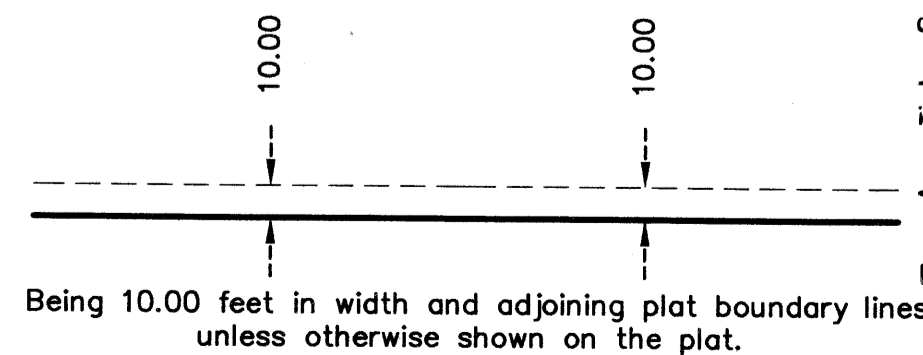
CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

Thomas Gamec
Thomas Gamec, Mayor

JoAnn M. Thieling
JoAnn M. Thieling, City Clerk

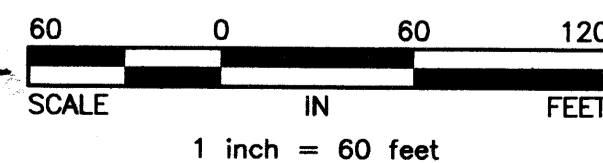
For the purposes of this plat the west line of the OUTLOT A, RIVER'S BEND 3RD ADDITION is assumed to bear North 19°10'05" West.

Drainage and Utility Easements are shown thus:



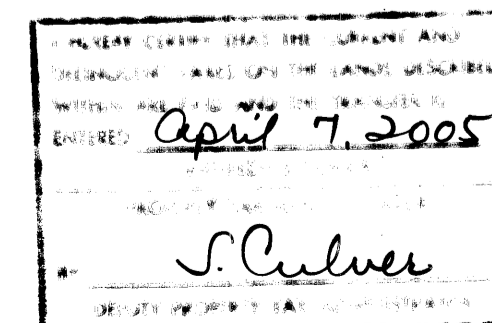
1974239.003 Abstract
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 7th April ad. 2005
4 o'clock P.M., and was duly recorded in book 69 Abst page 19
Maura J Devine
County Recorder

By *J.M.H.*
Dputy



ANOKA COUNTY SURVEYOR

This plat was checked and approved this 7th day of APRIL, 2005.



Larry Hoiunt
Larry Hoiunt, Anoka County Surveyor

\$155.00

