

# REGENCY POND

CITY OF RAMSEY, COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota Corporation, owner and proprietor, Builders Mortgage Corporation mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The North Half of the Northwest Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the following described tract:

That part of the Northwest Quarter of the Northwest Quarter of said Section 27 described as follows: Commencing at the Southwest corner thereof; thence North on the West line of said Northwest Quarter of the Northwest Quarter for a distance of 418.00 feet; thence East parallel with the South line of said Northwest Quarter of the Northwest Quarter a distance of 209.00 feet; thence South and parallel to said West line to the said South line thereof; thence West on said South line to the point of commencement. Except parcel No. 8, Anoka County Highway Right-of-Way Plat No. 16.

AND

All that part of the South Half of the Northwest Quarter of Section 27, Township 32, Range 25 lying Northerly of the Northerly Right-of Way of Anoka County Highway Right-of-Way Plat No. 8.

Have caused the same to be surveyed, platted and known as REGENCY POND and does hereby donate and dedicate to the public, for public use forever the Avenue, Circle, Street, Parks and dedicate the drainage and utility easements as shown on the plat.

In witness whereof, said Good Value Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 5<sup>th</sup> day of August, 1996.

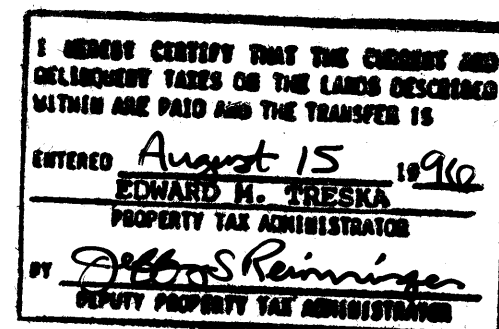
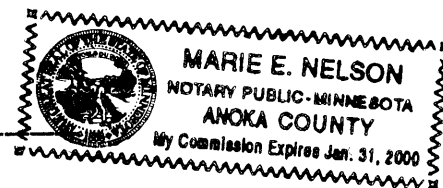
GOOD VALUE HOMES, INC.

By [Signature]  
John R. Peterson, President

State of Minnesota Anoka  
County of Anoka

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 1996 by John R. Peterson, President of Good Value Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

Marie E. Nelson  
Notary Public, Anoka County, Minnesota  
My commission expires Jan. 31, 2000



Also in witness whereof, said Builders Mortgage Corporation, a Minnesota Corporation, mortgagee, has caused these presents to be signed by its proper officers this 5<sup>th</sup> day of August, 1996.

BUILDERS MORTGAGE CORPORATION

By Ronald G. Stratton  
Ronald G. Stratton, President

State of Minnesota Anoka  
County of Anoka



The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 1996 by Ronald G. Stratton, President of Builders Mortgage Corporation a Minnesota Corporation on behalf of the corporation.

Sean Inett  
Notary Public, Anoka County, Minnesota  
My commission expires Jan 31, 2000

I, Donald E. Sigety, hereby certify that I have surveyed and platted the property described on this plat as REGENCY POND, 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 or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than as shown.

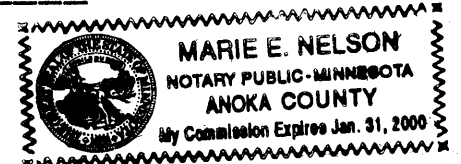
Donald E. Sigety  
Donald E. Sigety, Land Surveyor  
Minnesota License Number 23945

# 1235983  
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 15<sup>th</sup> of Aug, A.D., 1996 at 4:10 o'clock P.M., and was duly recorded in book 53 of page 11 Abst. Edward M. Treska County Recorder  
By ASH Deputy

State of Minnesota  
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 2 day of August, 1996 by Donald E. Sigety, Minnesota License No. 23945

Marie E. Nelson  
Notary Public, Anoka County, Minnesota  
My commission expires Jan. 31, 2000



RAMSEY, MINNESOTA

This plat of REGENCY POND was approved and accepted by the City Council of the City of Ramsey, Minnesota, at a regular meeting thereof held this 9<sup>th</sup> day of July, 1996. 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.

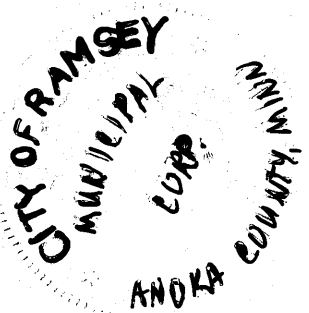
CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

Glen D. Hardin Mayor Ryan R. Schroeder City Administrator  
Glen D. Hardin Ryan R. Schroeder

ANOKA COUNTY SURVEYOR

I hereby certify that this plat has been checked and approved this 15<sup>th</sup> day of AUGUST, 1996.

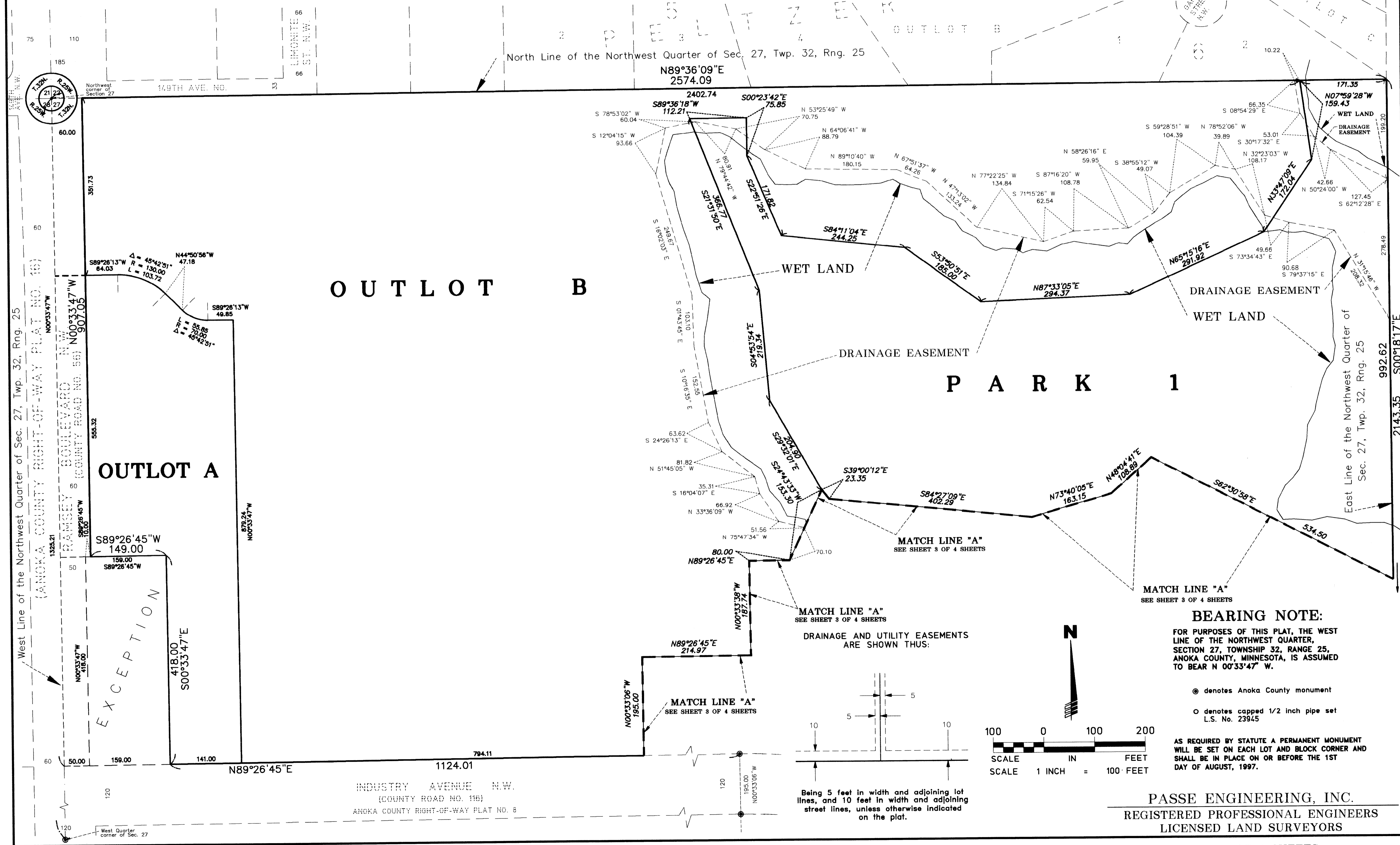
By MERLYN D. ANDERSON  
Merlyn D. Anderson, Anoka County Surveyor  
by Larry D. Hain Deputy



PASSE ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEERS  
LICENSED LAND SURVEYORS

# REGENCY POND

## CITY OF RAMSEY, COUNTY OF ANOKA



North Line of the Northwest Quarter of Sec. 27, Twp. 32, Rng. 25

N89°36'09"E  
2574.09

OUTLOT B

OUTLOT A

PARK 1

EXCEPTION

West Line of the Northwest Quarter of Sec. 27, Twp. 32, Rng. 25  
(ANOKA COUNTY RIGHT-OF-WAY PLAT NO. 16)

RAMSEY BOULEVARD N.W.  
(COUNTY ROAD NO. 66)

S89°26'45"W  
149.00

879.24  
N00°33'47"W

N89°26'45"E

1124.01

INDUSTRY AVENUE N.W.  
(COUNTY ROAD NO. 118)  
ANOKA COUNTY RIGHT-OF-WAY PLAT NO. 6

2402.74

S89°36'18"W  
112.21

S 78°53'02" W  
60.04

S 12°04'15" W  
93.66

N 53°25'49" W  
70.75

N 64°06'41" W  
88.79

N 89°10'40" W  
180.15

N 67°51'37" W  
64.26

N 77°22'25" W  
134.84

S 87°16'20" W  
108.78

S 71°15'26" W  
62.54

N 58°26'16" E  
59.95

S 38°55'12" W  
49.07

S 30°17'32" E  
53.01

N 32°23'03" W  
108.17

S 59°28'51" W  
104.39

N 78°52'06" W  
39.89

S 08°54'29" E  
66.35

N 07°58'28" W  
159.43

S 62°12'28" E  
127.45

N 50°24'00" W  
42.66

S 73°34'43" E  
90.68

S 79°37'15" E  
208.32

N 31°51'46" W  
278.49

S 00°18'17" E  
2143.35

S 84°11'04" E  
244.25

S 53°30'51" E  
165.00

N 87°33'05" E  
294.37

N 65°15'16" E  
291.92

S 62°30'58" E  
534.50

N 48°04'41" E  
108.89

N 73°40'05" E  
163.15

S 84°27'09" E  
402.28

S 39°00'12" E  
23.35

S 29°32'01" E  
204.30

S 6°43'33" W  
153.30

S 24°26'13" E  
63.62

N 51°45'05" W  
81.82

S 16°04'07" E  
35.31

N 33°36'09" W  
66.92

N 75°47'34" W  
51.56

N 89°26'45" E  
80.00

N 00°33'38" W  
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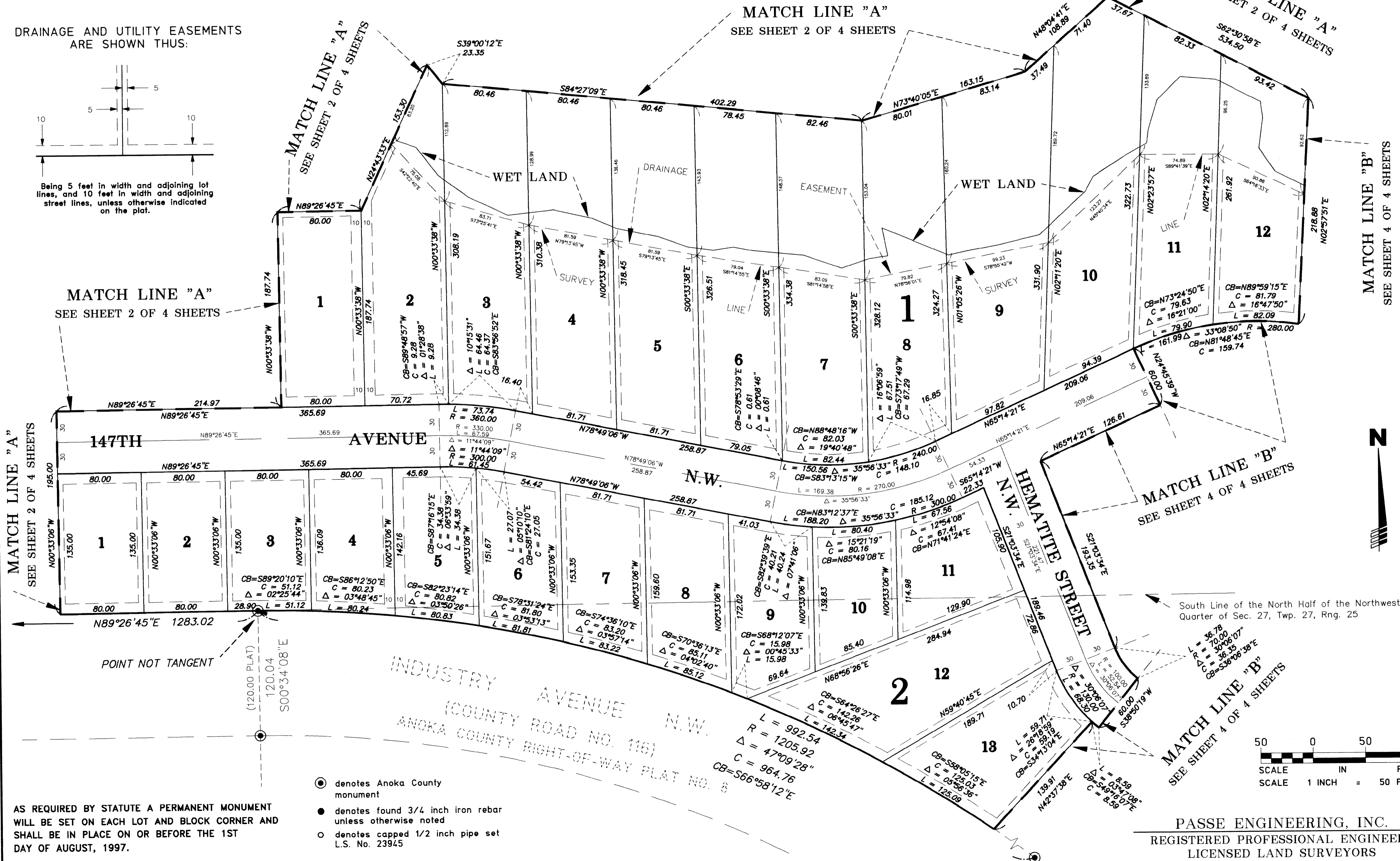
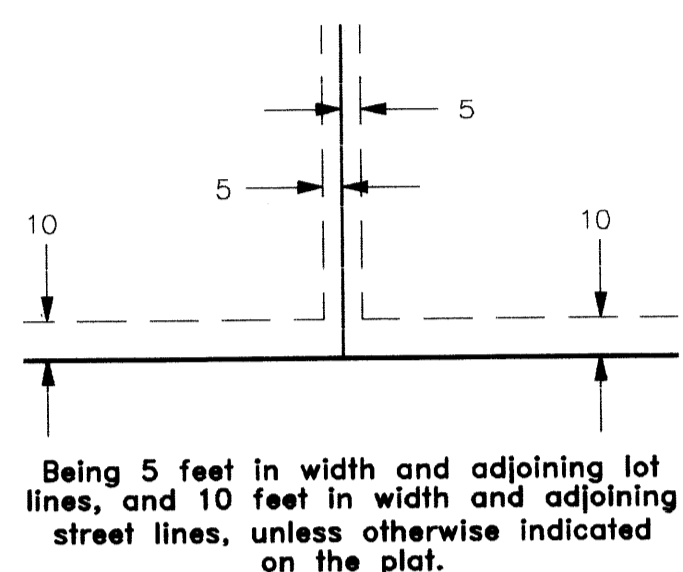
N 00°33'06" W  
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# REGENCY POND CITY OF RAMSEY, COUNTY OF ANOKA

### BEARING NOTE:

FOR PURPOSES OF THIS PLAT, THE WEST LINE OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, IS ASSUMED TO BEAR N 00°33'47" W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



MATCH LINE "A" SEE SHEET 2 OF 4 SHEETS

MATCH LINE "A" SEE SHEET 2 OF 4 SHEETS

MATCH LINE "A" SEE SHEET 2 OF 4 SHEETS

MATCH LINE "A" SEE SHEET 2 OF 4 SHEETS

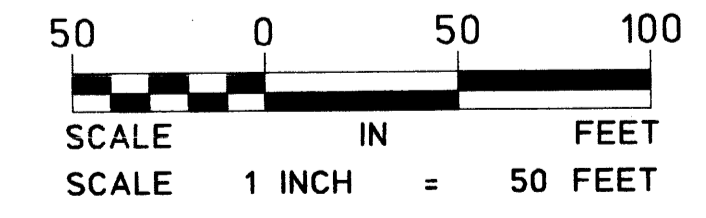
MATCH LINE "B" SEE SHEET 4 OF 4 SHEETS

MATCH LINE "B" SEE SHEET 4 OF 4 SHEETS

MATCH LINE "B" SEE SHEET 4 OF 4 SHEETS

AS REQUIRED BY STATUTE A PERMANENT MONUMENT WILL BE SET ON EACH LOT AND BLOCK CORNER AND SHALL BE IN PLACE ON OR BEFORE THE 1ST DAY OF AUGUST, 1997.

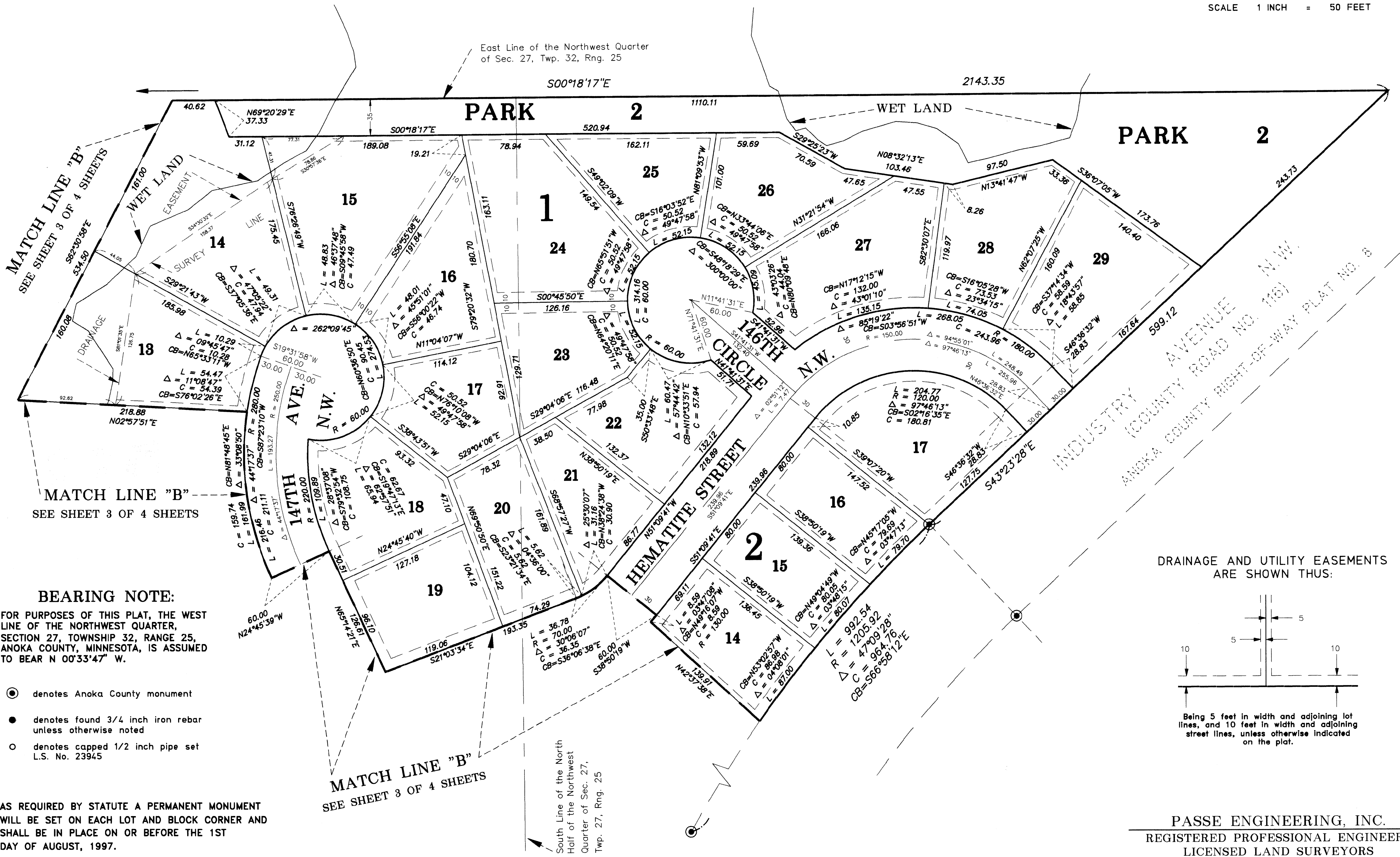
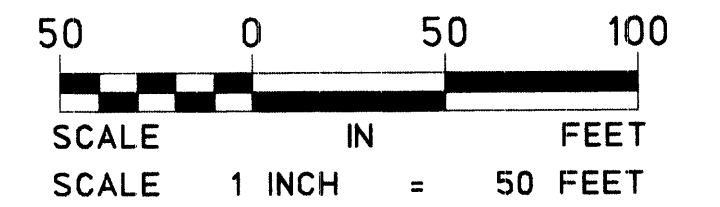
- denotes Anoka County monument
- denotes found 3/4 inch iron rebar unless otherwise noted
- denotes capped 1/2 inch pipe set L.S. No. 23945



PASSE ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEERS  
LICENSED LAND SURVEYORS

# REGENCY POND

## CITY OF RAMSEY, COUNTY OF ANOKA



MATCH LINE "B"  
SEE SHEET 3 OF 4 SHEETS

MATCH LINE "B"  
SEE SHEET 3 OF 4 SHEETS

MATCH LINE "B"  
SEE SHEET 3 OF 4 SHEETS

**BEARING NOTE:**  
FOR PURPOSES OF THIS PLAT, THE WEST LINE OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, IS ASSUMED TO BEAR N 00°33'47" W.

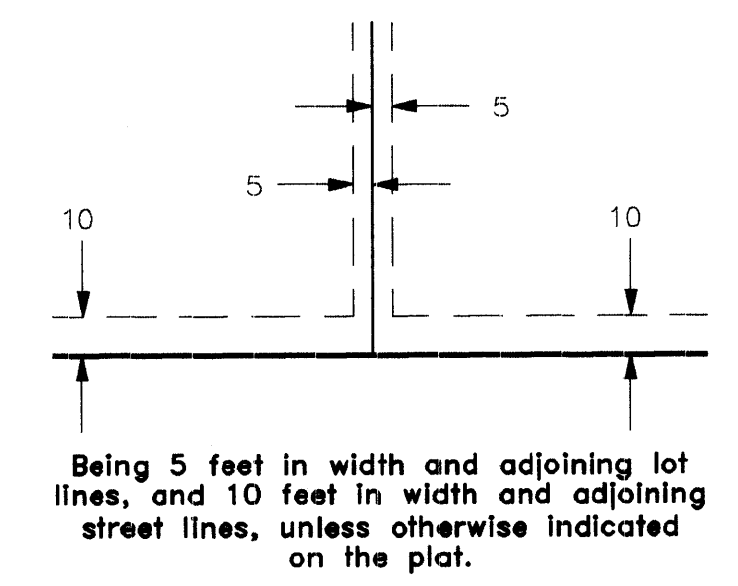
- denotes Anoka County monument
- denotes found 3/4 inch iron rebar unless otherwise noted
- denotes capped 1/2 inch pipe set L.S. No. 23945

AS REQUIRED BY STATUTE A PERMANENT MONUMENT WILL BE SET ON EACH LOT AND BLOCK CORNER AND SHALL BE IN PLACE ON OR BEFORE THE 1ST DAY OF AUGUST, 1997.

East Line of the Northwest Quarter of Sec. 27, Twp. 32, Rng. 25

South Line of the North Half of the Northwest Quarter of Sec. 27, Twp. 27, Rng. 25

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines, unless otherwise indicated on the plat.

PASSE ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEERS  
LICENSED LAND SURVEYORS