

RIVER BLUFFS 2ND ADDITION

1151156

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 Jan 18 AD, 1995 at 3:15 o'clock P.M. and was duly recorded in book 49 page 39
Edward M Treska
County Recorder
By EIC
Deputy

KNOW ALL MEN BY THESE PRESENTS: That Juniper Ridge, a Minnesota partnership, owner and proprietor, and S. R. Navickas, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Outlots B, C, D AND E, RIVER BLUFFS, according to the recorded plat thereof.

Have caused the same to be surveyed and platted as RIVER BLUFFS 2ND ADDITION and do hereby donate and dedicate to the public for public use forever the Court, Street and the utility and drainage easements as shown on the plat.

In witness whereof, said Juniper Ridge, a Minnesota partnership, has caused these presents to be signed by its proper partner this 15th day of December, 1994.

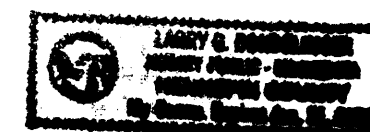
SIGNED:

JUNIPER RIDGE
By: John M. Miller as Partner

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 15th day of December, 1994, by John M. Miller, as Partner of Juniper Ridge, a Minnesota partnership, on behalf of the partnership.

Larry Sandberg
Notary Public, Hennepin County, Minnesota
My Commission Expires 1/31/2000



In witness whereof, S. R. Navickas, mortgagee, has hereunto set his hand this 15th day of December, 1994.

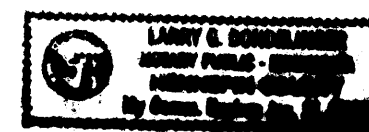
SIGNED:

S. R. Navickas
S. R. Navickas

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 15th day of December, 1994, by S. R. Navickas.

Larry Sandberg
Notary Public, HENNEPIN County, MINNESOTA
My Commission Expires 1/31/2000



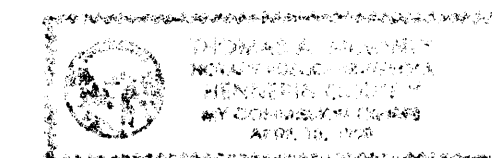
I hereby certify that I have surveyed and platted the property described on this plat as RIVER BLUFFS 2ND ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated and there are no wetlands 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

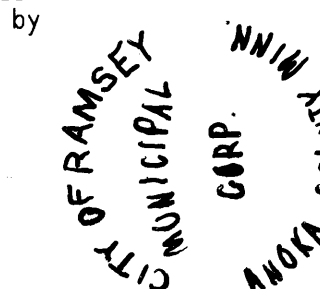
The foregoing Surveyor's Certificate was acknowledged before me this 30th day of November, 1994, by Paul A. Johnson, Land Surveyor.

James A. McQuay
Notary Public, Hennepin County, Minnesota
My Commission Expires April 10, 1998



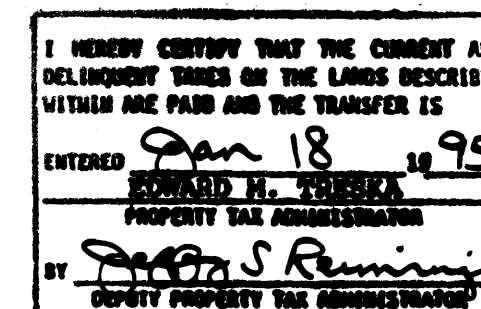
Annexed plat of RIVER BLUFFS 2ND ADDITION was approved and accepted by the City Council of Ramsey, Minnesota, at a regular meeting thereof held this 12th day of July, A.D. 1994. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer 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.

By: Kenneth B. Peterson, Mayor
By: Glen R. Schroeder, Clerk



This Plat has been checked and approved this 18th day of Jan, 1995.

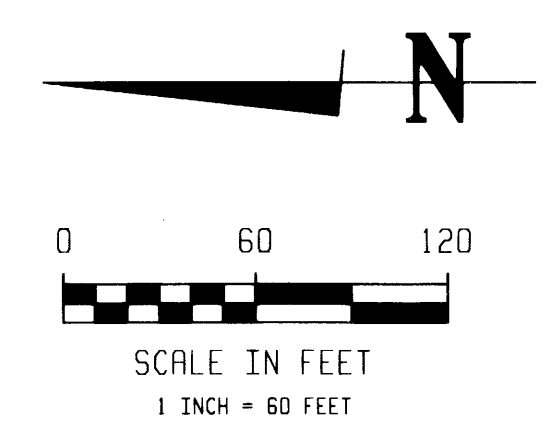
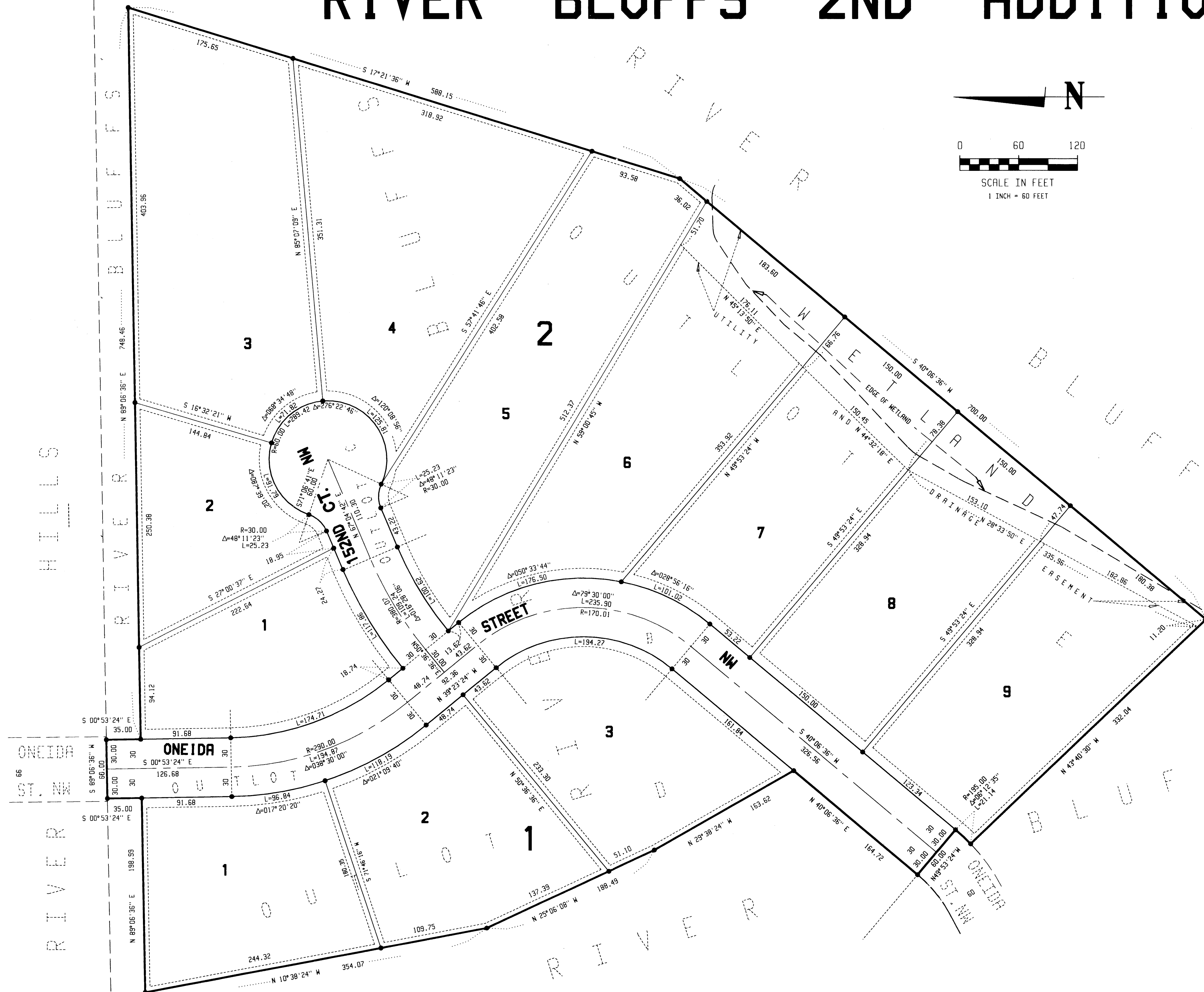
By: W. D. Anderson, Anoka County Surveyor



McCOMBS FRANK ROOS ASSOCIATES, INC.
ENGINEERS AND SURVEYORS

RIVER BLUFFS 2ND ADDITION

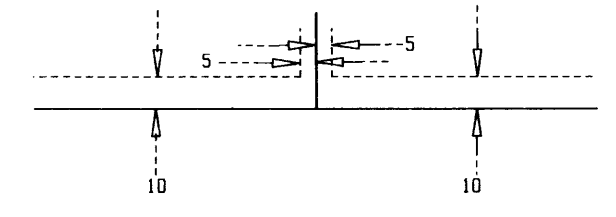
CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



FOR THE PURPOSE OF THIS SURVEY THE NORTH LINE OF OUTLOT E, RIVER BLUFFS HAS AN ASSUMED BEARING OF N 89° 06' 36" E.

● DENOTES IRON MONUMENT SET & MARKED WITH REGISTRATION NO. 10938

UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS:



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

McCOMBS FRANK ROOS ASSOCIATES, INC.
ENGINEERS AND SURVEYORS