

RIVER BLUFFS

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

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:

Government Lot 3, Section 19, Township 32, Range 24, except that part thereof lying southerly of the following described line:

Commencing at the northwest corner of said Government Lot 3; thence on an assumed bearing of South 00 degrees 32 minutes 31 seconds East, along the west line of said Government Lot 3, a distance of 1460.00 feet to the point of beginning of said line; thence South 75 degrees 32 minutes 31 seconds East 500.00 feet and said line there terminating.

Have caused the same to be surveyed and platted as RIVER BLUFFS and do hereby donate and dedicate to the public for public use forever the Park 1, Park 2, Avenue, 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 officer this 10th day of DECEMBER, 1992.

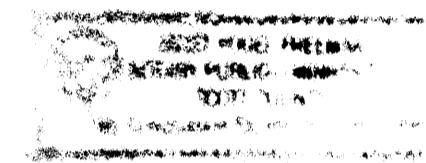
SIGNED:

JUNIPER RIDGE
By: John M. Miller Partner
President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 10th day of DECEMBER, 1992, by John M. Miller, Partner, President of Juniper Ridge, a Minnesota partnership, on behalf of the partnership.

David Vogel Steumar
Notary Public, Hennepin County, Minnesota
My Commission Expires 11/26/96



In witness whereof, S. R. Navickas, mortgagee, has hereunto set his hand this 21 day of DECEMBER, 1992.

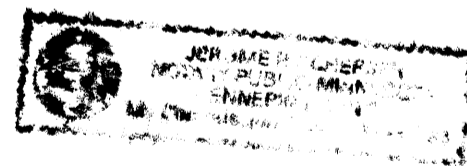
SIGNED:

S. R. Navickas
S. R. Navickas

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 21 day of DECEMBER, 1992, by S. R. Navickas.

Jerome P. Scherber
Notary Public, Hennepin County, Minnesota
My Commission Expires 11/30/96



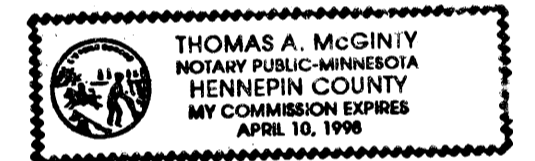
I hereby certify that I have surveyed and platted the property described on this plat as RIVER BLUFFS; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; 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 16th day of October, 1992, by Paul A. Johnson, Land Surveyor.

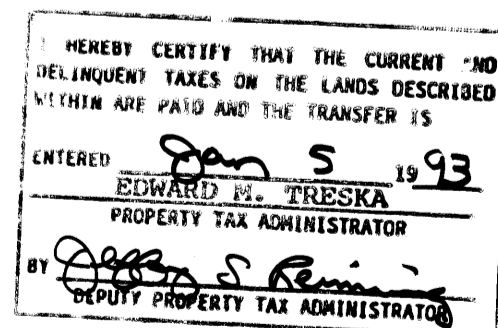
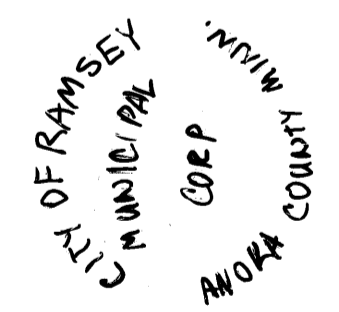
Thomas A. McGinly
Notary Public, Hennepin County, Minnesota
My Commission Expires April 10, 1998



Annexed plat of RIVER BLUFFS was approved and accepted by the City Council of Ramsey, Minnesota, at a regular meeting thereof held this 25th day of August, A.D. 1992. 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 396.03, Sub. 2.

By: James J. Wilbert, Mayor
By: S. Schneider, Clerk

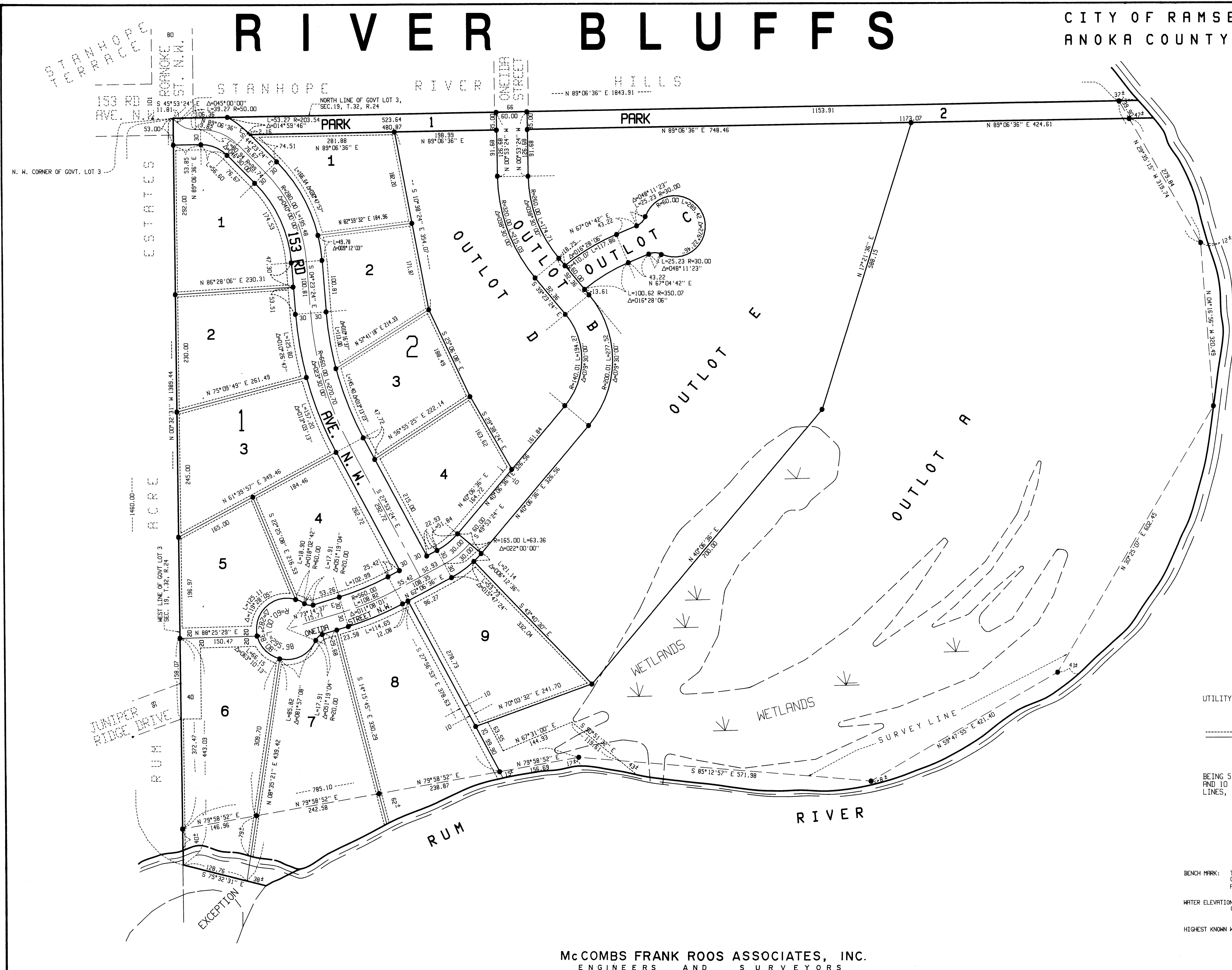
This Plat has been checked and approved this 5th day of Jan, 1993.
By: W. D. Anderson, Anoka County Surveyor



1015924
OFFICE OF COUNTY RECORDS
STATE OF MINNESOTA, COUNTY OF ANOKA
RECORDED
ON THE JAN. 5 A.D., 1993
9:40
BY: Red J. Omeahl
Ad. Swanson

RIVER BLUFFS

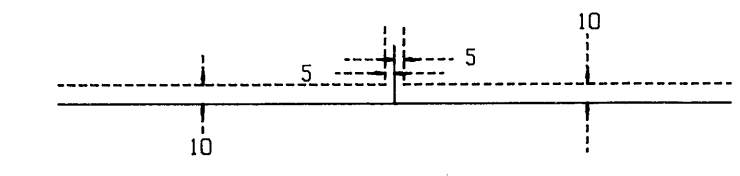
CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



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

FOR THE PURPOSE OF THIS SURVEY THE NORTH LINE OF GOVT. LOT 3, SEC. 19, T. 32, R. 24 HAS AN ASSUMED BEARING OF N 89°06'36" E.

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.

BENCH MARK: TOP OF CAST IRON MONUMENT AT 1/4 CORNER OF SEC. 19, T. 32, R. 24. ELEVATION = 895.98 FEET (N.G.V.D. - 1929)

WATER ELEVATION: AS OF MAY 5, 1992, = 844.97 FEET (N.G.V.D. - 1929)

HIGHEST KNOWN WATER ELEVATION: IS UNKNOWN FEET ACCORDING TO RECORDS OF DEPT. OF NATURAL RESOURCES, STATE OF MINNESOTA AND THE WATER CONTROL CENTER, CORPUS OF ENGINEERS, ST. PAUL, MN DISTRICT

McCOMBS FRANK ROOS ASSOCIATES, INC.
ENGINEERS AND SURVEYORS