

OFFICIAL PLAT

RIVER PINES 3RD ADDITION

Bk 60 Abst Pg 36
CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 14, T. 32, R. 25

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
APR 30 2001
LAUREN J. DENNIE
PROPERTY TAX ADMINISTRATOR
BY *L. Culver*
DEPUTY PROPERTY TAX ADMINISTRATOR

Doc # 1565867
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 30th April A.D., 2001 at 12:30 clock P.M., and was duly recorded in book 60 Abst page 36
Maureen J. Denwie
County Recorder
By EIC

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware Corporation, owner, of the following described property situated in the South Half of the Southeast Quarter of Section 14, Township 32, Range 25, Anoka County, Minnesota, to wit:

Outlot A, River Pines 2nd Addition, Anoka County, Minnesota.

Has caused the same to be surveyed, platted and known as RIVER PINES 3RD ADDITION and does hereby donate and dedicate to the public, for public use forever the street and lane and dedicate the drainage and utility easements as shown on the plat.

In witness whereof, said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this 16 day of March 2001.

U.S. HOME CORPORATION
By *Ray Baird*
Vice President

State of Minnesota
County of Hennepin

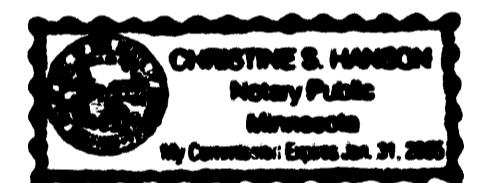


The foregoing instrument was acknowledged before me this 16th day of March 2001 by Ray Baird as Vice President of U.S. Home Corporation, a Delaware Corporation, on behalf of the corporation.

John D. Wright
Notary Public, Wright County, Minnesota
My commission expires 1-31-05

I, Mark F. Maistrovich, hereby certify that I have surveyed and platted the property described on this plat as RIVER PINES 3RD ADDITION, 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.

Mark F. Maistrovich, Land Surveyor
Minnesota License Number 25287



State of Minnesota
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of March 2001 by Mark F. Maistrovich, Minnesota License No. 25287

Christine S. Hanson
Notary Public, Anoka County, Minnesota
My commission expires January 31, 2005

RAMSEY, MINNESOTA

This plat of RIVER PINES 3RD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota, at a regular meeting thereof held this 12th day of May 1998. 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.

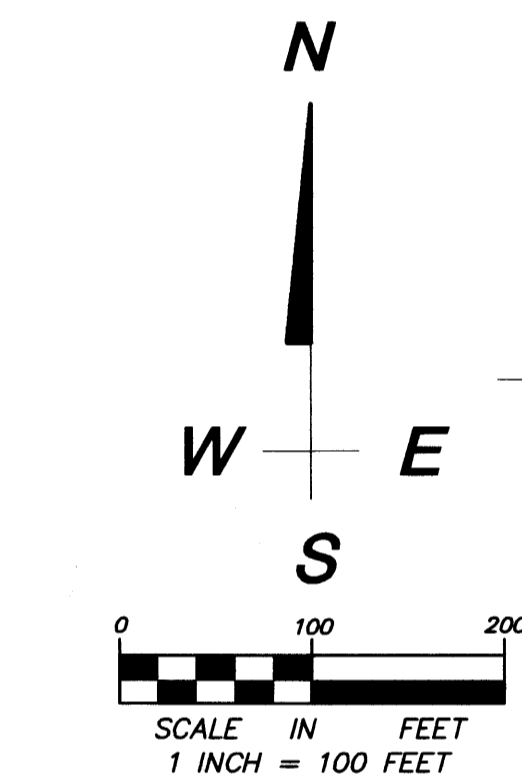
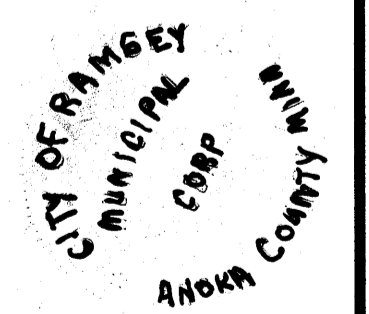
CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

By *John M. Heilig* Mayor
By *John M. Heilig* City Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that this plat has been checked and approved this 30th day of APRIL 2001

By *Larry D. Holm*
Larry D. Holm, Anoka County Surveyor

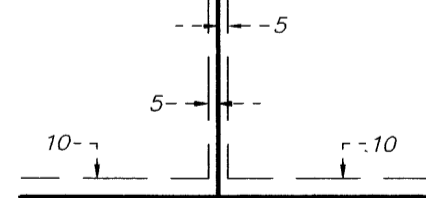


FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF OUTLOT A, RIVER PINES 2ND ADDITION IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 48 MINUTES 48 SECONDS WEST.

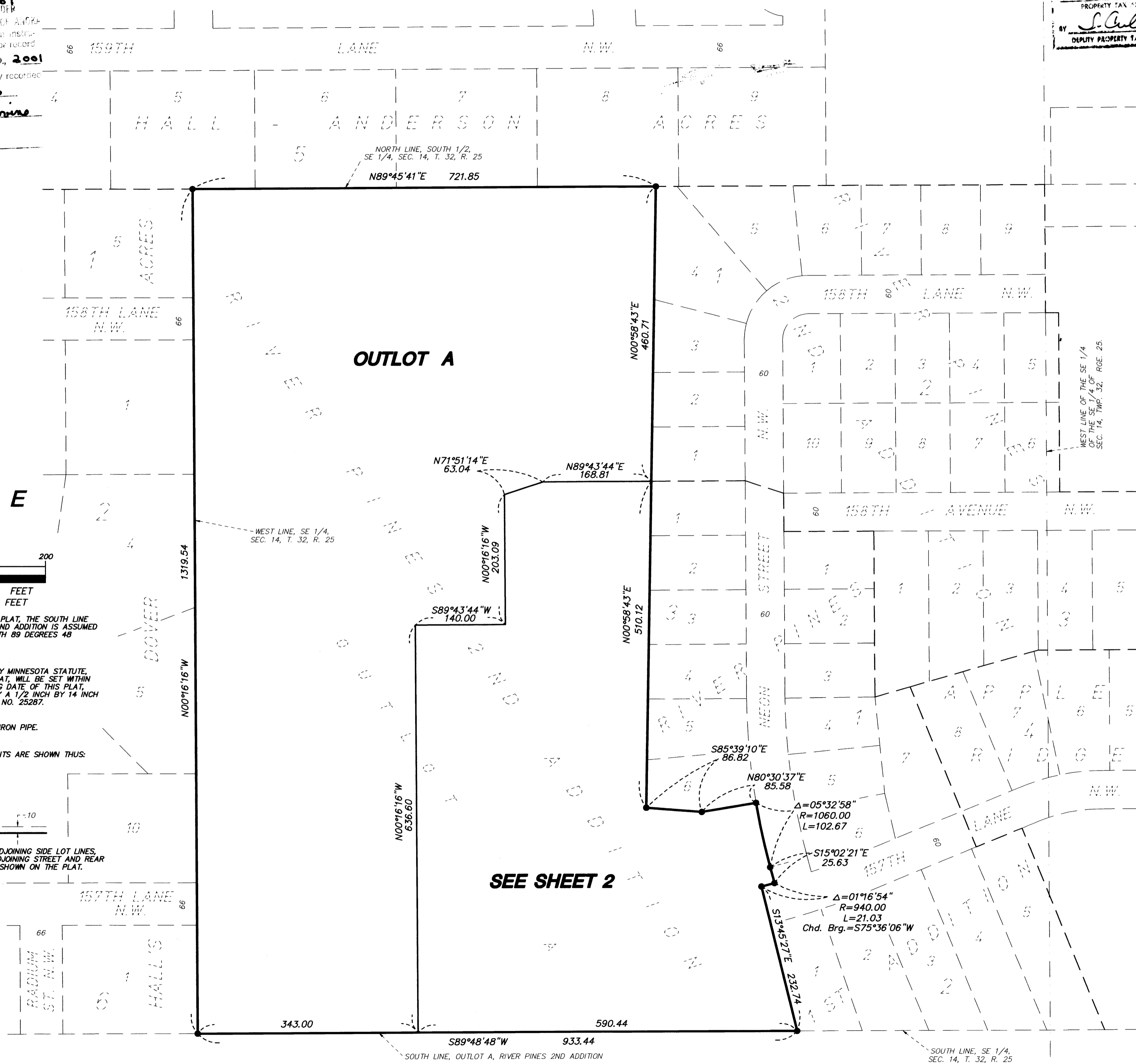
ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT, WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 25287.

• DENOTES FOUND 1/2 INCH IRON PIPE.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



Rec # 2001034792 \$755.00

PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

OFFICIAL PLAT

RIVER PINES 3RD ADDITION

BK 60 Abst P 36
CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 14, T. 32, R. 25

OUTLOT

N71°51'14"E
63.04

N89°43'44"E
168.81

S89°43'44"W
140.00

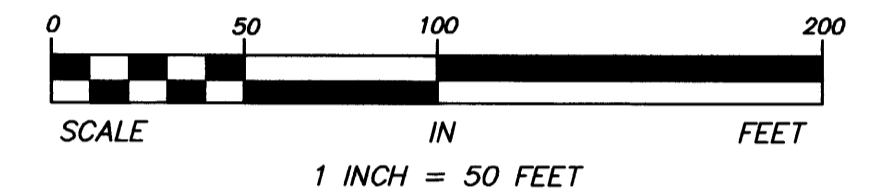
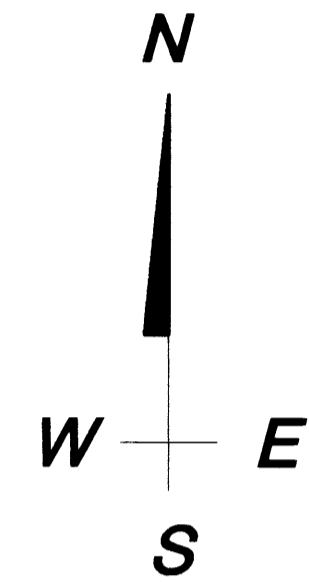
N00°16'16"W
203.09

OSMIUM STREET N.W.

N00°58'43"E

NEON STREET N.W.

158TH AVENUE N.W.

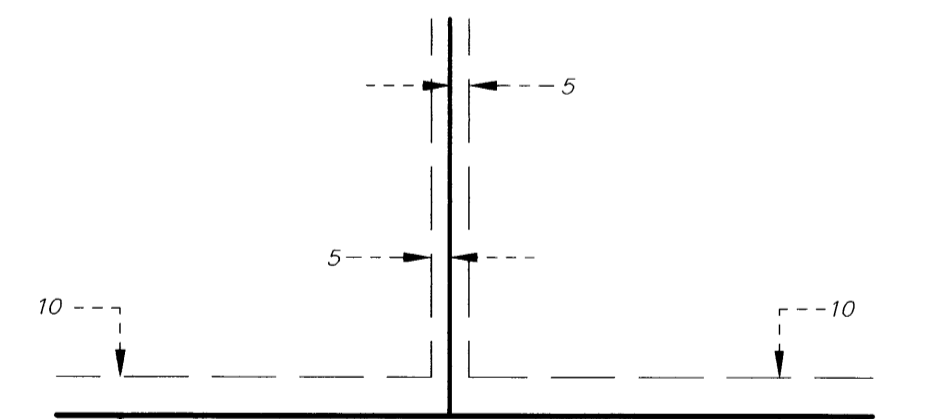


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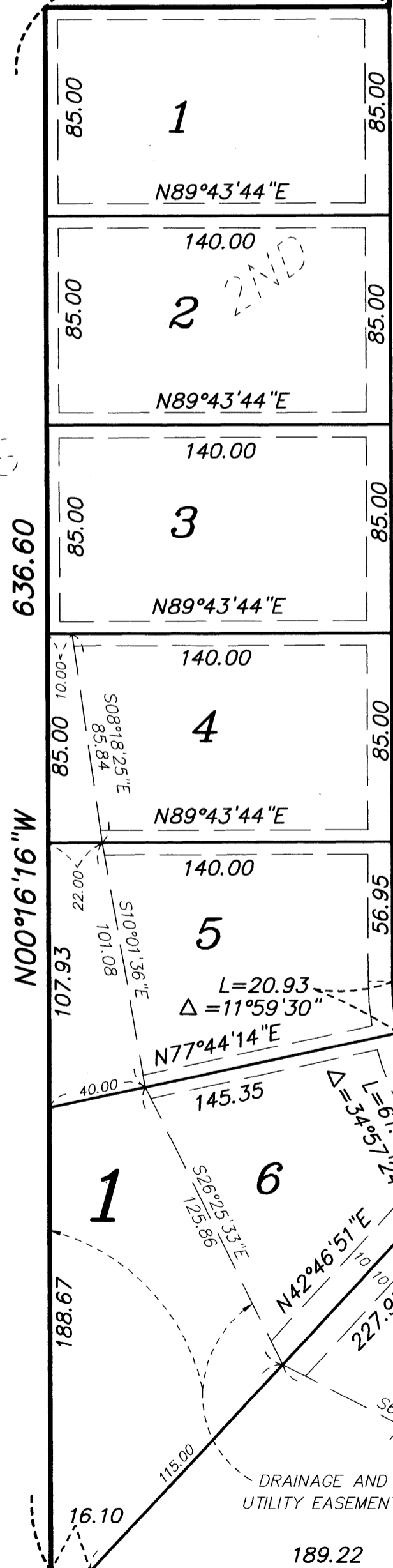
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BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH, AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.



N89°48'48"E 590.44

SOUTH LINE, SE 1/4, SEC. 14, T. 32, R. 25

PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS