

# RIVER / 47 PLAZA ADDITION

City Of Ramsey  
Anoka County, MN

KNOW ALL MEN BY THESE PRESENTS: That Rum River Properties, a Minnesota General Partnership, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

That part of Government Lot 6, Section 36, Township 32, Range 25, lying westerly of the centerline of State Trunk Highway No. 47 according to the duly recorded plats of OXBOW ADDITION, RIVER'S BEND PLAZA and RIVER'S BEND PLAZA 3RD ADDITION, and lying north of the Northerly line of the right-of-way of County Road No. 116 as now shown on the duly recorded plat of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 36. The West line of said Government Lot 6 is as now shown on the duly recorded plats of said OXBOW ADDITION and of MINERAL POND, and the Southwest corner of said Government Lot 6 is also on the westerly extension of the monumented North line of the duly recorded plat of BROM ADDITION, said corner and line also being marked by Judicial Landmarks set pursuant to Torrens Case No. T-2299.

Has caused the same to be surveyed and platted as RIVER / 47 PLAZA ADDITION and do hereby donate and dedicate to the public for the public use forever the Highway, and the easements for drainage and for drainage and utility purposes only as shown on this plat. Also dedicating to the State of Minnesota the right of access to State Trunk Highway No. 47 from Lots 1, 2 and 3 of this plat as shown hereon. Also dedicating to the County of Anoka the right of access to County Road No. 116 from Lot 1 of this plat as shown hereon.

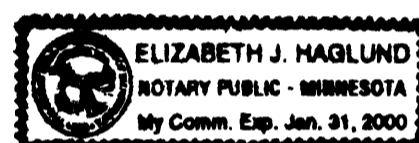
In witness whereof said Rum River Properties has caused these presents to be signed by its General Partner this 17<sup>th</sup> day of JULY, 1995.

RUM RIVER PROPERTIES

By: Wayne L Johnson  
Wayne L Johnson, President of North Lake Properties, Inc.,  
a Minnesota corporation, General Partner of Rum River Properties

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 1995 by Wayne L. Johnson, President of North Lake Properties, Inc., a Minnesota corporation, as General Partner of Rum River Properties, a Minnesota General Partnership, on behalf of the corporation and the partnership.



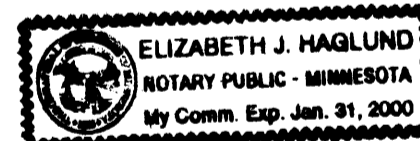
Elizabeth J. Haglund Notary Public  
Sherburne County, Minnesota  
My Commission expires: January 31, 2000

I hereby certify that I have surveyed and platted the property described in this plat as RIVER / 47 PLAZA ADDITION and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes 505.02, Subdivision 1, or public highways to be designated on the plat other than as shown thereon.

Lynn P. Caswell  
Lynn P. Caswell, Land Surveyor  
Minnesota Registration No. 13057

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 1995 by Lynn P. Caswell, Land Surveyor, Minnesota Registration No. 13057.



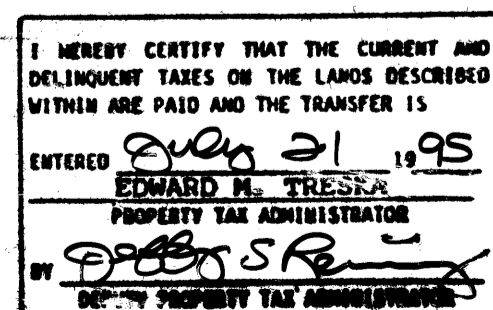
Elizabeth J. Haglund Notary Public  
Sherburne County, Minnesota  
My Commission expires: January 31, 2000

Annexed plat of RIVER / 47 PLAZA ADDITION was approved by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 21<sup>th</sup> day of June, 1995. 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 Minnesota Statutes Section 505.03, Subdivision 2.

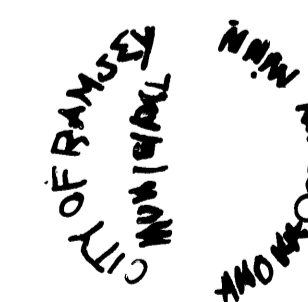
By: [Signature] Mayor  
Attest: Ryan R. Schreder Clerk

This plat has been checked and approved this 21<sup>st</sup> day of JULY, 1995.

MERLYN D. ANDERSON, Anoka County Surveyor  
by Larry D. [Signature] deputy



1174522.  
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 21<sup>st</sup> day of July, A.D., 1995 at 1:30 o'clock P.M., and was duly recorded in book 51 page 13  
Edward M. Trester  
County Recorder  
By: ASH  
Deputy

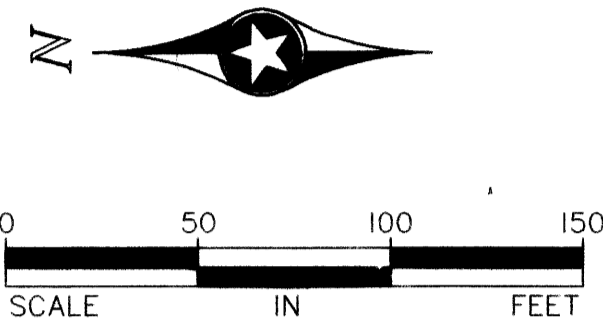


John Oliver & Associates, Inc.  
Civil Engineering, Land Surveying, Land Planning  
580 Dodge Avenue  
Elk River, Minnesota  
(612)441-2072 (FAX)441-5865  
201 W. Travelers Trail, Suite 200  
Burnsville, MN 55337  
(612)894-3045 (FAX)894-3049

RIVER/47 PLAZA ADD.  
FINAL PLAT

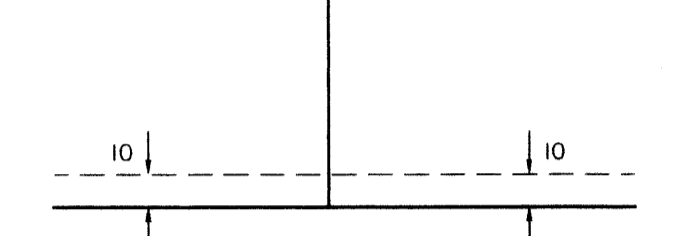
# RIVER / 47 PLAZA ADDITION

City Of Ramsey  
Anoka County, MN



1 INCH = 50 FEET

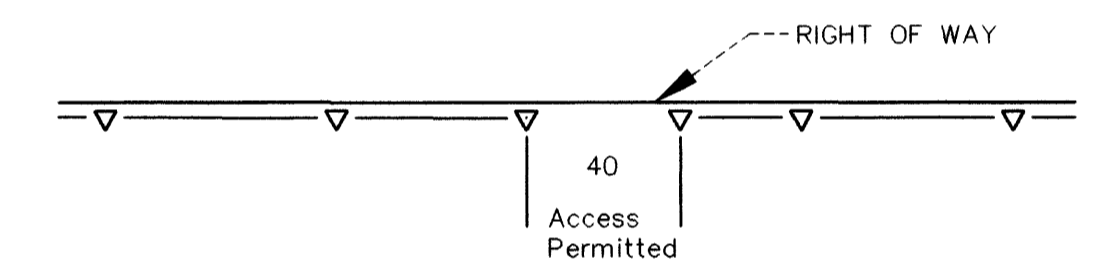
Drainage and Utility Easements are shown thus:



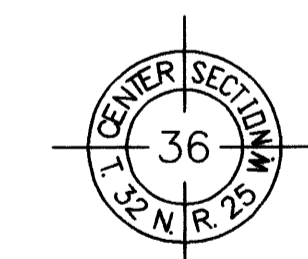
Being 10 feet in width and adjoining right-of-way lines, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

- Denotes iron pipe set with a plastic plug stamped RLS 13057
- Denotes iron pipe found
- ⊙ Denotes Right of Way Monument
- ⊙ Denotes Judicial Landmark set Pursuant to Torrens Case No. T-2299

Denotes dedicated access



SOUTH LINE GOVERNMENT LOT 6 ON WESTERLY EXTENSION OF NORTH LINE OF BROM ADDITION PER TORRENS CASE No. T-2299



1321.96 (OXBOW ADD.)  
1321.90 (MINERAL POND)

JUDICIAL LANDMARK Southwest Corner of GOV'T. LOT 6 Sec. 36, T32, R25

Center of Sec. 36 A JUDICIAL LANDMARK

**John Oliver & Associates, Inc.**  
Civil Engineering, Land Surveying, Land Planning

580 Dodge Avenue  
Elk River, Minnesota  
(612)441-2072 (FAX)441-5665

201 W. Travelers Trail, Suite 200  
Burnsville, MN 55337  
(612)894-3045 (FAX)894-3049

RIVER/47 PLAZA ADD.  
FINAL PLAT

Northwest Corner of GOV'T. LOT 6 Also North 1/4 corner Sec. 36, T.32, R.25 An Anoka County Monument

