

# RIVERS BEND 2nd ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Ramsey Center Partnership, a partnership under the laws of the State of Minnesota, fee owner; and River's Bend Properties, a partnership under the laws of the State of Minnesota, contract purchaser; of the following described property situated in said State of Minnesota, County of Anoka, to-wit:

That part of Government Lots 3 and 4, Section 25, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at a point on the centerline of St. Francis Boulevard N.W. distant 480.00 feet northwesterly, as measured along said centerline, from the intersection of said centerline with the South line of Government Lot 6 of Section 36, said Township 32, Range 25; thence continue northwesterly along said centerline for 250.00 feet; thence northeasterly at right angles from said centerline for 350.00 feet; thence northwesterly, along a line to be hereafter known as Line "A" for the purposes of this description, parallel with said centerline, for 1100.00 feet to a point to be hereafter known as Point "B" for the purposes of this description; thence northeasterly, along a line to be hereafter known as Line "C" for the purposes of this description, to the point of intersection of the two following described lines:

Line 1 is described as a line parallel with and distant 900.00 feet east, as measured at right angles, from the West line of said Government Lot 3 of Section 25;

Line 2 is described as a line parallel with and distant 600.00 feet south, as measured at right angles, from the North line of said Government Lot 3 of Section 25;

thence, from said point of intersection of Line 1 and Line 2, return South 67 degrees, 21 minutes, 17 seconds West along said Line "C" for 184.84 feet; thence North 0 degrees, 28 minutes, 21 seconds East for 341.08 feet; thence along a tangential curve concave to the southeast, radius 260.00 feet, a central angle of 12 degrees, 26 minutes, 23 seconds and length 56.44 feet to the Southwest corner of Waco Street as dedicated in RIVER'S BEND, according to said plat on file and of record in the office of the County Recorder in said Anoka County, Minnesota, said point to be hereafter known as Point "D" for the purposes of this description and the Point of Beginning of the land to be herein described; thence South 81 degrees, 01 minutes, 19 seconds East for 165.72 feet, more or less, to a point to be hereafter known as Point "E" for the purposes of this description, said Point "E" being a point on said Line 1 a distance of 300.00 feet north, as measured along said Line 1, from the above described point of intersection of Line 1 with Line 2, said point "E" also being the most southerly corner of Lot 1, Block 8, of said RIVER'S BEND; thence South 00 degrees, 28 minutes, 21 seconds West, along said Line 1, a distance of 330.00 feet; thence South 78 degrees, 28 minutes, 09 seconds West a distance of 143.13 feet to said Line "C"; thence South 67 degrees, 21 minutes, 17 seconds West along said Line "C" a distance of 217.46 feet; thence North 00 degrees, 28 minutes, 21 seconds East, parallel with said Line 1, a distance of 605.10 feet; thence North 48 degrees, 28 minutes, 21 seconds East a distance of 232.31 feet to an intersection with the Southwesterly line of Block 7 in said RIVER'S BEND; thence South 41 degrees, 31 minutes, 39 seconds East, along said Southwesterly line and its extension, a distance of 170.00 feet to the centerline of said Waco Street; thence South 48 degrees, 28 minutes, 21 seconds West, along the centerline of said Waco Street, a distance of 40.86 feet; thence southwesterly along said centerline of Waco Street, being a tangential curve concave to the southeast with a radius of 260.00 feet, for a central angle of 35 degrees, 33 minutes, 37 seconds, and a length of 161.37 feet to the point of beginning

Have caused the same to be surveyed and platted as RIVER'S BEND 2ND ADDITION, and do hereby donate and dedicate to the public for the public use forever the street as shown on this plat. Also dedicating the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Ramsey Center Partnership has caused these presents to be signed by its Authorized Agent and General Partner this 24th day of October, 1986.

RAMSEY CENTER PARTNERSHIP

By: Arthur K. Raudio, Arthur K. Raudio, President of First Guaranty Corporation, Authorized Agent and General Partner

Also in witness whereof said River's Bend Properties has caused these presents to be signed by its Authorized Agent and General Partner this 24th day of October, 1986.

RIVER'S BEND PROPERTIES

By: Richard C. Foster, Richard C. Foster, Authorized Agent and General Partner

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 24th day of October, 1986, by Arthur K. Raudio, President of First Guaranty Corporation, a Minnesota Corporation, Authorized Agent and General Partner of Ramsey Center Partnership, a Minnesota Partnership, on behalf of the partnership.

Sharon J. Sherwood Notary Public, Sherburne County, Minnesota  
My commission expires: June 25, 1991

State of Minnesota, County of Sherburne

I hereby certify that the taxes payable in the year 1986 on the lands described within are paid. The foregoing instrument was acknowledged before me this 24th day of October, 1986, by Richard C. Foster, Authorized Agent and General Partner, on behalf of River's Bend Properties, a Minnesota Partnership.

Donald C. M. Dwyer Anoka County Treasurer  
Sharon J. Sherwood Notary Public, Sherburne County, Minnesota  
My commission expires: June 25, 1991

I hereby certify that I have surveyed and platted the property described in this plat as RIVER'S BEND 2ND 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 or public highways to be designated on the plat other than as shown thereon.

John O. Oliver  
John O. Oliver, Land Surveyor  
Minnesota Registration No. 8194

State of Minnesota, County of Sherburne

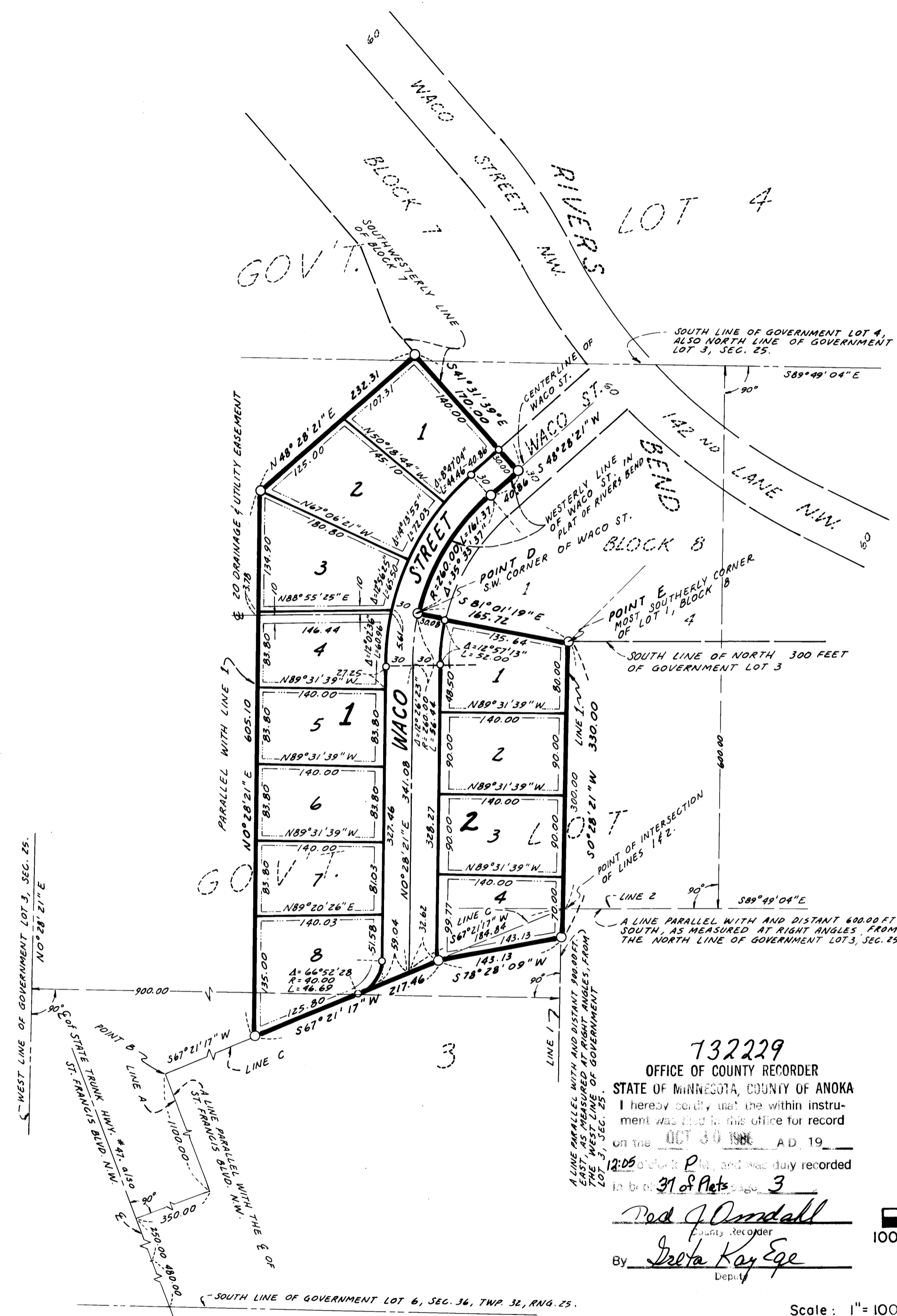
The foregoing instrument was acknowledged before me this 24th day of October, 1986, by John O. Oliver, Land Surveyor

Sharon J. Sherwood Notary Public, Sherburne County, Minnesota  
My commission expires: June 25, 1991

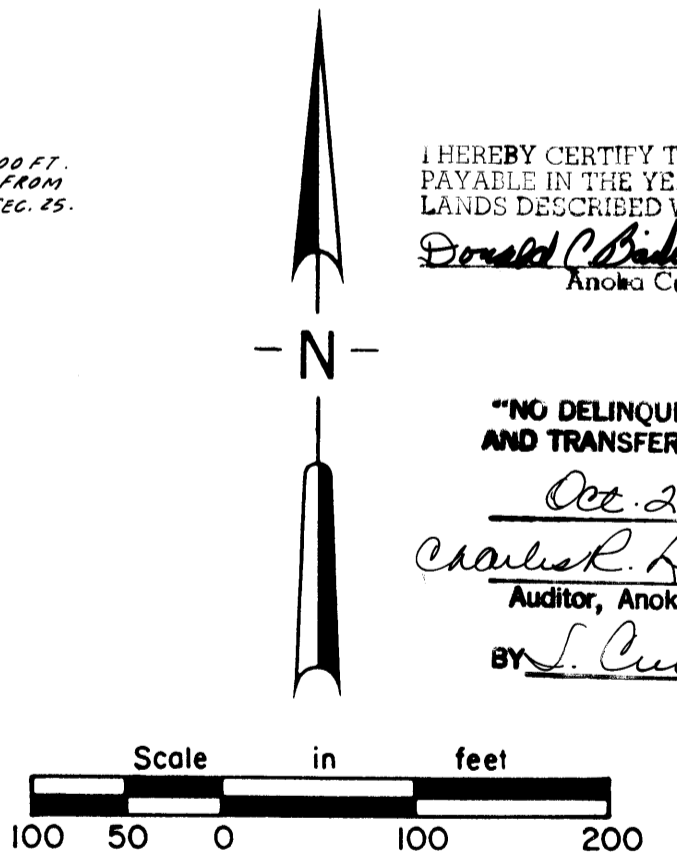
Annexed plat of RIVER'S BEND 2ND ADDITION was approved by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 22nd day of July, 1986. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received 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: Lory R. Reinam Mayor Attest: Paul L. Hartz Clerk

This plat has been checked and approved this 28th day of October, 1986.  
Robert W. Anderson, Anoka County Surveyor



732229  
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 07 30 1986 AD 19  
in Book 31 of Plats 3  
By: Paul J. Dorrall County Recorder  
Debra Kay Ege Deputy



Scale: 1" = 100'  
Bearings are on an assumed datum.  
• Denotes iron pipe set with a plastic plug stamped R.L.S. 8194.  
Drainage and Utility easements are shown thus:  
  
Being 10 feet in width and adjoining front lot lines, also being 5 feet in width and adjoining side and rear lot lines, or as shown.

JOHN OLIVER & ASSOCIATES, INC.  
922 Main Street  
Elk River, Minnesota 55330  
(612) 441-2072  
Land Surveying  
Subdivision Design  
Site Planning

CITY OF RAMSEY,  
ANOKA COUNTY, MN.