

RIVER'S BEND 3RD ADDITION

City of Ramsey County of Anoka

KNOW ALL PERSONS BY THESE PRESENTS: That Elizabeth J. Raudio and Arthur K. Raudio, her husband, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, lying east of the easterly right-of-way line of State Trunk Highway No. 47, excepting therefrom the north 547.11 feet of said Northeast Quarter of the Southwest Quarter.

And, that Ramsey Center Limited Partnership, a Minnesota Partnership, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter and of Government Lots 3 and 4, all in Section 25, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Beginning at the intersection of the southerly line of Outlot B, River's Bend, according to the recorded plat thereof, with the west line of said Government Lot 4; thence southerly on an assumed bearing of South 0 degrees 28 minutes 21 seconds West, along said west line of Government Lot 4, a distance of 759.60 feet to the southwest corner of said Government Lot 4, also being the northeast corner of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 52 minutes 41 seconds West, along the north line of said Southeast Quarter of the Southwest Quarter a distance of 180.00 feet to the easterly right-of-way line of State Trunk Highway No. 47; thence South 20 degrees 04 minutes 55 seconds East, along said easterly right-of-way line, a distance of 512.65 feet to the intersection with the west line of said Government Lot 3; thence South 19 degrees 10 minutes 05 seconds East, along said easterly right-of-way line, a distance of 298.36 feet to the northwest corner of River's Bend Plaza 2nd Addition, according to the recorded plat thereof; thence North 67 degrees 21 minutes 17 seconds East, along the northwesterly line of said River's Bend Plaza 2nd Addition and its northeasterly extension, a distance of 282.83 feet; thence northerly a distance of 33.16 feet along a nontangential curve concave to the east having a radius of 578.80 feet, a central angle of 3 degrees 16 minutes 58 seconds and a chord that bears North 7 degrees 08 minutes 23 seconds West and is 33.16 feet in length; thence North 5 degrees 29 minutes 54 seconds West, tangent to said curve, a distance of 180.93 feet; thence northwesterly a distance of 265.56 feet along a tangential curve concave to the southwest having a radius of 399.10 feet and a central angle of 38 degrees 07 minutes 27 seconds; thence North 43 degrees 37 minutes 21 seconds West, tangent to last said curve, a distance of 31.92 feet; thence northeasterly a distance of 70.39 feet along a nontangential curve concave to the northwest having a radius of 765.00 feet, a central angle of 5 degrees 16 minutes 20 seconds and a chord that bears North 52 degrees 13 minutes 51 seconds East and is 70.37 feet in length; thence North 43 degrees 37 minutes 21 seconds West, not tangent to last said curve, a distance of 32.39 feet; thence northwesterly a distance of 131.23 feet along a tangential curve concave to the northeast having a radius of 412.62 feet and a central angle of 18 degrees 13 minutes 23 seconds; thence North 53 degrees 39 minutes 58 seconds East, not tangent to last said curve, a distance of 237.04 feet; thence North 49 degrees 08 minutes 30 seconds East a distance of 243.01 feet to the intersection with the southwesterly line of said River's Bend, according to the recorded plat thereof; thence northwesterly, along said southwesterly line of River's Bend to the point of beginning.

And, that R.F. Development, LLC., owner and proprietor, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Beginning at the southwest corner of River's Bend 2nd Addition, according to the recorded plat thereof; thence southwesterly on an assumed bearing of South 67 degrees 21 minutes 17 seconds West along the northwesterly line of 142nd Avenue N.W., a distance of 164.29 feet to the southeast corner of River's Bend Plaza 2nd Addition, according to the recorded plat thereof; thence North 21 degrees 12 minutes 12 seconds West, along the northeasterly line of said River's Bend Plaza 2nd Addition, a distance of 160.05 feet to the northeast corner thereof; thence North 67 degrees 21 minutes 17 seconds West, along the northeasterly extension of the northwesterly line of said River's Bend Plaza 2nd Addition, a distance of 11.55 feet; thence northerly a distance of 33.16 feet along a nontangential curve concave to the east having a radius of 578.80 feet, a central angle of 3 degrees 16 minutes 58 seconds and a chord that bears North 7 degrees 08 minutes 23 seconds West and is 33.16 feet in length; thence North 5 degrees 29 minutes 54 seconds West, tangent to said curve, a distance of 180.93 feet; thence northwesterly a distance of 265.56 feet along a tangential curve concave to the southwest having a radius of 399.10 feet and a central angle of 38 degrees 07 minutes 27 seconds; thence North 43 degrees 37 minutes 21 seconds West tangent to last said curve, a distance of 31.92 feet; thence northeasterly a distance of 70.39 feet along a nontangential curve concave to the northwest having a radius of 765.00 feet, a central angle of 5 degrees 16 minutes 20 seconds and a chord that bears North 52 degrees 13 minutes 51 seconds East and is 70.37 feet in length, thence North 43 degrees 37 minutes 21 seconds West, not tangent to last said curve, a distance of 32.39 feet; thence northwesterly a distance of 131.23 feet along a tangential curve concave to the northeast having a radius of 412.62 feet and a central angle of 18 degrees 13 minutes 23 seconds; thence North 53 degrees 39 minutes 58 seconds East, not tangent to last said curve, a distance of 237.04 feet; thence North 49 degrees 08 minutes 30 seconds East a distance of 243.01 feet to the intersection with the southwesterly line of River's Bend, according to the recorded plat thereof; thence southeasterly, along the southwesterly line of said River's Bend to the most northerly corner of said River's Bend 2nd Addition; thence southwesterly and southerly, along the northwesterly and westerly lines of said River's Bend 2nd Addition, to the point of beginning.

Have caused the same to be surveyed and platted as RIVER'S BEND 3RD ADDITION and do hereby donate and dedicate to the public for public use forever the avenue, highway and street as shown on this plat and also dedicating the drainage and/or utility easements as shown on this plat.

In witness whereof said Elizabeth J. Raudio and Arthur K. Raudio, her husband, have hereunto set their hands this 11th day of JULY, 1993.

And in witness whereof said Ramsey Center Limited Partnership, a Minnesota Partnership, has caused these presents to be signed by its General Partner this 11th day of JULY, 1993.

And that R.F. Development, LLC., has caused these presents to be signed by its Chief Manager this 11th day of JULY, 1993.

SIGNED:

Elizabeth J. Raudio
Elizabeth J. Raudio

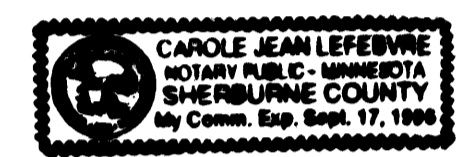
Arthur K. Raudio
Arthur K. Raudio

RAMSEY CENTER LIMITED PARTNERSHIP
by: Arthur K. Raudio
Arthur K. Raudio, General Partner

R.F. DEVELOPMENT, LLC.
by: Richard C. Foster
Richard C. Foster, Chief Manager

STATE OF MINNESOTA
COUNTY OF Sherburne

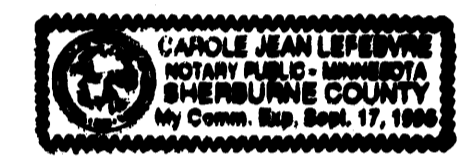
The foregoing instrument was acknowledged before me this 11th day of JULY, 1993 by Elizabeth J. Raudio and Arthur K. Raudio, her husband.



Carole Jean LeFebvre
Notary Public Sherburne County, Minnesota
My Commission Expires 9-17-93

STATE OF MINNESOTA
COUNTY OF Sherburne

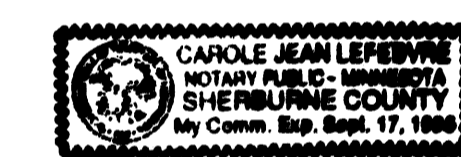
The foregoing instrument was acknowledged before me this 11th day of JULY, 1993 by Arthur K. Raudio, General Partner of said Ramsey Center Limited Partnership, a Minnesota Partnership, on behalf of the partnership.



Carole Jean LeFebvre
Notary Public Sherburne County, Minnesota
My Commission Expires 9-17-93

STATE OF MINNESOTA
COUNTY OF Sherburne

The foregoing instrument was acknowledged before me this 11th day of JULY, 1993 by Richard C. Foster, Chief Manager of R.F. Development, LLC., on behalf of the company.



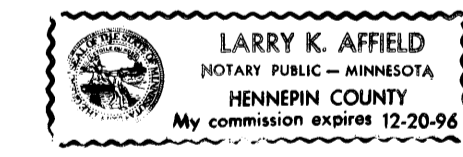
Carole Jean LeFebvre
Notary Public Sherburne County, Minnesota
My Commission Expires 9-17-93

I hereby certify that I have surveyed and platted the property described on this plat as RIVER'S BEND 3RD 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 on said plat or will be placed as required by the local governmental unit as designated on said plat; that the outside boundary lines are correctly designated.

James M. Winter
James M. Winter, Land Surveyor
Minnesota License No. 12263

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 15th day of JULY, 1993 by James M. Winter, Land Surveyor.



Larry K. Affield
Notary Public HENNEPIN County, Minnesota
My Commission Expires DECEMBER 20, 1996

RAMSEY, MINNESOTA

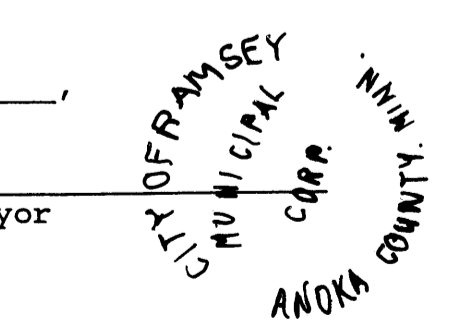
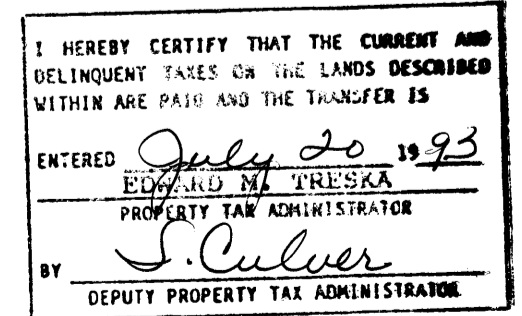
This plat of RIVER'S BEND 3RD ADDITION was approved and accepted by the City Council of Ramsey, Minnesota, at a regular meeting thereof held this 25th day of MAY, 1993. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been 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.

James P. Dickman, Mayor
Ed Johnson, Administrator
CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA
ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 20th day of JULY, 1993.

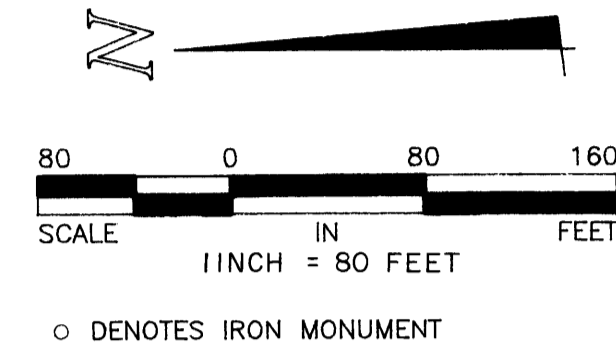
Marilyn D. Anderson
Marilyn D. Anderson, Anoka County Surveyor

1053542
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 JUL 20 A.D., 1993 at 3:45 o'clock P.M., and was duly recorded in book 46 of Plats page 46
Edward M. Tieska
County Recorder
By Edge
Deputy



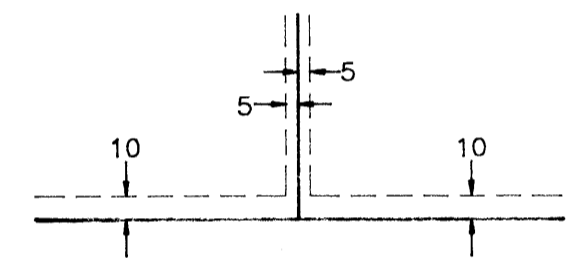
RIVER'S BEND 3RD ADDITION

City of Ramsey
County of Anoka



FOR THE PURPOSE OF THIS PLAT, THE EAST LINE OF THE SW 1/4 OF SEC. 25, T. 32, R. 25 IS ASSUMED TO BEAR N 0°28'21" E

DRAINAGE AND UTILITY EASMENT ARE SHOWN THUS:



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

