

RIVER'S BEND PLAZA 2ND ADDITION

CITY OF RAMSEY,
ANOKA COUNTY, MN.

KNOW ALL MEN BY THESE PRESENTS: That Ramsey Center Partnership, a partnership under the laws of the State of Minnesota, fee owner; and Oxbow 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:

All that part of Government Lot 3, Section 25, Township 32, Range 25, Anoka County, Minnesota, described as Commencing at a point on the centerline of St. Francis Boulevard N.W. distant 480.00 feet northwesterly from the intersection of said centerline with the South line of Government Lot 6 of Section 36, said Township and Range, as measured along said centerline; thence northwesterly along said centerline for 250.00 feet; thence northeasterly, at a right angle to 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 southwesterly along the southwesterly extension of a line to be hereafter known as Line "C" for the purposes of this description, said Line "C" to be hereinafter described, for 350.11 feet, more or less, to intersect said centerline of St. Francis Boulevard N.W., said point of intersection being the actual Point Of Beginning of the land to be hereby described; thence return northeasterly along said Line C to the afore described Point B; thence northwesterly along the northwesterly extension of said Line A for 160.05 feet; thence southwesterly parallel with said Line C for 346.42 feet, more or less, to intersect said centerline of St. Francis Boulevard N.W.; thence southeasterly along said centerline to the Point Of Beginning.

Said Line "C" being described as Beginning at the afore described Point "B"; thence northeasterly to terminate at the point of intersection of the two following described lines:

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

Line 2 is described as a line parallel with and distant 600.00 feet southerly of the North line of said Government Lot 3 as measured at right angles to said North line of Government Lot 3.

Excepting therefrom the southwesterly 75.00 feet, as measured at right angles, thereof taken for right-of-way for said St. Francis Boulevard N.W., also known as State Trunk Highway No. 47.

Subject to easements of record.

Have caused the same to be surveyed and platted as RIVER'S BEND PLAZA 2ND ADDITION, and do hereby donate and dedicate to the public for the public use forever 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 20th day of April, 1988.

RAMSEY CENTER PARTNERSHIP

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

Also in witness whereof said Oxbow Properties has caused these presents to be signed by its Authorized Agent and General Partner this 20th day of April, 1988.

OXBOW PROPERTIES

By: Lyle E. McLaughlin, Lyle E. McLaughlin, Authorized Agent and General Partner

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 20th day of April, 1988, 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.

John H. Jones Notary Public, Hennepin County, Minnesota
My commission expires: _____

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 20th day of April, 1988, by Lyle E. McLaughlin, Authorized Agent and General Partner, on behalf of Oxbow Properties, a Minnesota Partnership.

John H. Jones Notary Public, Hennepin County, Minnesota
My commission expires: _____

I hereby certify that I have surveyed and platted the property described in this plat as RIVER'S BEND PLAZA 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 Shuburne

The foregoing instrument was acknowledged before me this 18th day of April, 1988, by John O. Oliver, Land Surveyor.

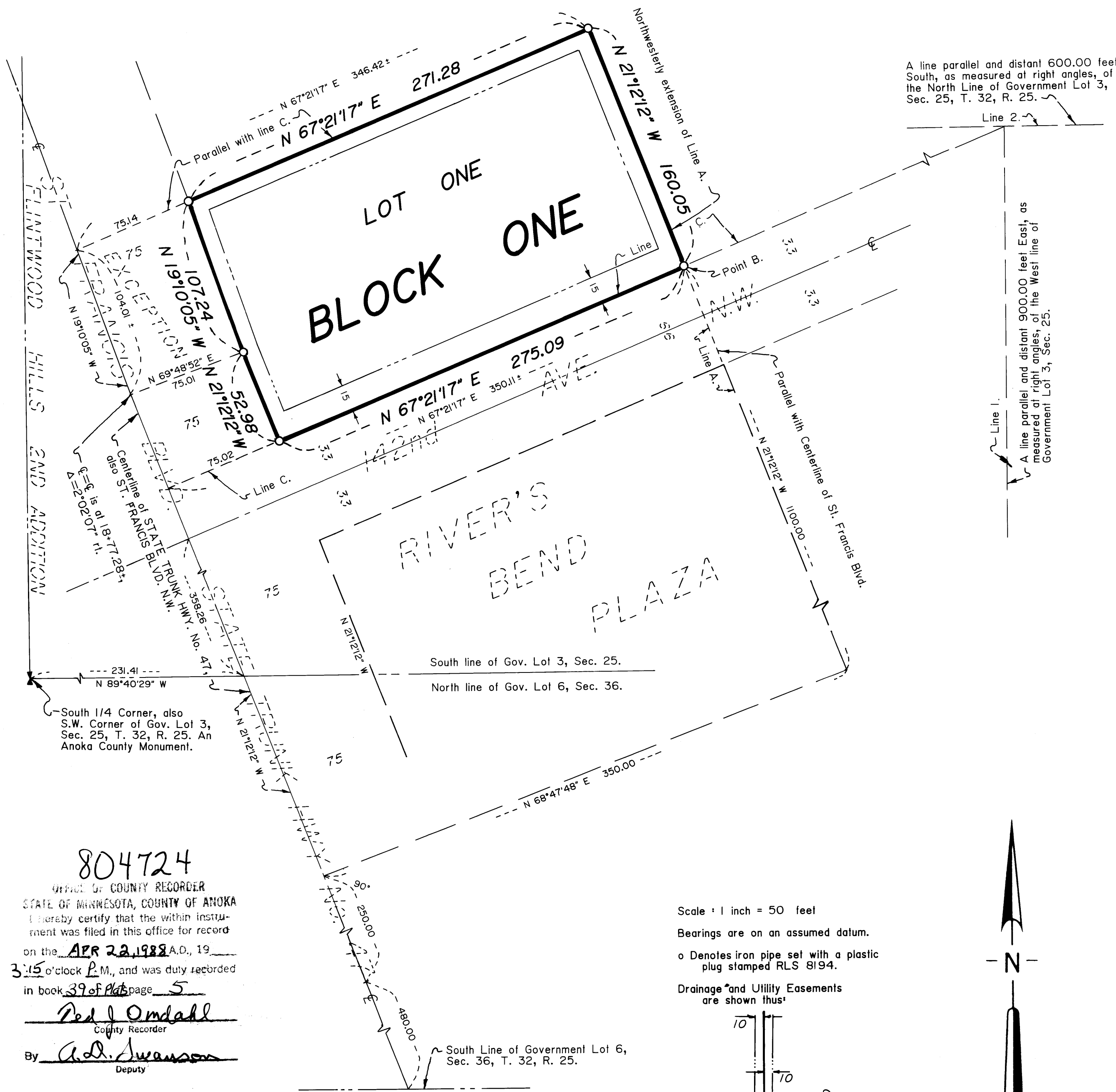
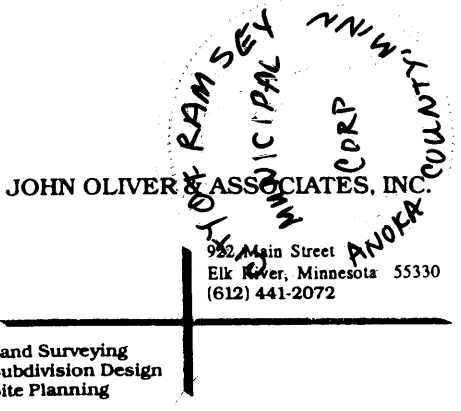
John P. Oliver Notary Public, Shuburne County, Minnesota
My commission expires: April 24, 1991

Annexed plat of RIVER'S BEND PLAZA 2ND ADDITION was approved by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 15th day of October, 1987. 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: Greg R. Reimann, Mayor Attest: Paul R. Katz, Clerk

This plat has been checked and approved this 22nd day of April, 1988.

John O. Oliver, Anoka County Surveyor



A line parallel and distant 600.00 feet South, as measured at right angles, of the North Line of Government Lot 3, Sec. 25, T. 32, R. 25.

Line 2

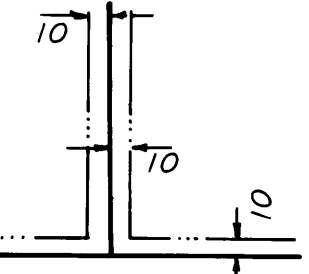
Line 1
A line parallel and distant 900.00 feet East, as measured at right angles, of the West line of Government Lot 3, Sec. 25.

South 1/4 Corner, also S.W. Corner of Gov. Lot 3, Sec. 25, T. 32, R. 25, Anoka County Monument.

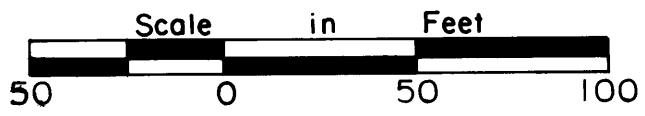
804724
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the APR 22, 1988 A.D., 1988 at 3:15 o'clock P.M., and was duly recorded in book 39 of Plat page 5
Red J. Omdahl
County Recorder
By: A.D. Swanson
Deputy

Scale: 1 inch = 50 feet
Bearings are on an assumed datum.
o Denotes iron pipe set with a plastic plug stamped RLS 8194.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining front lot lines, also being 10 feet in width and adjoining side and rear lot lines. Unless otherwise noted.



THE TAXES
ON THE
1988
DUES AND FEES
ARE PAID
Ronald C. Basler
Anoka County Treasurer
J. Henry - Deputy

NO DELINQUENT TAXES AND TRANSFER ENTITIES
April 22, 1988
John O. Oliver
Anoka County Surveyor