

# RIVER'S BEND PLAZA

## 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 6, Section 36, Township 32, Range 25; and of Government Lot 3, Section 25, said Township and Range, both in 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 said Government Lot 6, as measured along said centerline; thence northwesterly along said centerline for 250.00 feet to the actual Point Of Beginning of the land to be hereby described; 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.; 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 Northwesterly 66.00 feet thereof, as measured at right angles to the afore described Line "C" and the southwesterly extension thereof.

Also 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, 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 5th day of March, 1987.

RAMSEY CENTER PARTNERSHIP

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

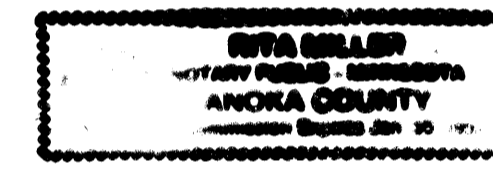
Also in witness whereof said Oxbow Properties has caused these presents to be signed by its Authorized Agent and General Partner this 5th day of March, 1987.

OXBOW PROPERTIES

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

State of Minnesota, County of Anoka

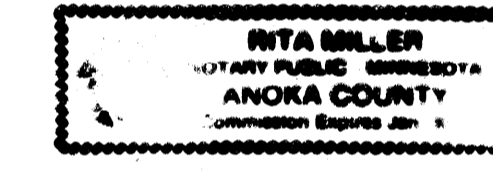
The foregoing instrument was acknowledged before me this 5th day of March, 1987, by Arthur K. Raudio, President of First Guaranty Corporation, a Minnesota Corporation, Authorized Agent and General Partner of Ramsey Center Partnership, a Minnesota Partnership, on behalf of the partnership.



Rita Miller Notary Public, Anoka County, Minnesota  
My commission expires: 1-30-92

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 5th day of March, 1987, by Lyle E. McLaughlin, Authorized Agent and General Partner, on behalf of Oxbow Properties, a Minnesota Partnership.



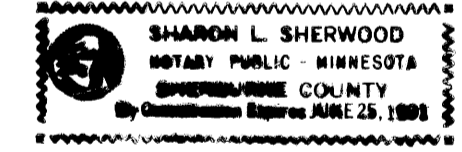
Rita Miller Notary Public, Anoka County, Minnesota  
My commission expires: 1-30-92

I hereby certify that I have surveyed and platted the property described in this plat as RIVER'S BEND PLAZA 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 26th day of February, 1987, by John O. Oliver, Land Surveyor.

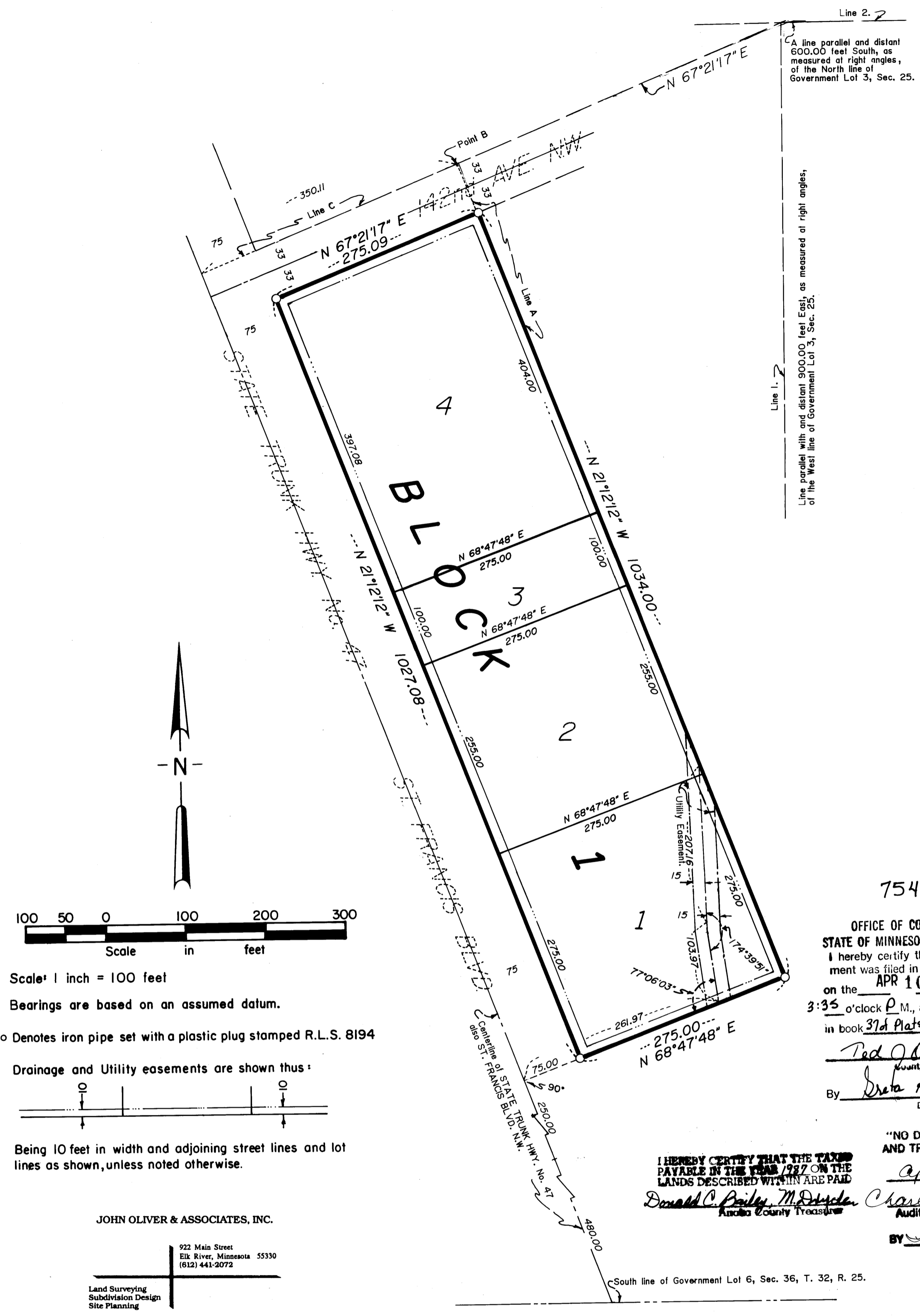


Sharon L. Sherwood Notary Public, Sherburne County, Minnesota  
My commission expires: June 25, 1991

Annexed plat of RIVER'S BEND PLAZA was approved by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 24th day of February, 1987. If applicable, the written comments and recommendations of the Commission 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: Jerry R. Reimann, Mayor Attest: Paul R. Hauth, Clerk

This plat has been checked and approved this 9th day of April, 1987.  
Mark D. Ortle Anoka County Surveyor



754177

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 10 1987 A.D. 19 3:35 o'clock P.M., and was duly recorded in book 37th Plats page 36  
By: Red J. Dandall County Recorder  
Dora Kay Ege Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"  
April 19 1987

I HEREBY CERTIFY THAT THE TAXES PAYABLE BY THE YEAR 1987 ON THE LANDS DESCRIBED WITHIN ARE PAID  
Donald C. Bailey, M.D. Anoka County Treasurer  
Charles K. Redburn Auditor, Anoka County  
BY: S. Culver Deputy

JOHN OLIVER & ASSOCIATES, INC.  
922 Main Street  
Elk River, Minnesota 55330  
(612) 441-2072

059104

Numerical \_\_\_\_\_  
Grantor \_\_\_\_\_  
Grantee \_\_\_\_\_  
Recorded \_\_\_\_\_  
Checked \_\_\_\_\_  
Margin \_\_\_\_\_  
In Index \_\_\_\_\_

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 MAR - 6 1987 A.D. 1987  
By: Red J. Dandall County Recorder  
Dora Kay Ege Deputy

CERTIFICATE OF CORRECTION TO PLAT OF "RIVER'S BEND PLAZA", City of Ramsey, Anoka County, Minnesota.

I, the undersigned John O. Oliver, a Licensed Land Surveyor, Minnesota License Number 8194, do hereby certify that I as the surveyor who prepared the plat of RIVER'S BEND PLAZA, City of Ramsey, Anoka County, Minnesota, which was recorded April 10, 1987 as Document Number 754177, in the office of the County Recorder in and for said Anoka County.

I do hereby also certify that said plat is incorrect in that an angle on the south line of Lot 1, Block 1, thereof to the centerline of an easement is in the wrong quadrant.

I do hereby also certify that the correct angle, in the same quadrant as it now appears, should read 102 degrees 33 minutes 57 seconds.

Subscribed and sworn to before me this 27th day of January, 1992.

Sharon L. Sherwood  
Notary Public, Sherburne County, Minnesota.

The above certificate of correction to the plat of RIVER'S BEND PLAZA, City of Ramsey, Anoka County, Minnesota, was approved by the City Council of the City of Ramsey, at a regular meeting thereof held this 10th day of February, 1992.

By: John O. Oliver Mayor  
Attest: Sharon L. Sherwood City Administrator

Drafted by:  
John Oliver & Assoc, Inc.  
922 Main St  
Elk River, MN  
55330

001 ACRA 4-10-87 #194 \$30.00d

