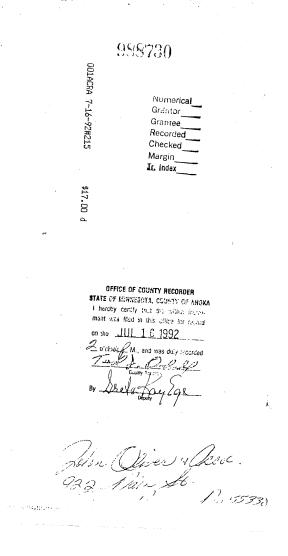
CITY OF RAMSEY,

ANOKA COUNTY, MN.

RIVER'S BEND



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

Government Lot 5, and Government Lot 6, of Section 25, Township 32, Range 25, Anoka County, Minnesota, lying west of the normal high water mark

Together with all that part of Government Lot 3, and of Government Lot 4, said Section 25, lying west and south of the normal high water mark of the Rum River, and further described as 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 l is described as a line parallel with and distant 900.00 feet east, as measured at right angles, of 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, of the North line of said

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 O degrees, 28 minutes, 21 seconds East for 341.08 feet; thence along a tangential curve concave to the southeast, radius 260.00 feet, for a central angle of 12 degrees, 26 minutes, 23 seconds and length 53.44 feet to a point to be hereafter known as Point "D" for the purposes of this description; 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, of the above described point of intersection of Line 1 with Line 2; thence, from said Point "E", South 89 degrees, 49 minutes, 04 seconds East along said South line of the North 300.00 feet of Government Lot 3, and the easterly extension thereof for approximately 1542 feet to intersect the normal high water mark of the Rum River, said point of intersection also being the actual point of beginning of the land to be hereby described; thence return North 89 degrees, 49 minutes, 04 seconds West to said Point "E"; thence North 81 degrees, 01 minutes, 19 seconds West for 165.72 feet to said Point "D"; thence continue northeasterly along the continuation of the afore described curve concave to the southeast, radius 260.00 feet, for a central angle of 35 degrees, 33 minutes, 37 seconds, and length 161.37 feet; thence North 48 degrees, 28 minutes, 21 seconds East tangent to said curve for 40.86 feet; thence North 41 degrees, 31 minutes, 39 seconds West for 210.00 feet; thence North 19 degrees, 53 minutes, 03 seconds West for 96.39 feet; thence North 40 degrees, 51 minutes, 30 seconds West for 454.50 feet; thence North 35 degrees, 17 minutes, 04 seconds West for 197.63 feet; thence North 21 degrees, 18 minutes, 26 seconds West for 301.57 feet; thence North 74 degrees, 52 minutes, 41 seconds West for 149.67 feet, more or less, to intersect the West line of said Government Lot 4; thence North O degrees, 28 minutes, 21 seconds East along said West line of Government Lot 4 for 347.13 feet, more or less, to the Northwest corner of said Government Lot 4; thence South 89 degrees, 57 minutes, 41 seconds East along said North line of Government Lot 4 for about 460 feet to intersect said normal high water mark of the Rum River; thence southerly, southeasterly, and easterly along said normal high water mark of the Rum River to the point of beginning.

For the purposes of this description, the West line of said Government Lots 3 and 4 is assumed to bear North 0 degrees, 28 minutes, 21 seconds

Subject to easements of record.

Have caused the same to be surveyed and platted as RIVER'S BEND, and do hereby donate and dedicate to the public for the public use forever the Avenues, Circle, Lanes, and Streets as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only. In witness whereof said River's Bend Properties has caused these presents to be signed by its Authorized Agent and General Partner this 31st day of

RIVER'S BEND PROPERTIES

State of Minnesota, County of **Linksumes**

The foregoing instrument was acknowledged before me this 3/1 day of 4 day of 1984, by Lyle E. McLaughlin, Authorized Agent and General Partner, on behalf of River's Bend Proferties, a Minnesota Partnership.

Sharon Shuyard Notary Public, Shuburae County, Minnesota My commission expires: Qual 26, 1935

I hereby certify that I have surveyed and platted the property described in this plat as RIVER'S BEND 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 hundreths 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, Land Surveyor Minnesota Registration No. 8194

State of Minnesota County of **Shirtburne**

The foregoing instrument was acknowledged before me this 3/5 day of Ougust, 1984, by John O. Oliver, Land Surveyor.

My Anna Velan apites Jun. 26, 286

This plat has been checked and approved this 3/5f day of

652623

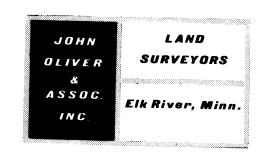
"NO DELINQUENT TAXES AND TRANSFER ENTERED

BY I. Rhamushi

THEREBY CERTIFY THAT THE TAXES
PAYABLE IN THE YEAR 1984 ON THE
LANDS DESCRIBED WITHIN ARE PAID

UTTICE OF CHOICE RECORDER STATE OF MINNESOTAL COUNTY OF ANDRA I hereby certify that the within losting ment was filed in this office for recon on the AUG 31 1984 AD, 19 2:45 orclock P.M., and was duly recorded In DOOK 34 OF PLATS page 15

Sheet I of 2



RIVER'S BEND

CITY OF RAMSEY, ANOKA COUNTY, MN.

