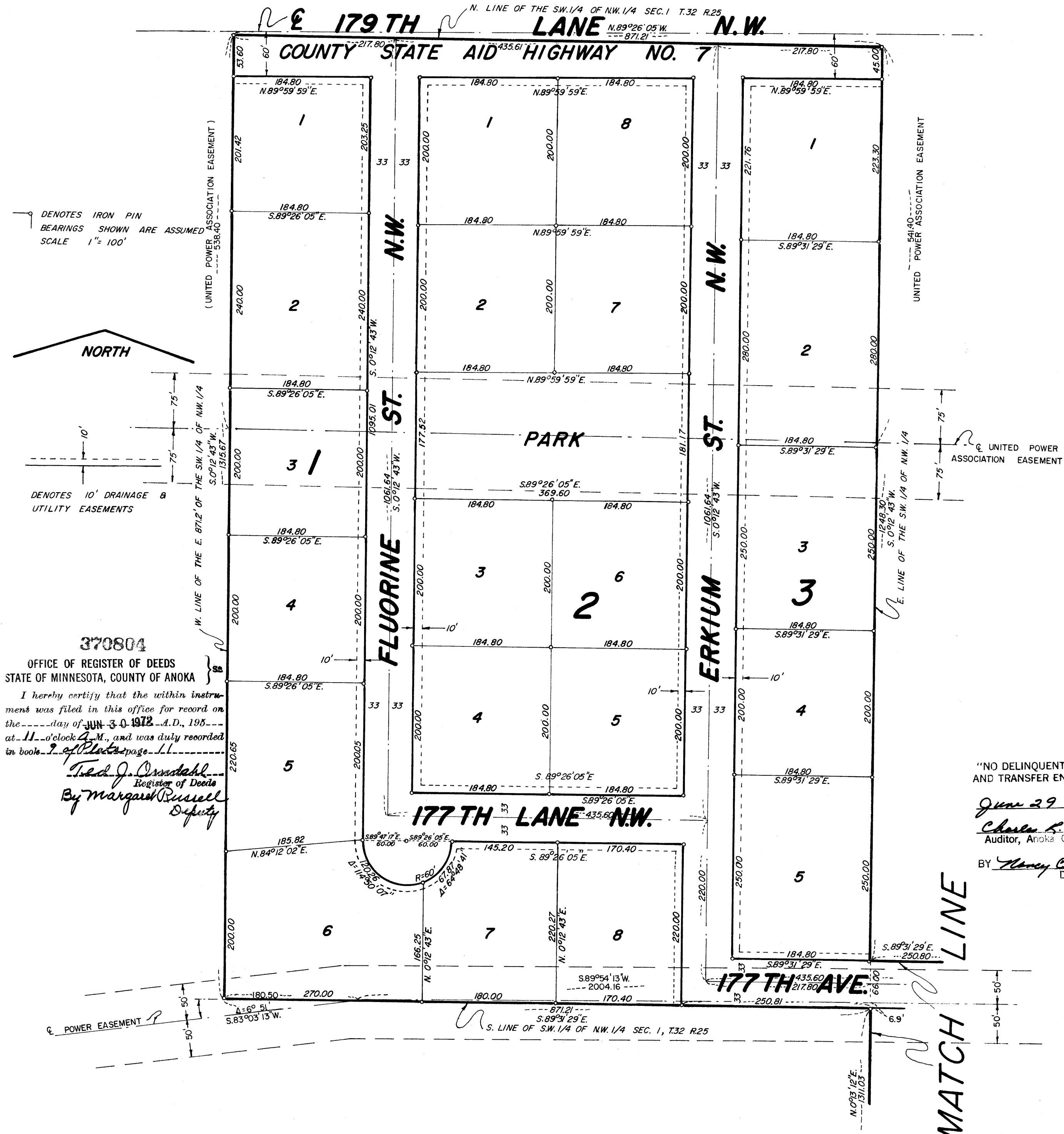


RIVERWOOD HILLS PLAT I

RAMSEY TOWNSHIP ANOKA COUNTY, MINNESOTA



UNITED POWER ASSOCIATION EASEMENT

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370804
 OFFICE OF REGISTER OF DEEDS
 STATE OF MINNESOTA, COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office for record on the 11 day of June, 1972 A.D., at 11 o'clock A.M., and was duly recorded in book 2 of Plate 11.

Ted J. Orstedahl
 Register of Deeds
 By Margaret Russell
 Deputy

LERoy H. WINNER & ASSOC., INC.
LAND SURVEYORS

Know all men by these presents that Charles K. Reynolds and Opal W. Reynolds, his wife, fee owners and Arnold A. Peltzer and Gerald D. Peltzer, sole partners of a co-partnership known as Peltzer Brothers, contract purchasers and Good Value Homes, Incorporated, a Minnesota Corporation, contract purchaser of the following described property situated in the County of Anoka, State of Minnesota, to-wit: Government Lot 3, Section 1, Township 32, Range 25 and the East 871.2 feet of the SW 1/4 of the NW 1/4 of said Section 1 and said Arnold A. Peltzer and Gerald D. Peltzer, sole proprietors of a co-partnership known as Peltzer Brothers and Good Value Homes, Incorporated, a Minnesota Corporation, owners and proprietors of the South 66 feet of the West 250.8 feet, as measured along the South line thereof, of the SE 1/4 of the NW 1/4 of said Section 1; have caused the same to be surveyed and platted as RIVERWOOD HILLS PLAT I and do hereby donate and dedicate to the public for public use forever the Lanes, Streets, Avenues, Park, drainage and utility easements as shown on the annexed plat; subject to an easement to United Power Association as described in Document No. 308569 as recorded in the office of the Register of Deeds in Anoka County, Minnesota and also subject to an easement to Rural Cooperative Power Association as described in Document No. 148623 as recorded in the office of the Register of Deeds in Anoka County, Minnesota; also dedicating to the County of Anoka the right of access to County State Aid Highway No. 7 from Lot 1, Block 1, Lots 1 and 8, Block 2 and Lot 1, Block 3 as shown on the plat. In witness whereof said Charles K. Reynolds and Opal W. Reynolds, his wife, have hereunto set their hands and seals this 19 day of June, 1972 A.D. and said Arnold A. Peltzer and Gerald D. Peltzer, sole partners of a co-partnership known as Peltzer Brothers have hereunto set their hands and seals this 19 day of June, 1972 A.D. and said Good Value Homes, Incorporated, a Minnesota Corporation, has caused there presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 19 day of June, 1972 A.D.

In the presence:

<u>Joyce Reiskind</u> Witness	<u>Joyce Reiskind</u> Witness	Signed: <u>Charles K. Reynolds</u> Charles K. Reynolds
<u>Elizabeth S. Mattson</u> Witness	<u>Elizabeth S. Mattson</u> Witness	<u>Opal W. Reynolds</u> Opal W. Reynolds
<u>Joyce Reiskind</u> Witness	<u>Joyce Reiskind</u> Witness	<u>Peltzer Brothers</u> A Co-partnership
<u>Elizabeth S. Mattson</u> Witness	<u>Elizabeth S. Mattson</u> Witness	<u>Arnold A. Peltzer</u> Arnold A. Peltzer, Partner
<u>Joyce Reiskind</u> Witness	<u>Joyce Reiskind</u> Witness	<u>Gerald W. Peltzer</u> Gerald W. Peltzer, Partner
<u>Elizabeth S. Mattson</u> Witness	<u>Elizabeth S. Mattson</u> Witness	<u>Good Value Homes, Incorporated</u> A Minnesota Corporation
<u>Joyce Reiskind</u> Witness	<u>Joyce Reiskind</u> Witness	<u>Donald L. Hardle</u> Donald L. Hardle, President
<u>Elizabeth S. Mattson</u> Witness	<u>Elizabeth S. Mattson</u> Witness	<u>Betty Ruth Hardle</u> Betty Ruth Hardle, Secretary

STATE OF MINNESOTA) (SS
 COUNTY OF ANOKA)

On this 19 day of June, 1972 A.D. before me, a Notary Public, within and for said county and state, personally appeared Charles K. Reynolds and Opal W. Reynolds, his wife, to me personally known, to be the persons described in and who executed the foregoing instrument; and they affirm and acknowledge that they executed the same as their own free act and deed.

Joyce Reiskind
 Notary Public, Anoka County, Minnesota
 My Commission expires Feb. 24, 1976

STATE OF MINNESOTA) (SS
 COUNTY OF ANOKA)

On this 19 day of June, 1972 A.D. before me, a Notary Public, within and for said county and state, personally appeared Arnold A. Peltzer and Gerald D. Peltzer to me personally known, who being by me each duly sworn, did say that they are the partners of Peltzer Brothers, the co-partners named in the foregoing instrument; that said instrument was signed in behalf of said co-partnership and said Arnold A. Peltzer and Gerald D. Peltzer acknowledge said instrument to be the free act and deed of said co-partnership.

Joyce Reiskind
 Notary Public, Anoka County, Minnesota
 My Commission expires Feb. 24, 1976

STATE OF MINNESOTA) (SS
 COUNTY OF ANOKA)

On this 19 day of June, 1972 A.D. before me, a Notary Public, within and for said county and state personally appeared Donald L. Hardle and Betty Ruth Hardle to me personally known, who being by me, each duly sworn, did say that they are, respectively, the President and Secretary of Good Value Homes, Incorporated, the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporation seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said Donald L. Hardle and Betty Ruth Hardle acknowledge said instrument to be the free act and deed of said corporation.

Joyce Reiskind
 Notary Public, Anoka County, Minnesota
 My Commission expires Feb. 24, 1976

I do hereby certify that I have surveyed and platted the property described on this plat as RIVERWOOD HILLS PLAT I; that this is a correct representation of said survey; that all distances are correctly shown on said plat in feet and decimals of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and there are no wet lands or public highways on said plat other than shown thereon.

STATE OF MINNESOTA) (SS
 COUNTY OF MILLE LACS)

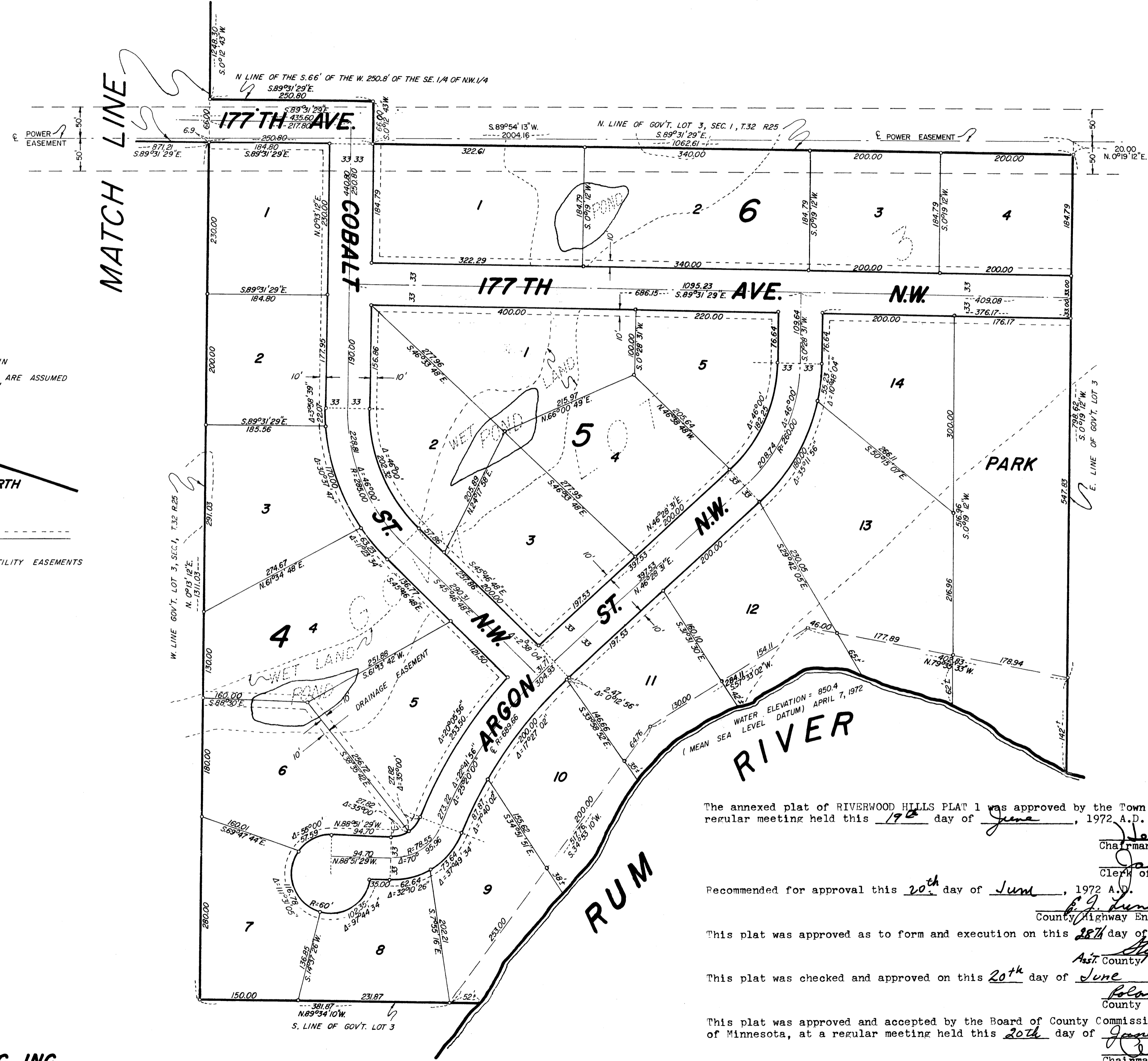
Above certificate subscribed and sworn to before me, a Notary Public within and for said County and State, on this 19 day of June, 1972 A.D.

LeRoy H. Winner
 Surveyor
 Minnesota Registration No. 4987

D. W. Teigen
 Notary Public, Mille Lacs County, Minnesota
 My Commission expires Jan. 22, 1977

RIVERWOOD HILLS PLAT 1

RAMSEY TOWNSHIP ANOKA COUNTY, MINNESOTA



--- DENOTES IRON PIN
BEARINGS SHOWN ARE ASSUMED
SCALE 1" = 100'

NORTH

--- DENOTES 10' DRAINAGE & UTILITY EASEMENTS

BM = U.S.G.S. MONUMENT STAMPED "MINN 858", LOCATED NEAR E. 1/4 CORNER OF SEC. 1 T.32 R.25; 250' NORTH OF BRIDGE OVER RUM RIVER ON EAST SIDE OF ROAD ELEVATION = 857.80

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
June 29 1972
Charles R. Lofgren
Auditor, Anoka County
Randy C. Anderson
Deputy

The annexed plat of RIVERWOOD HILLS PLAT 1 was approved by the Town Board of the Township of Ramsey at a regular meeting held this 17th day of June, 1972 A.D.
Walter S. Murphy
Chairman of Town Board
James M. Peterson
Clerk of Town Board

Recommended for approval this 20th day of June, 1972 A.D.
G. J. Lundheim
County Highway Engineer, Anoka County, Minnesota

This plat was approved as to form and execution on this 28th day of June, 1972 A.D.
Stephen W. Muehlenberg
County Attorney, Anoka County, Minnesota

This plat was checked and approved on this 20th day of June, 1972 A.D.
Roland W. Anderson
County Surveyor, Anoka County, Minnesota

This plat was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota, at a regular meeting held this 20th day of June, 1972 A.D.
Walter S. Murphy
Chairman
Charles R. Lofgren
County Auditor
Lyle E. Page, Deputy

LEROY H. WINNER & ASSOC., INC.
LAND SURVEYORS