

# RUM RIVER HILLS

CITY of RAMSEY  
ANOKA COUNTY, MN.

KNOW ALL MEN BY THESE PRESENTS: That Thomas W. Anderson and Paula E. Anderson, his wife, fee owners; Elmer R. Schwab, and Ida C. Schwab, husband and wife, mortgagees; of the following described properties situated in the State of Minnesota, County of Anoka, to-wit:

That part of the North Half of the Southeast Quarter of Section 11, Township 32, Range 25, said County and State, lying easterly of the centerline of State Trunk Highway No. 47 as now laid out and constructed. Excepting therefrom the three following described tracts:

- 1) That part of said North Half of the Southeast Quarter platted as Helium Street N.W. in the duly recorded plat of WHITE PINE ESTATES, said County and State.
- 2) That part of said North Half of the Southeast Quarter described as Commencing at the point of intersection of the North line of said Southeast Quarter with said centerline of State Trunk Highway No. 47, said point of intersection being a distance of 571.70 feet east of the Center of said Section 11, as measured along said North line of the Southeast Quarter; thence southerly along said centerline for a distance of 195.20 feet to the actual Point Of Beginning of the land to be hereby described; thence east at right angles for 726.21 feet; thence south at right angles for 300.00 feet; thence west at right angles to intersect said centerline of State Trunk Highway No. 47; thence north along said centerline to the point of beginning.
- 3) That part of said North Half of the Southeast Quarter described as Beginning at said point of intersection of the North line of the Southeast Quarter with the centerline of State Trunk Highway No. 47; thence southerly along said centerline for 195.20 feet; thence east at right angles for 203.00 feet; thence north at right angles and parallel with said centerline to intersect said North line of the Southeast Quarter; thence west along said North line of the Southeast Quarter to the point of beginning.

Subject to easements of record.

AND THAT Thomas W. Anderson and Paula E. Anderson, his wife, fee owners of the following described properties situated in the State of Minnesota, County of Anoka to-wit:

That part of the duly recorded plat of WHITE PINE ESTATES, said County and State, platted as "Park" thereon, and now vacated.

AND THAT Thomas W. Anderson and Paula E. Anderson, his wife, fee owners; and Crosstown State Bank of Ham Lake, Inc., a Minnesota corporation, mortgagee; of the following described properties situated in the State of Minnesota, County of Anoka, to-wit:

Lot 10, Block 1, of said WHITE PINE ESTATES. Excepting therefrom all that part of said Lot 10 lying easterly of a line, parallel with the West line of said WHITE PINE ESTATES, drawn southerly from the most westerly corner of Lot 9, said Block 1.

Together with that part of Lot 11, said Block 1, WHITE PINE ESTATES, lying westerly of said line, parallel with the West line of said WHITE PINE ESTATES, drawn southerly from the most westerly corner of said Lot 9, Block 1.

Subject to easements of record.

AND THAT Wesley J. Bulen, also known as Wesley Bulen, and Della E. Bulen, his wife, fee owners, of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

That part of the South Half of the Southeast Quarter of Section 11, Township 32, Range 25, said County and State, lying easterly of the centerline of State Trunk Highway No. 47.

Subject to an easement to Northern Natural Gas Company recorded as Instrument No. 572971, files of the Anoka County Recorder. Also subject to other easements of record.

AND THAT Wilbur F. Dorn, Jr., and Jacqueline A. Dorn, his wife, owner of an undivided one-half interest; and John J. Berglund, and Kathleen B. Berglund, his wife, owner of an undivided one-half interest; and Elmer R. Schwab, and Ida C. Schwab, husband and wife, mortgagees; and Crosstown State Bank of Ham Lake, Inc., a Minnesota Corporation, mortgagee; and First National Bank in Anoka, a United States Corporation, mortgagee; of the following described property situated in the State of Minnesota, County of Anoka, to-wit:

That part of the South Half of the Northeast Quarter of Section 11, Township 32, Range 25, said County and State, lying easterly of the centerline of State Trunk Highway No. 47. Excepting therefrom the two following described tracts:


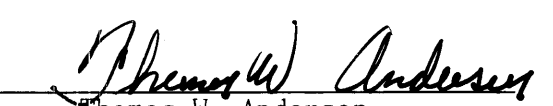





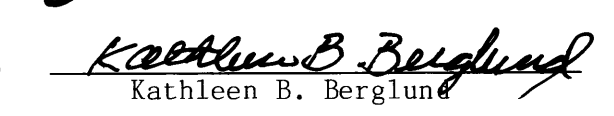
- 1) That part of said South Half of the Northeast Quarter lying within the duly recorded plat of BROOKVIEW ESTATES, said County and State.
- 2) That part of said South Half of the Northeast Quarter lying northerly and westerly of a line 33.00 feet south of, and east of, as measured at right angles to, and parallel with the following described centerline: Commencing at the Southeast Corner of said Northeast Quarter; thence on an assumed bearing of South 89 degrees, 32 minutes, 08 seconds West along the South line of said Northeast Quarter for 2076.03 feet to intersect said centerline of State Trunk Highway No. 47; thence North 2 degrees, 55 minutes, 43 seconds West along said Highway centerline for 33.03 feet to the actual Point Of Beginning of the centerline to be hereby described; thence North 89 degrees, 32 minutes, 08 seconds East, parallel with said South line of the Northeast Quarter, for 200.00 feet; thence northeasterly for 154.58 feet along a tangential curve concave to the northwest having a radius of 95.79 feet and a central angle of 92 degrees, 27 minutes, 51 seconds; thence North 2 degrees, 55 minutes, 43 seconds West for 485.79 feet; thence northeasterly along a tangential curve, concave to the east, having a radius of 383.21 feet and a central angle of 14 degrees, 44 minutes, 19 seconds, for a distance of 98.58 feet, more or less, to the South line of said duly recorded plat of BROOKVIEW ESTATES and there terminating.

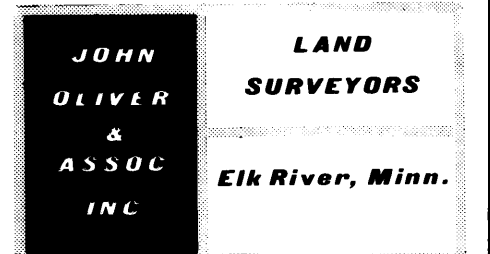
Subject to easements of record.

AND THAT Wilbur F. Dorn, Jr., and Jacqueline A. Dorn, his wife, owner of an undivided one-half interest; and John J. Berglund, and Kathleen B. Berglund, his wife, owner of an undivided one-half interest; in the following described property situated in the State of Minnesota, County of Anoka, to-wit:

All that part of Helium Street N.W. as laid out and dedicated for turn-around purposes in said duly recorded plat of BROOK VIEW ESTATES described as the South 120.00 feet of the West 60.00 feet of the East 93.00 feet, as measured along the East and South lines respectively, of the Northeast Quarter of said Section 11, Township 32, Range 25. Excepting therefrom the North 66.00 feet, as measured at right angles, thereof.

HAVE CAUSED the same to be surveyed and platted as RUM RIVER HILLS, and do hereby donate and dedicate to the public for the public use forever the Avenue, Boulevard, Highway, Lane, and Street 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 Elmer R. Schwab, Ida C. Schwab, Thomas W. Anderson, Paula E. Anderson, Wilbur F. Dorn, Jr., Jacqueline A. Dorn, John J. Berglund, and Kathleen B. Berglund, have hereunto set their hands and seals this 20th day of December, 1984.

 Elmer R. Schwab	 Thomas W. Anderson	 Wilbur F. Dorn, Jr.	 John J. Berglund
 Ida C. Schwab	 Paula E. Anderson	 Jacqueline A. Dorn	 Kathleen B. Berglund



# RUM RIVER HILLS

CITY of RAMSEY  
ANOKA COUNTY, MN.

ALSO in witness whereof, said Wesley J. Bulen, also known as Wesley Bulen, and Della E. Bulen, have hereunto set their hands and seals this 20<sup>th</sup> day of December, 1984.

Wesley J. Bulen                      Della E. Bulen  
Wesley J. Bulen                      Della E. Bulen


ALSO in witness whereof, said Crosstown State Bank of Ham Lake, Inc., has caused these presents to be signed by its proper officers this 27 day of December, 1984.

CROSTOWN STATE BANK OF HAM LAKE, INC.  
By: Kelly R. Salberg, its: Asst. Cashier  
By: Jim Lindberg, its: Vice Pres.

ALSO in witness whereof, said First National Bank in Anoka, has caused these presents to be signed by its proper officers this 28<sup>th</sup> day of December, 1984.

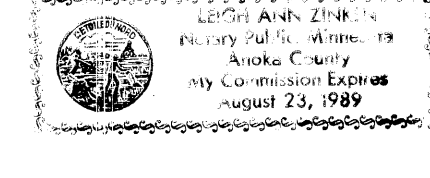
FIRST NATIONAL BANK IN ANOKA  
By: R. G. Ahrens, its: Exec V.P.  
By: [Signature], its: A.S.P.

STATE of Minnesota, County of Anoka  
The foregoing instrument was acknowledged before me this 28 day of December, 1984, by Elmer R. Schwab, and Ida C. Schwab, husband and wife; by Thomas W. Anderson, and Paula E. Anderson, his wife; by Wilbur F. Dorn, Jr., and Jacqueline A. Dorn, his wife; and by John J. Berglund, and Kathleen B. Berglund, his wife.

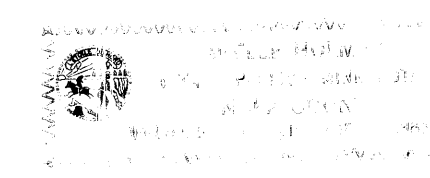
 Sharon K. Magle Notary Public, Anoka County, Minnesota  
My commission expires: April 6, 1989

STATE of Arizona, County of Maricopa  
The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 1984, by Wesley J. Bulen, also known as Wesley Bulen, and Della E. Bulen, his wife.  
Guadalupe J. Benavente Notary Public, Maricopa County, Arizona  
My Commission expires: June 24, 1989

STATE of Minnesota, County of Anoka  
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December, 1984, by Kelly Salberg, the Asst. Cashier, and by Jim Lindberg, the Vice President, of the Crosstown State Bank Of Ham Lake, Inc., a Minnesota Corporation, on behalf of the corporation.

 Leigh Ann Zickler Notary Public, Anoka County, Minnesota.  
My Commission expires August 23, 1987

STATE of Minnesota, County of Anoka  
The foregoing instrument was acknowledged before me this 27 day of December, 1984, by R. G. Ahrens, the Exec Vice President, and by [Signature], the Assoc Vice President, of First National Bank in Anoka, a United States Corporation, on behalf of the corporation.

 Janet Hillman Notary Public, Anoka County, Minnesota.  
My Commission expires 7-24-88

I hereby certify that I have surveyed and platted the property described in this plat as RUM RIVER HILLS 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 License No. 8194

STATE of Minnesota, County of Sherburne  
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 1984, by John O. Oliver, Land Surveyor.  
Sharon J. Sherwood Notary Public, Sherburne County, Minnesota  
My commission expires: June 26, 1985

Annexed plat of RUM RIVER HILLS was approved by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 11<sup>th</sup> day of December, 1984.

By: [Signature], Mayor  
Attest: [Signature], Clerk

This plat has been checked and approved this 28<sup>th</sup> day of December, 1984.

Robert W. Ordeman  
Anoka County Surveyor

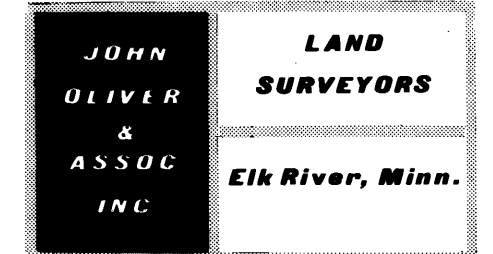


66228  
OFFICE OF COUNTY AUDITOR  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within plat is a correct copy of the original as filed in this office for record on DEC 31 1984 A.D. 1984  
[Signature]  
Auditor, Anoka County

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

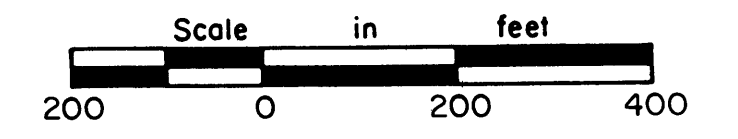
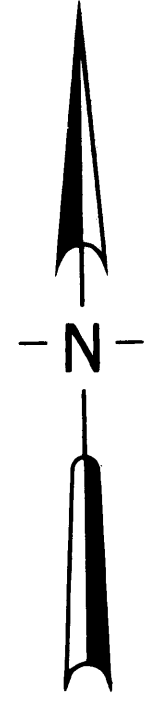
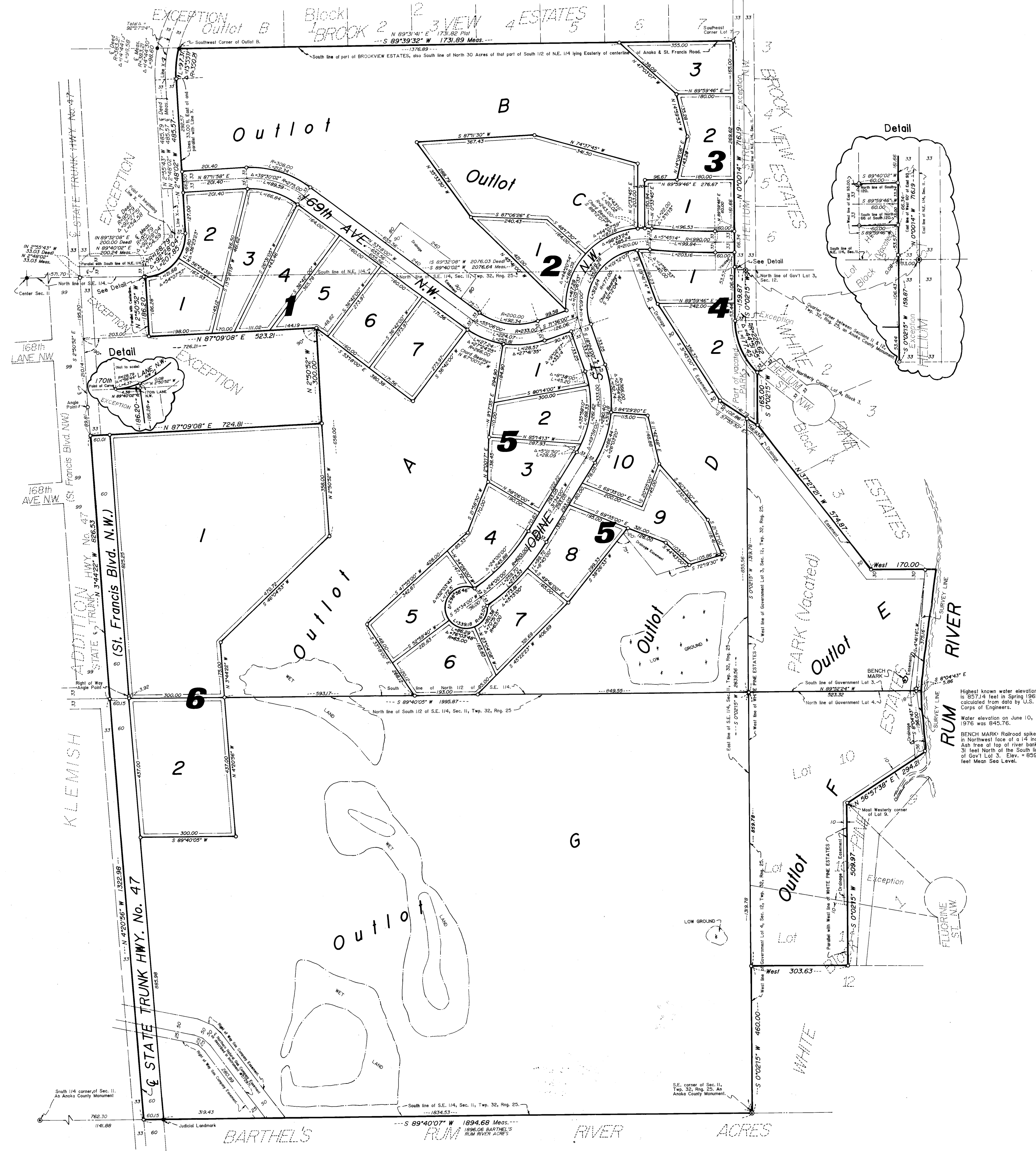
Dec 31 1984  
Charles R. Kefauver  
Auditor, Anoka County  
BY [Signature] Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1984 ON THE LAND SHOWN HEREON ARE PAID  
Donald A. Bradley  
County Treasurer



# RUM RIVER HILLS

CITY OF RAMSEY,  
ANOKA COUNTY, MN.

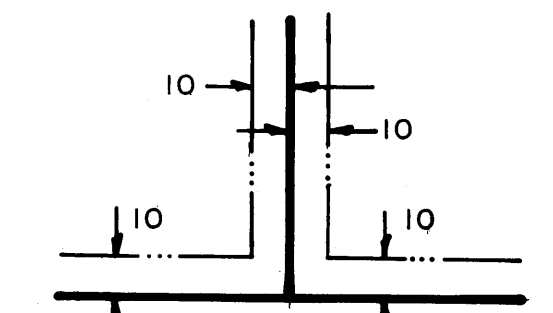


Scale = 1 inch = 200 feet

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.

Highest known water elevation is 857.14 feet in Spring 1965, calculated from data by U.S. Corps of Engineers.  
Water elevation on June 10, 1976 was 845.76.  
BENCH MARK: Railroad spike in Northwest face of a 14 inch Ash tree at top of river bank, 31 feet North of the South line of Govt Lot 3. Elev. + 859.95 feet Mean Sea Level.

JOHN OLIVER & ASSOC INC	LAND SURVEYORS
	Elk River, Minn.