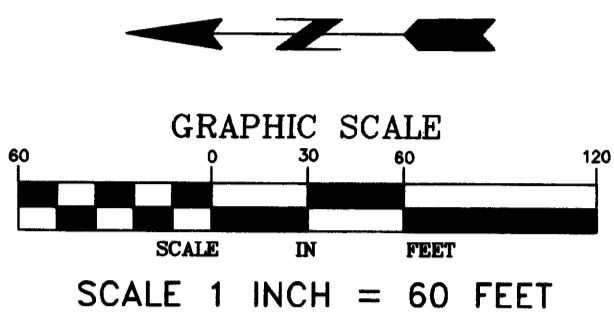
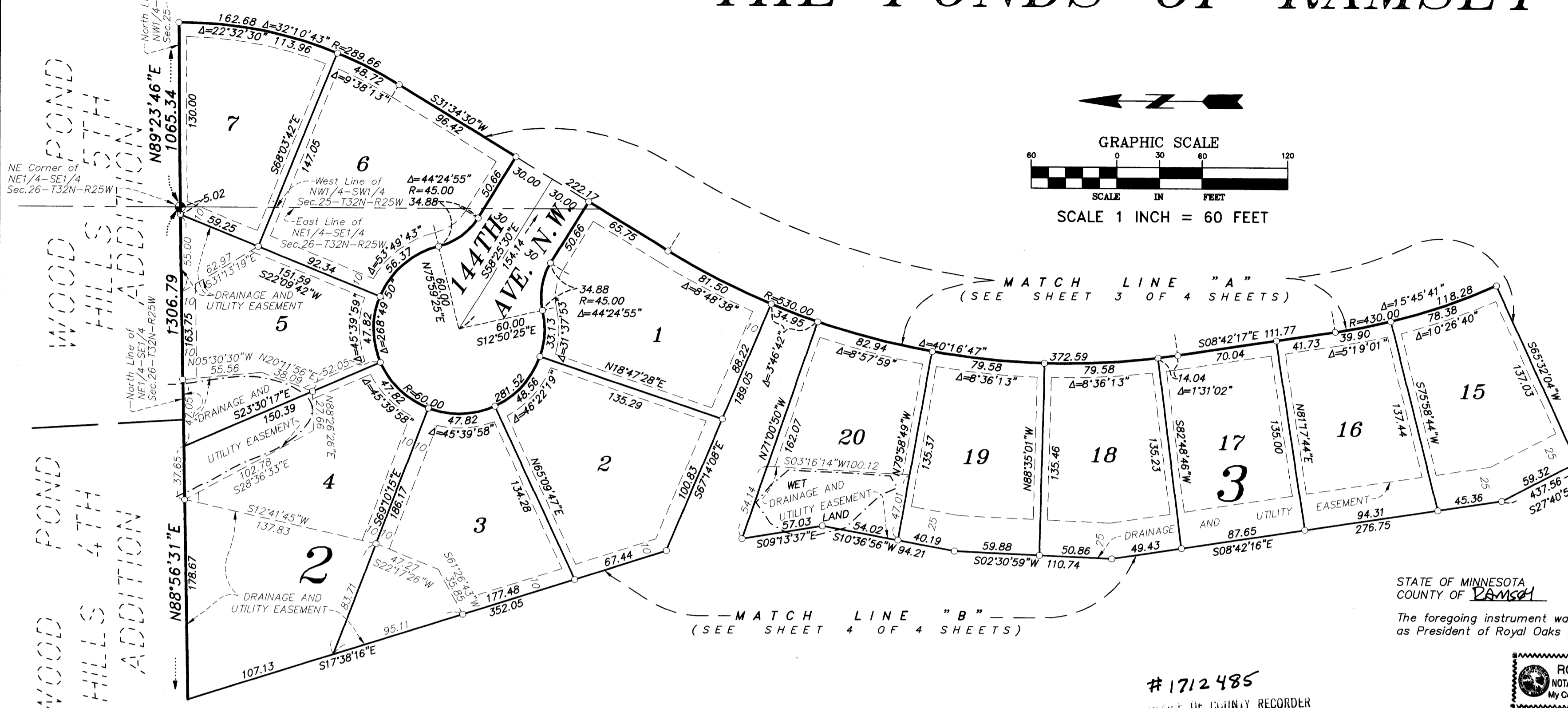


OFFICIAL PLAT

THE PONDS OF RAMSEY

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.25 & 26-T32N-R25W
Book 63 Page 31



NOTES:

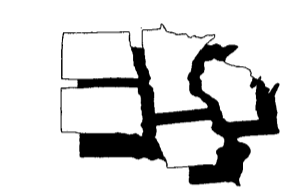
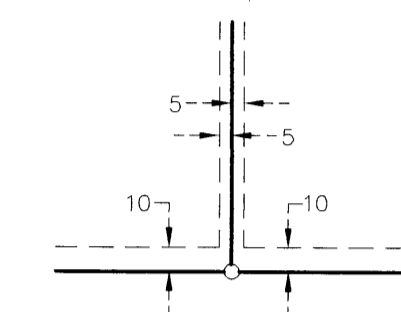
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

- Denotes 1/2 inch by 14 inch iron pipe monument set and marked with a plastic cap inscribed 'RLS 10947'
Denotes monument found
Denotes Anoka County monument
Denotes right of access dedicated to the County of Anoka.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF NW1/4-SW1/4 OF SEC.25-T32N-R25W IS ASSUMED TO HAVE A BEARING OF N89°23'46"E.

BENCHMARK:

TOP OF CAST IRON MONUMENT AT NORTHEAST CORNER OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF SEC.25-T32N-R25W ELEVATION = 871.33 (NGVD29)



MIDWEST Land Surveyors & Civil Engineers, Inc.

KNOW ALL PERSONS BY THESE PRESENTS: That Royal Oaks Realty Inc. a Minnesota Corporation and Dale T. Dockendorf and Kathleen J. Dockendorf, husband and wife, fee owners and Builders Development & Finance, Inc., a Minnesota Corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 32, Range 25, lying Southwesterly of the Southwesterly right of way line of County State Aid Highway No. 5 and lying westerly of the Westerly right of way line of Dysprosium Street, except that part described as follows:

Commencing at the Southwest corner of said 1/4 1/4, thence North 89 degrees, 51 minutes, 23 seconds East (assumed bearing) along the Southerly line of said 1/4 1/4 469.93 feet, thence Northerly 208.74 feet along a non-tangential curve concave to the West having a radius of 260 feet and a central angle of 46 degrees and the chord of said curve bears North 5 degrees, 12 minutes, 55 seconds East and is 203.18 feet in length, thence North 17 degrees, 47 minutes 5 seconds West tangent to said curve 50 feet, thence Northerly 151.47 feet along a tangential curve concave to the East, having a radius of 340 feet and a central angle of 25 degrees, 31 minutes, 31 seconds to the point of beginning of said tract to be described. Thence Northerly 178.48 feet along a continuation of said curve having a radius of 340 feet and a central angle of 30 degrees, 4 minutes, 38 seconds to its intersection with the Southerly right of way line of County State Aid Highway No. 5, thence Northwesterly 52.63 feet along said right of way line on a non-tangential spiral offset curve concave to the Northeast having a chord which bears North 46 degrees, 28 minutes, 58 seconds West and is 52.63 feet in length, thence North 46 degrees, 24 minutes 34 seconds West along said right of way line and tangent to said curve 147.60 feet, thence South 43 degrees, 35 minutes 26 seconds West 200 feet, thence South 46 degrees, 24 minutes, 34 seconds East 214.29 feet, thence South 82 degrees, 15 minutes 34 second East 60 feet to the point of beginning.

AND

The Northwest 1/4 of the Southwest 1/4 of Section 25, Township 32, Range 25, except that portion taken for County State Aid Highway No. 5, Anoka County, Minnesota.

AND

The Northeast 1/4 of the Southeast 1/4 of Section 26, Township 32, Range 25, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as THE PONDS OF RAMSEY and do hereby donate and dedicate to the public for public use forever the avenues, courts, street, way, parks and easements for drainage and utility purposes and dedicate to Anoka County the right of access onto County State Aid Highway No. 5 as shown on the plat.

In witness whereof said Royal Oaks Realty, Inc., a Minnesota Corporation has caused these presents to be signed by its President this 6th day of September 2002

ROYAL OAKS REALTY, INC.
Marcel Eibensteiner, President

In witness whereof said Dale T. Dockendorf and Kathleen J. Dockendorf have hereunto set their hands this 6th day of September, 2002

Dale T. Dockendorf, Kathleen J. Dockendorf

In witness whereof said Builders Development & Finance, Inc., a Minnesota Corporation, has caused these presents to be signed by its President this 6th day of September, 2002

BUILDERS DEVELOPMENT AND FINANCE, INC
Bill Keenan, President

#1712485
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 24 SEP AD, 2002 at 9:45 o'clock A.M., and was duly recorded in book 63 page 31
Manson J. Devisia
County Recorder

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 6th day of September, 2002, by Marcel Eibensteiner, as President of Royal Oaks Realty, Inc., a Minnesota Corporation, on behalf of the Corporation.

RONALD J. RIACH
NOTARY PUBLIC - MINNESOTA
My Comm. Expires Jan. 31, 2005

Notary Public, Ramsey County, Minnesota
My commission expires

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 6th day of September, 2002, by Dale T. Dockendorf and Kathleen J. Dockendorf, husband and wife.

RONALD J. RIACH
NOTARY PUBLIC - MINNESOTA
My Comm. Expires Jan. 31, 2005

Notary Public, Ramsey County, Minnesota
My commission expires

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 6th day of September, 2002, by Bill Keenan, as President of Builders Development & Finance, Inc., a Minnesota Corporation, on behalf of the corporation.

Notary Public, Ramsey County, Minnesota
My commission expires Jan. 31, 2002

I hereby certify that I have surveyed and platted the land described on this plat as THE PONDS OF RAMSEY; that this plat is a true and correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local government unit as designated on said plat; that the outside boundary lines are correctly designated on the plat and that there are no wetlands as defined in Minnesota Statutes 505.02, Subd. 1 or public highways to be designated on said plat other than as shown.

Rodney H. Halvorson, Land Surveyor
Minnesota License No. 10947

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 3rd day of September, 2002, by Rodney H. Halvorson, Land Surveyor.

DIANE S. HALVORSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005

Notary Public, Anoka County, Minnesota
My commission expires 31 Jan 2005

The foregoing plat of THE PONDS OF RAMSEY was approved and accepted by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 14th day of May, 2002. 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, Subd. 2.

CITY COUNCIL OF RAMSEY, MINNESOTA
Mayor
City Manager

Checked and approved this 21st day of September, 2002
Anoka County Surveyor

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
LAUREN J. DEVINE
PROPERTY TAX ADMINISTRATOR

RECEIPT # 2002112554 / 5524.50



MIDWEST
Land Surveyors & Civil Engineers, Inc.

OFFICIAL PLAT

THE PONDS OF RAMSEY

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.25&26-T32N-R25W
Book 63 PAGE 31

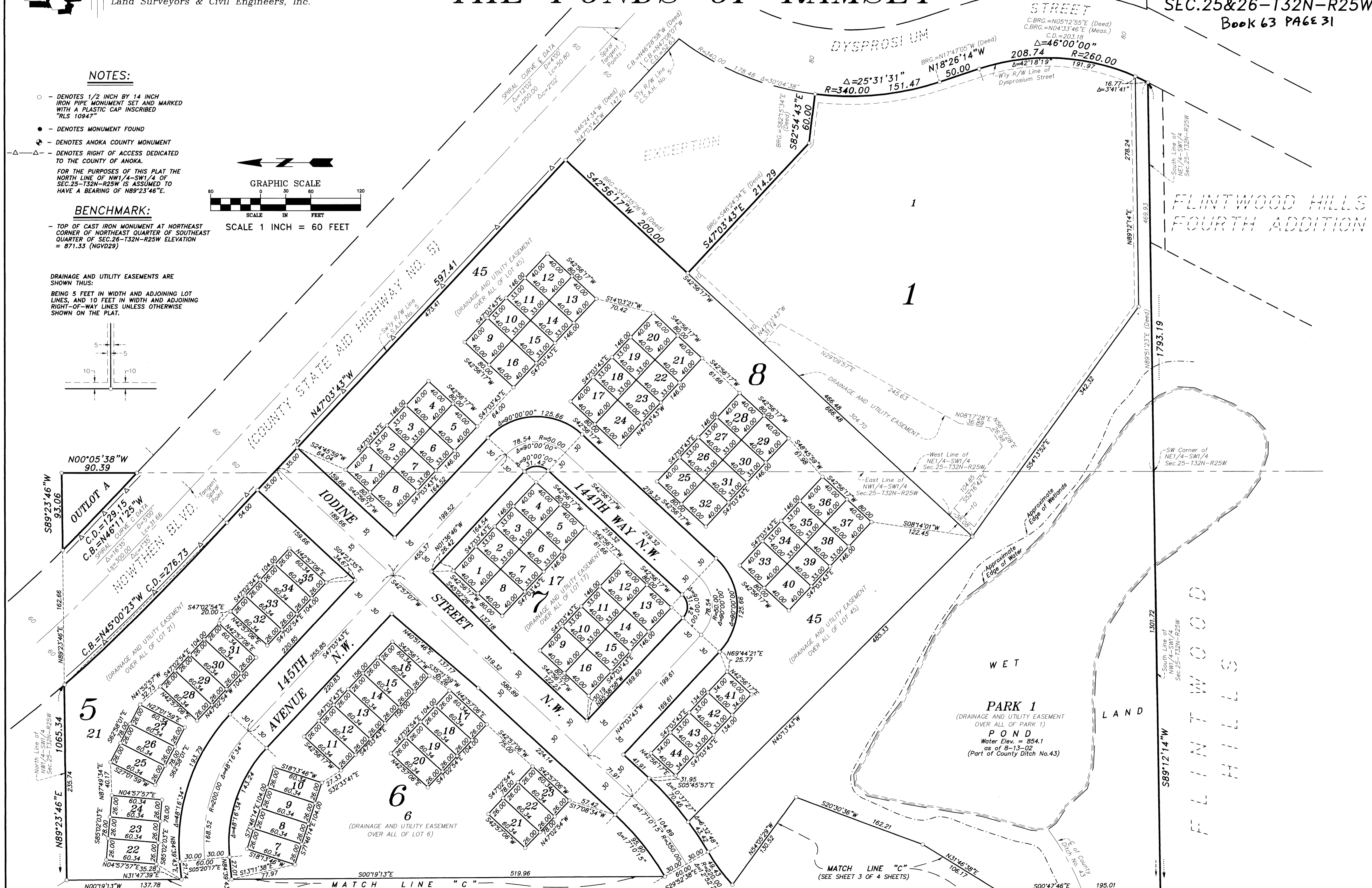
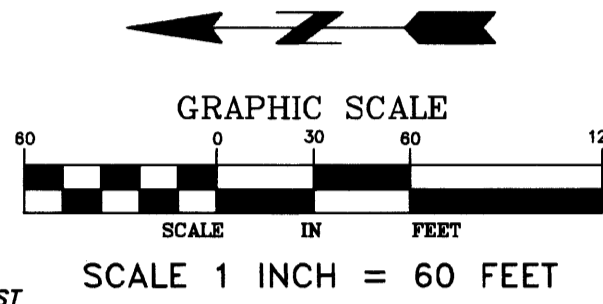
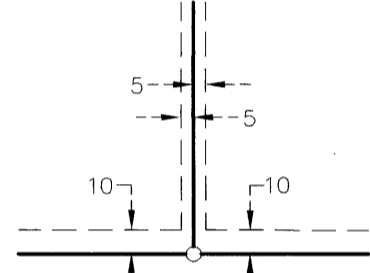
NOTES:

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED WITH A PLASTIC CAP INSCRIBED "RLS 10947"
 - DENOTES MONUMENT FOUND
 - ▲ DENOTES ANOKA COUNTY MONUMENT
 - △ DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA.
- FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF NW1/4-SW1/4 OF SEC.25-T32N-R25W IS ASSUMED TO HAVE A BEARING OF N89°23'46"E.

BENCHMARK:

- TOP OF CAST IRON MONUMENT AT NORTHEAST CORNER OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SEC.26-T32N-R25W ELEVATION = 871.33 (NGVD29)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



FLINTWOOD HILLS
FOURTH ADDITION

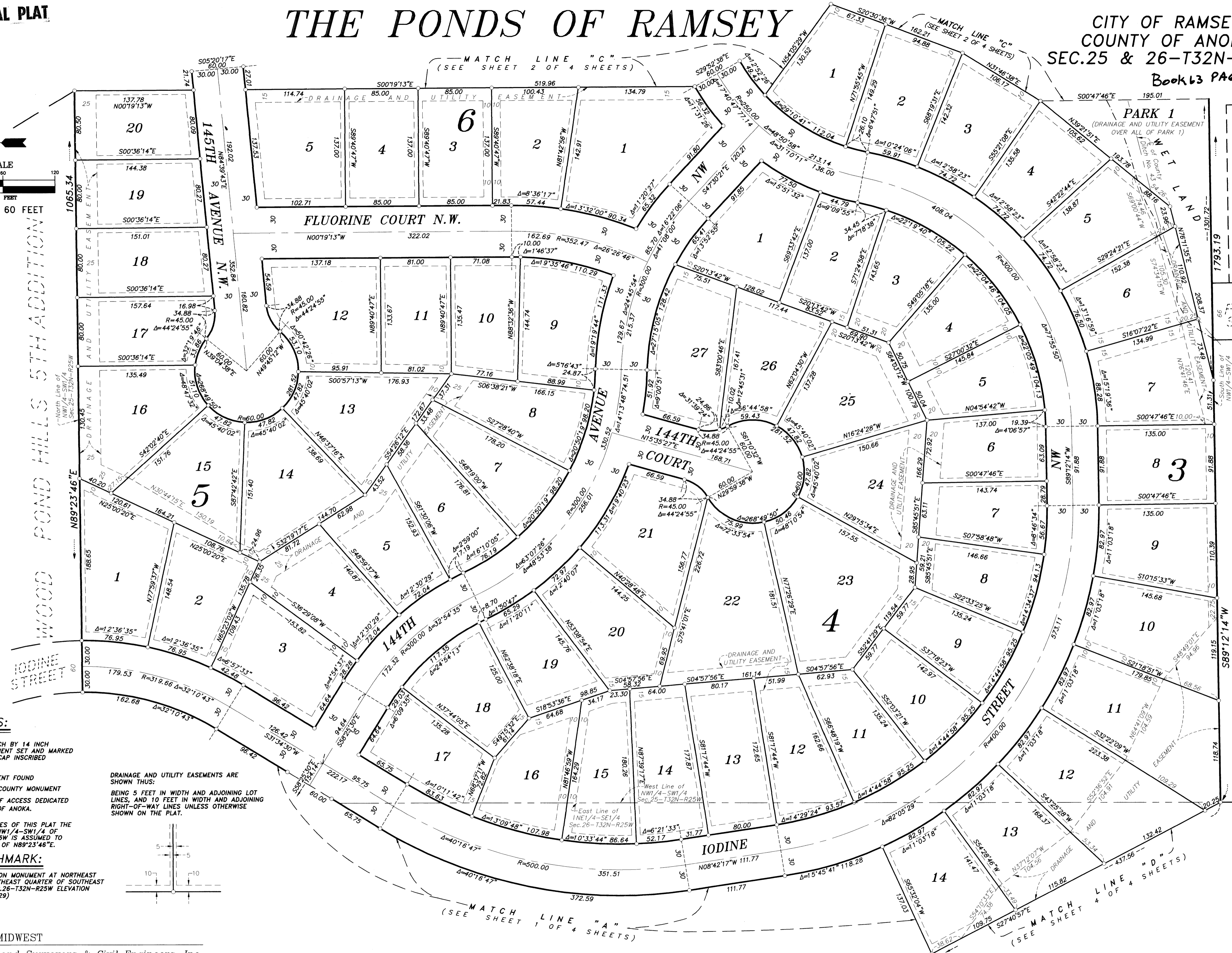
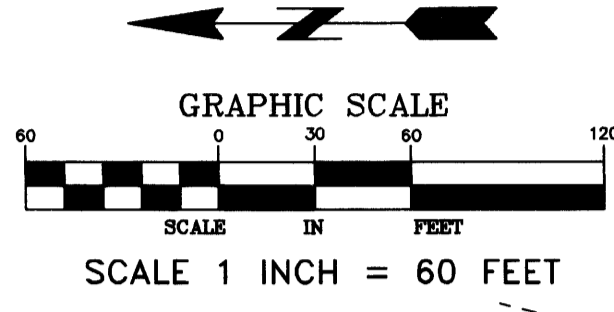
WET
LAND
PARK 1
(DRAINAGE AND UTILITY EASEMENT OVER ALL OF PARK 1)
POND
Water Elev. = 854.1
as of 8-13-02
(Part of County Ditch No.43)

MATCH LINE "C"
(SEE SHEET 3 OF 4 SHEETS)

MATCH LINE "C"
(SEE SHEET 3 OF 4 SHEETS)

THE PONDS OF RAMSEY

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.25 & 26-T32N-R25W
Book 63 PAGE 31



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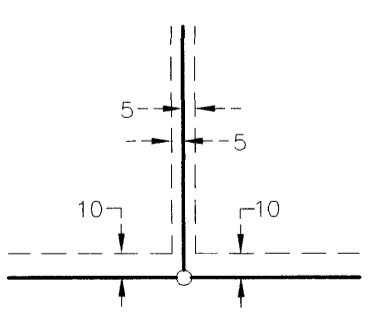
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MIDWEST
Land Surveyors & Civil Engineers, Inc.

