KNOW ALL MEN BY THESE PRESENTS: That WPH Properties, Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the Northeast Quarter of the Northeast Quarter of Section 26, Township 32, Range 25, lying South of the following described line:

Beginning at a point on the centerline of County State Aid Highway No. 5, which is 759.3 feet South (as measured at a right angle) from the North line of said Northeast Quarter of Section 26; thence Westerly on a line 759.3 feet South of and parallel with said North line of Northeast Quarter of Section 26, a distance of 873.07 feet; thence deflect 15 degrees 18 minutes 10 seconds to the left (west-southwest), a distance of 455 feet, more or less, to the Westerly line of the East Half of the Northeast Quarter of Section 26. ALSO

All that part of the Northwest Quarter of the Northwest Quarter of Section 25, lying West of State Highway No. 5. ALSO

The Southeast Quarter of the Northeast Quarter of Section 26, Township 32, Range 25. ALSO

That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, lying West of State Aid Highway No. 5 except the following described tracts:

That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, described as follows:

Commencing at the West Quarter corner of said Section 25; thence North 90 degrees 00 minutes East along the south line of said Northwest Quarter, a distance of 829.60 feet to the actual point of beginning; thence North 30 degrees 49 minutes 30 seconds West a distance of 401.96 feet; thence North 87 degrees 34 minutes 50 seconds East, a distance of 278.50 feet more or less, to the centerline of County State Aid Highway No. 5; thence Southeasterly along centerline of said Highway No. 5, a distance of 430.20 feet, more or less, to said southerly line of the Northwest Quarter; thence westerly along said southerly line, a distance of 310.0 feet, more or less, to the point of beginning.

That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, described as follows:

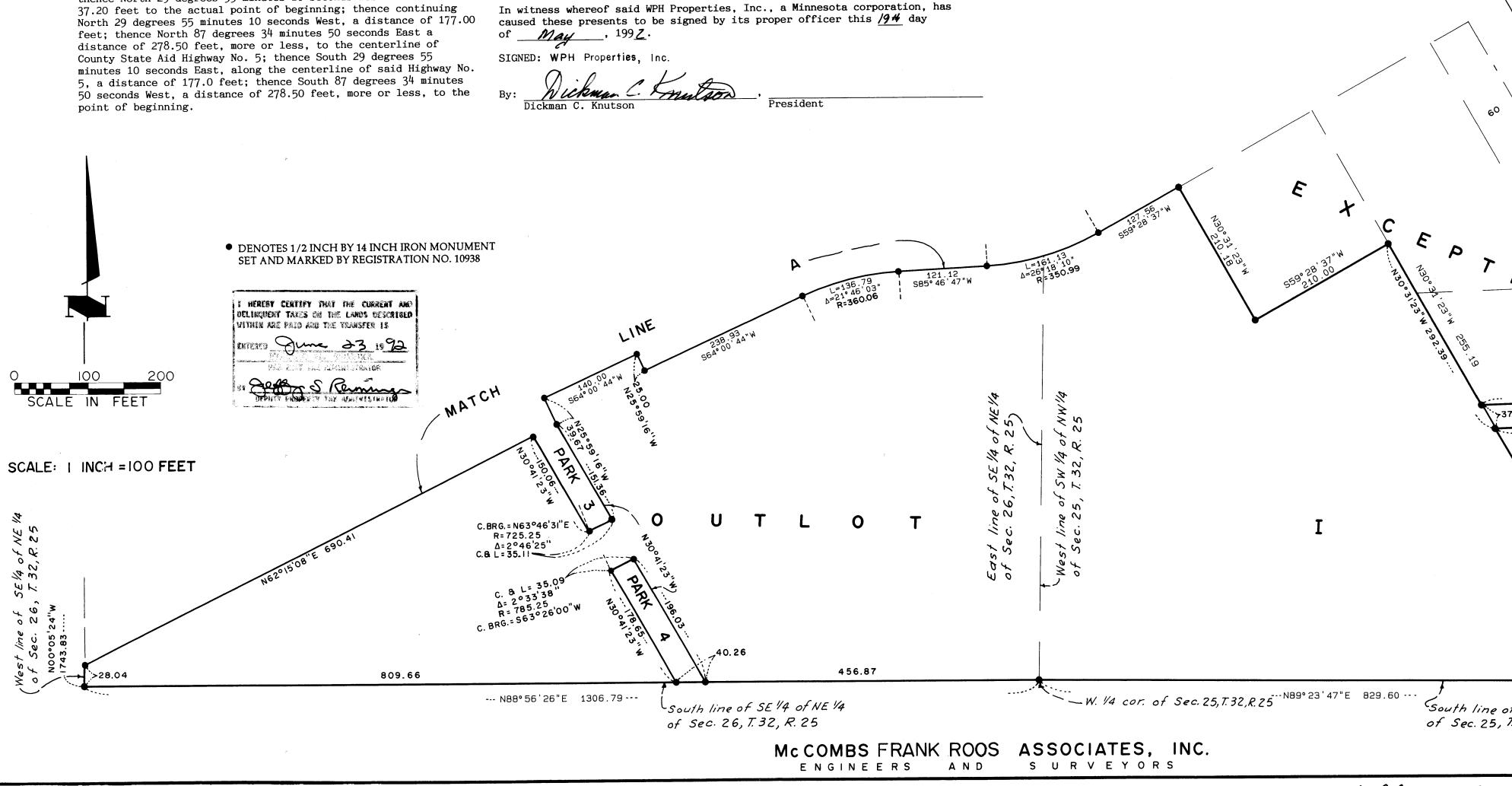
Commencing at the West Quarter corner of said Section 25; thence North 90 degrees 00 minutes East along the south line of said Northwest Quarter a distance of 829.60 feet; thence North 30 degrees 49 minutes 30 seconds West, a distance of 401.96 feet; thence North 29 degrees 55 minutes 10 seconds West a distance of That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, described as follows:

Commencing at the West Quarter corner of said Section 25; thence North 90 degrees 00 minutes East along the south line of said Northwest Quarter, a distance of 829.60 feet; thence North 30 degrees 49 minutes 30 seconds West, a distance of 401.96 feet; thence North 29 degrees 55 minutes 10 seconds West, a distance of 214.20 feet to the actual point of beginning; thence continuing North 29 degrees 55 minutes 10 seconds West, a distance of 288.37 feet; thence North 60 degrees 04 minutes 50 seconds East, a distance of 247.03 feet, more or less, to the centerline of County State Aid Highway No. 5; thence South 29 degrees 55 minutes 10 seconds East, along the centerline of said Highway No. 5, a distance of 416.97 feet; thence South 87 degrees 34 minutes 50 seconds West, a distance of 278.50 feet, more or less, to the point of beginning.

Part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, described as follows:

Beginning at the West Quarter corner of Section 25; thence East (along the south line of said Southwest Quarter of the Northwest Quarter) 829.60 feet; thence North 30 degrees 49 minutes 30 seconds West 401.96 feet; thence North 29 degrees 55 minutes 10 seconds West, 292.39 feet to the point of beginning of the parcel to be described; thence continue North 29 degrees 55 minutes 10 seconds West 210 feet; thence South 60 degrees 04 minutes 50 seconds West, 210 feet; thence South 29 degrees 55 minutes 10 seconds East 210 feet; thence North 60 degrees 04 minutes 50 seconds East 210 feet to the point of beginning.

Has caused the same to be surveyed and platted as WOOD POND HILLS and does hereby donate and dedicate to the public for public use forever the Streets, Drive, Parks 1, 2, 3 and 4, Boulevards and Avenue and does hereby grant to the City of Ramsey the utility and drainage easements as shown on the plat and also dedicate to Anoka County and the City of Ramsey the right of access as shown on the plat.



OFFICIAL PLAT



POND



STATE OF MINNESOTA COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 19th day , 1992, by Dickman C. Knutson, President of WPH Properties, of <u>May</u>, 199², by Dickman C. Knutson, President of Inc., a Minnesota corporation, on behalf of the corporation.

Chames a. Mr. Shirty	THOMAS A. MCGINTY
Notary Public, Hennepin County, Minnesota My Commission Expires Aprill 10, 1998	NOTARY PUBLIC-MININEROIA HERINEPIN COUNTY MY COMMISSION EXPIRES
	APRil 10, 1998

I hereby certify that I have surveyed and platted the property described on this plat as WOOD POND HILLS; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated and there are no wetlands or public highways to be designated on said plat.

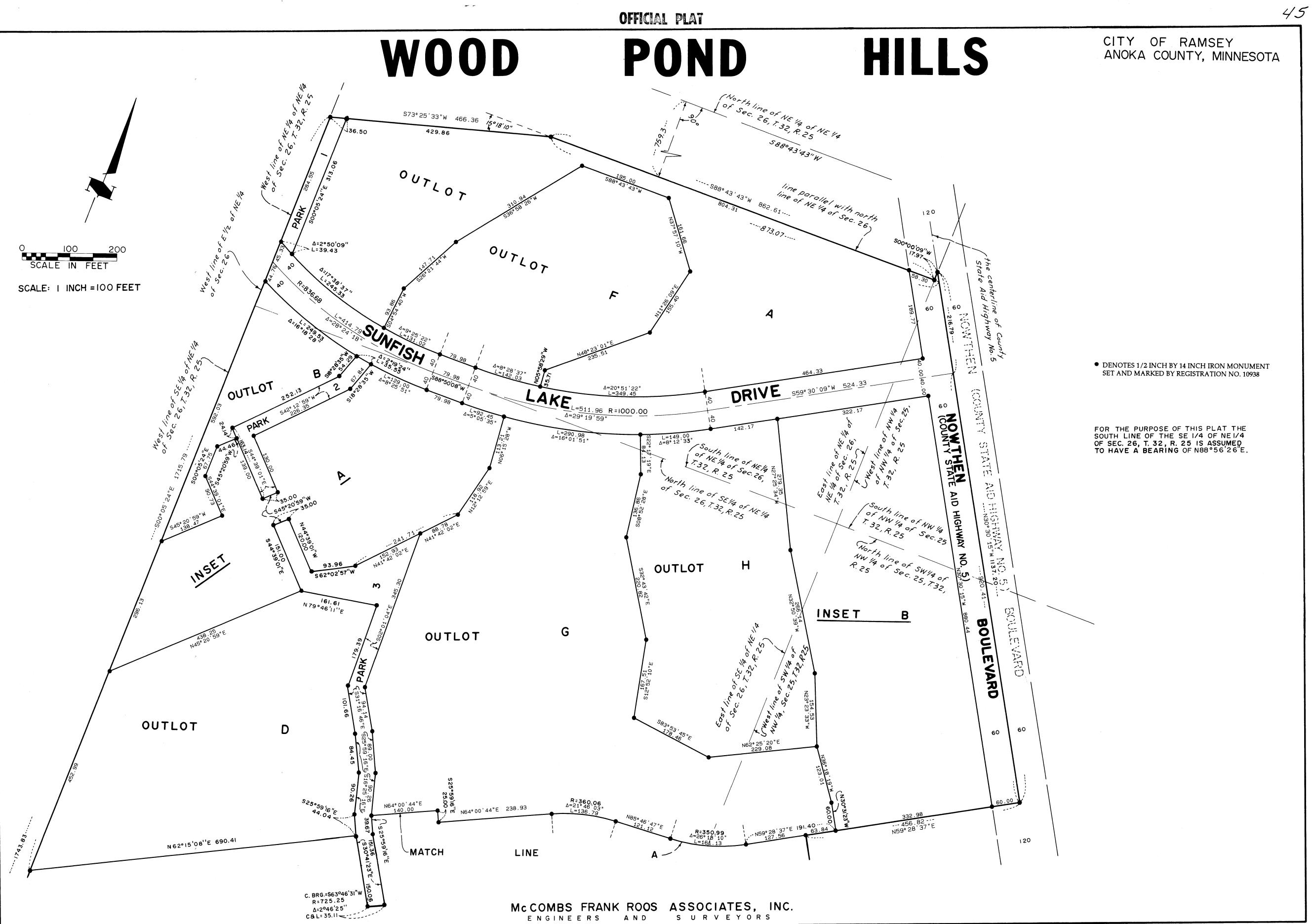
Paul A. Johnson, Land Surveyor, Minn. Lic. No. 1093

STATE OF MINNESOTA COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 18th day , 199 Z, by Paul A. Johnson, Land Surveyor. 1Ac

Notary Public, Hennepin County, Minnesota My Commission Expires <u>April 10, 1998</u>		THOMAS ALL MOCHAIN NOLLEY FOR CHENESON HENNEPH COUNTY MY COLUMPATION ENTRES
	300	APRIL 10, 1998

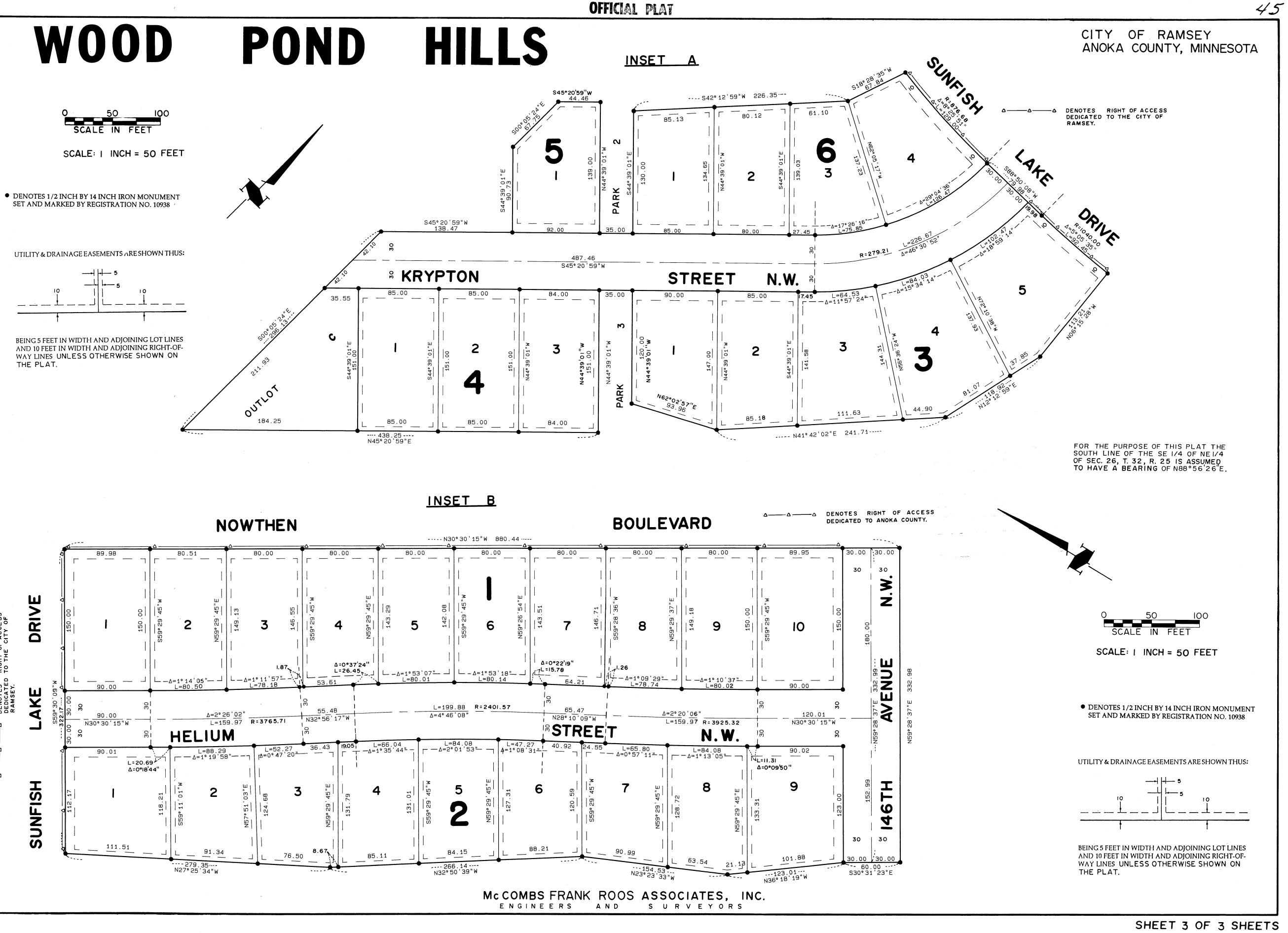
CITY OF RAMSEY ANOKA COUNTY, MINNESOTA Annexed plat of WOOD POND HILLS was approved and accepted by the City Council of the City of Ramsey, Minnesota, at a regular meeting thereof held this 2 day of <u>A.D.</u>, A.D. 1992. If applicable, the written comments and recommendations of the Commissioner of 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 Minn. Statutes, Section 505.03, Subd. 2-Mavor Clerk been checked and approved this 17th day of Anoka County Surveyor FOR THE PURPOSE OF THIS PLAT THE SOUTH LINE OF THE SE 1/4 OF NE 1/4 OF SEC. 26, T. 32, R. 25 IS ASSUMED TO HAVE A BEARING OF N88°56'26"E. an the second MUNICIPHL CORP. 985453 ECORDER CONTY FAL with Ins for ≃cord 23rd June 5 y Jase S86° 58' 37"W 278. , 37.19 N30°30'15"\ 737.20 OUTLOT --- 210.39 ---N86° 58' 37"E 278.02 EXCEPTION 5) South line of SW1/4 of NW1/4 of Sec. 25, T. 32, R. 25 001 ACRA 6-23-92 #30.00 d SHEET I OF 3 SHEETS

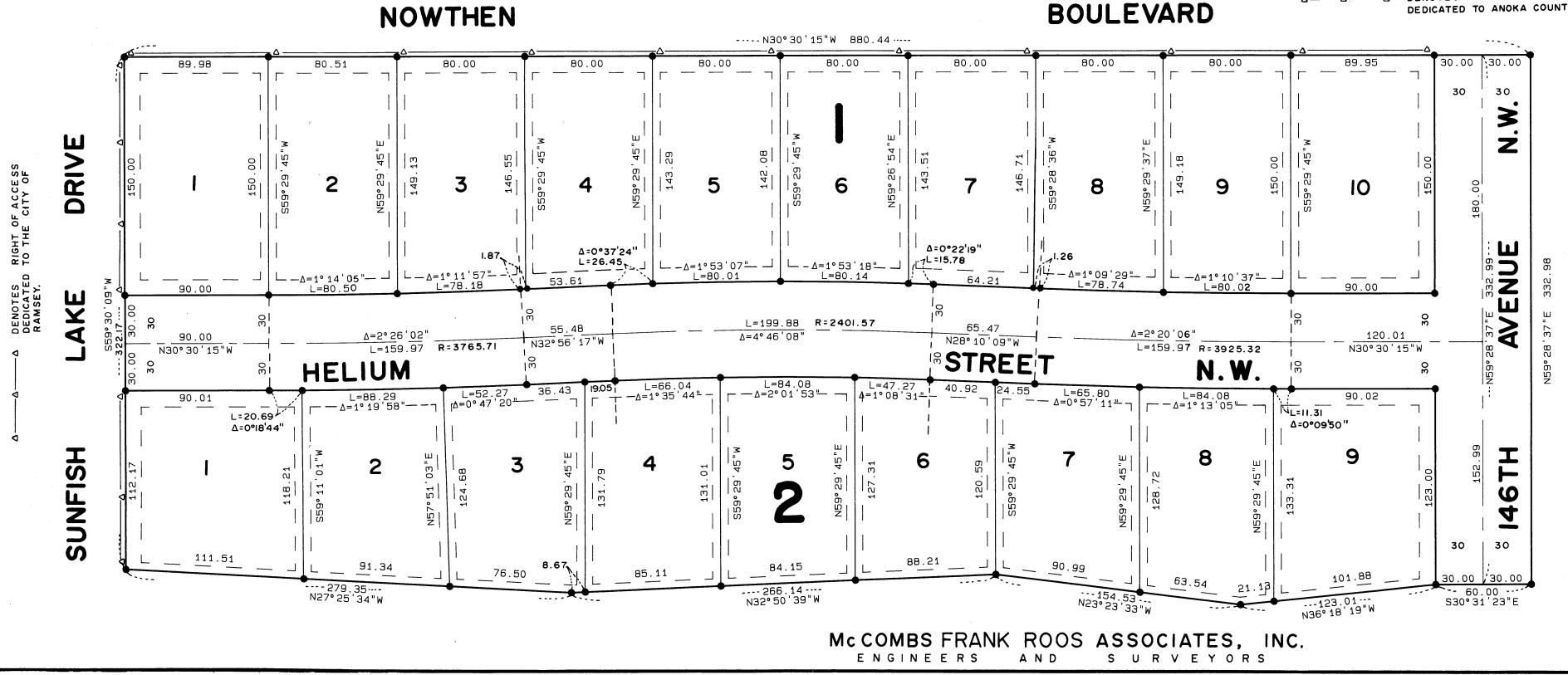


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