

# OAKWOOD ACRES

DRAFT COPY

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 10, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Great Northern Land Corporation, a Minnesota company and the City of Ramsey, a Minnesota Municipal corporation, owners of the following described property:

Those parts of Lots 1 and 2, Block 1, GEBERT'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota lying easterly and southerly of the easterly boundary of Tract A and lying southerly and westerly of a line described as follows:

Commencing at the southeast corner of said Lot 1; thence North 00 degrees 12 minutes 57 seconds West, assumed bearing, along the east line of said Lot 1, a distance of 145.80 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 43 seconds West a distance of 99.87 feet; thence North 13 degrees 07 minutes 24 seconds West a distance of 112.56 feet to said easterly boundary of Tract A and there terminating.

AND

Tract A

Tract A is described as follows:

An 80.00 foot strip of land over, under and across part of said Lots 1 and 2. The center line of said strip of land is described as follows:

Commencing at the southwest corner of said Lot 2; thence South 89 degrees 46 minutes 04 seconds East, assumed bearing, along the south line of said Lot 2, a distance of 148.93 feet to the point of beginning of said center line; thence northeasterly a distance of 27.65 feet along a non-tangential curve concave to the north having a central angle of 04 degrees 51 minutes 07 seconds East; thence North 11 degrees 58 minutes 58 seconds East, tangent to the last described curve, a distance of 41.69 feet; thence northeasterly a distance of 294.03 feet along a tangential curve concave to the southeast having a central angle of 52 degrees 38 minutes 48 seconds and a radius of 320.00 feet to the north line of said Lot 1 and there terminating. The side lines of said strip of land are to be prolonged or shortened to terminate on the south, north and east lines of said Block 1.

Have caused the same to be surveyed and plotted as OAKWOOD ACRES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Great Northern Land Corporation, a Minnesota company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

GREAT NORTHERN LAND CORPORATION

By \_\_\_\_\_  
William Stratton, Chief Executive Officer

State of Minnesota  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_ by William Stratton, Chief Executive Officer of Harper Street Woods, LLC, a Minnesota limited liability company.

Notary Public, \_\_\_\_\_ County, Minnesota  
My commission expires \_\_\_\_\_

In witness whereof said City of Ramsey, a Minnesota Municipal corporation, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

CITY OF RAMSEY  
By \_\_\_\_\_ Mayor \_\_\_\_\_  
By \_\_\_\_\_ City Administrator \_\_\_\_\_

State of Minnesota  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_ by \_\_\_\_\_ Mayor \_\_\_\_\_ and \_\_\_\_\_ City Administrator, City of Ramsey, a Minnesota Municipal corporation.

Notary Public, \_\_\_\_\_ County, Minnesota  
My commission expires \_\_\_\_\_

I, Kyle J. Roddy, do hereby certify, that this plat was prepared by me or under my direct supervision; that I am duly Licensed Land Surveyor in the State of Minnesota; that this survey and the mathematical representation of the boundary survey, that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

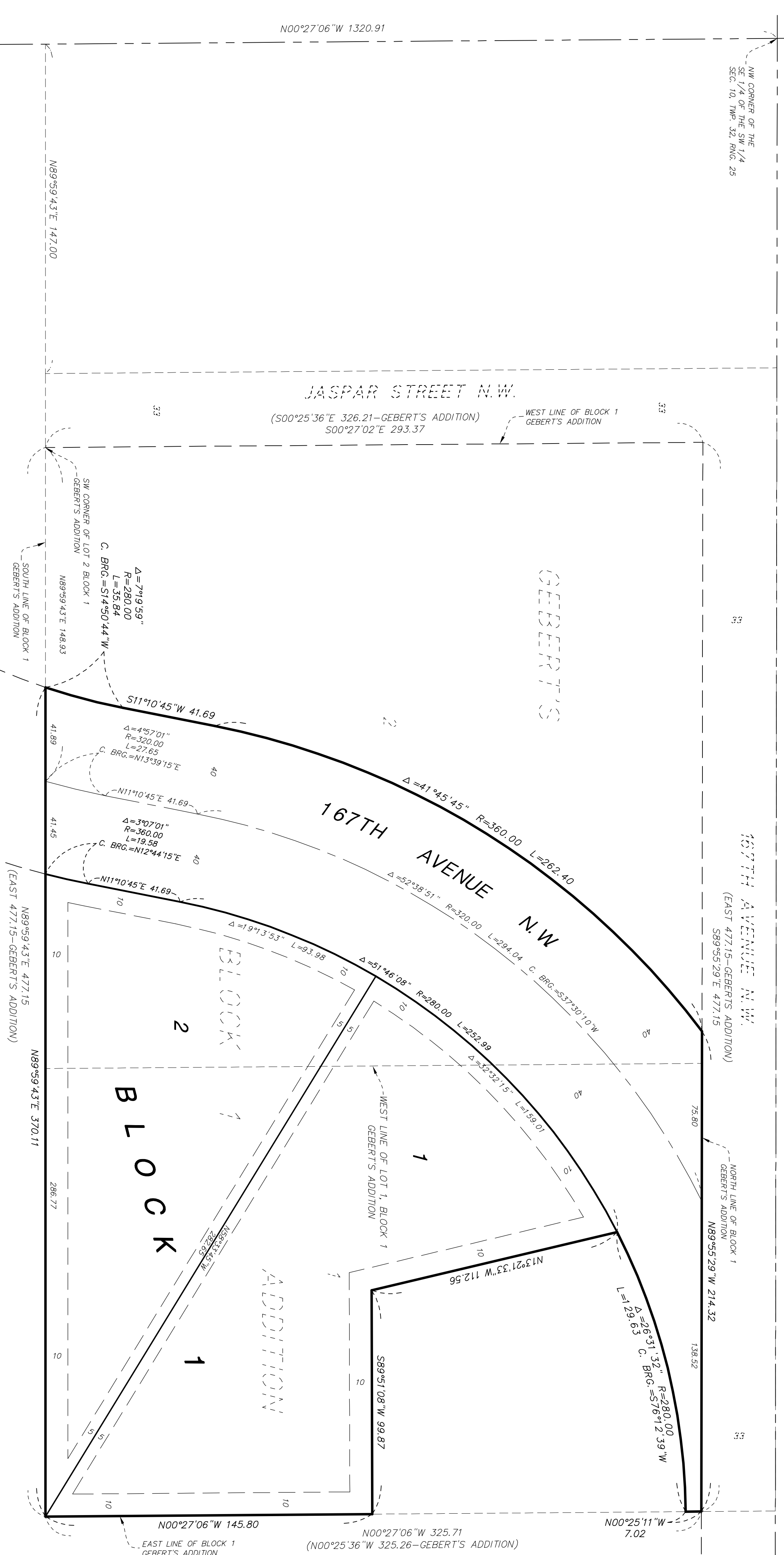
Kyle J. Roddy, Licensed Land Surveyor  
Minnesota License Number 42827

State of Minnesota  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Kyle J. Roddy,

Notary Public, \_\_\_\_\_ County, Minnesota  
My commission expires \_\_\_\_\_

**ANDERSON PASSE**  
LAND SURVEYORS  
PLANNERS  
CIVIL ENGINEERS  
CAMBRIDGE, IAN 55008



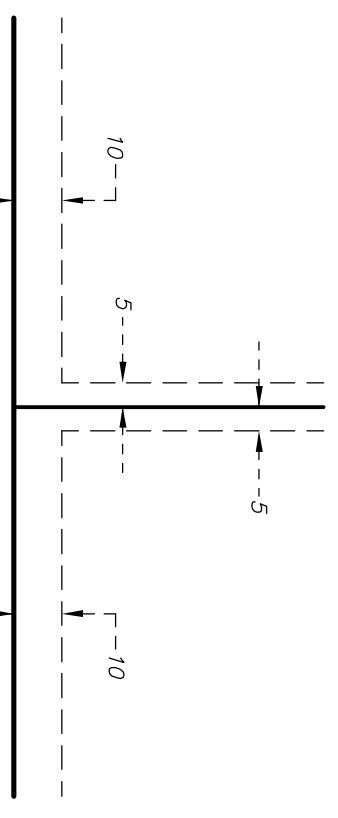
### LEGEND

- DENOTES FOUND IRON PIPE MARKED R.L.S. 5332 UNLESS OTHERWISE NOTED
- DENOTES SET 1/2" IRON PIPE WITH CAP MARKED R.L.S. 4827
- DENOTES ANOKA COUNTY LAND CORNER MONUMENT

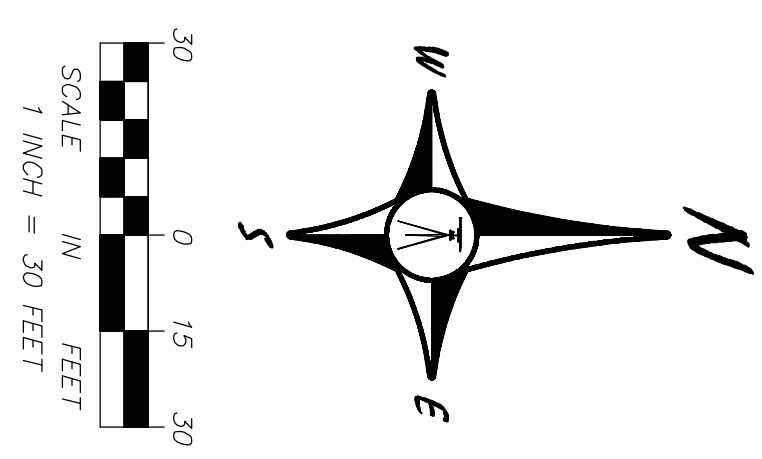
### BEARING NOTE

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ANOKA COUNTY COORDINATE SYSTEM A0823 (1998 ADJUSTMENT)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, ALSO BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAN.



CITY COUNCIL, CITY OF RAMSEY, MINNESOTA  
This plat of OAKWOOD ACRES was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By \_\_\_\_\_ Mayor \_\_\_\_\_  
By \_\_\_\_\_ Clerk \_\_\_\_\_

ANOKA COUNTY SURVEYOR  
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Larry D. Holm, Anoka County Surveyor