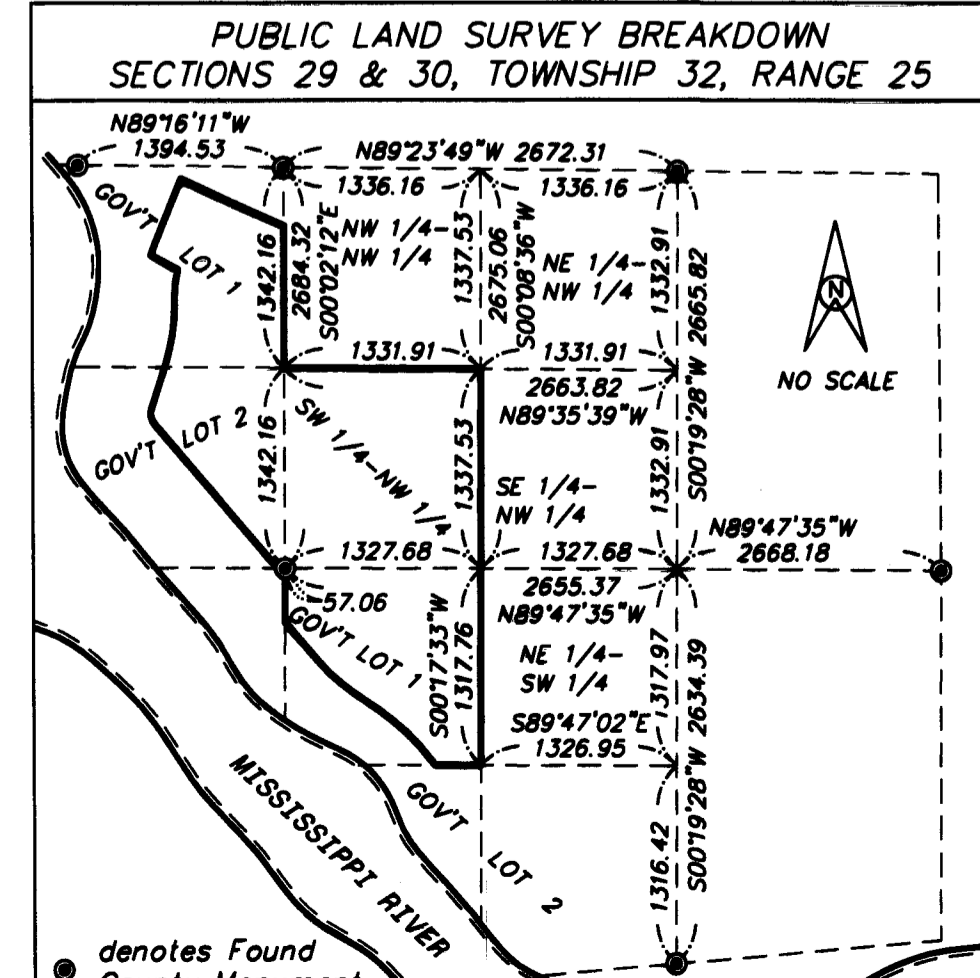
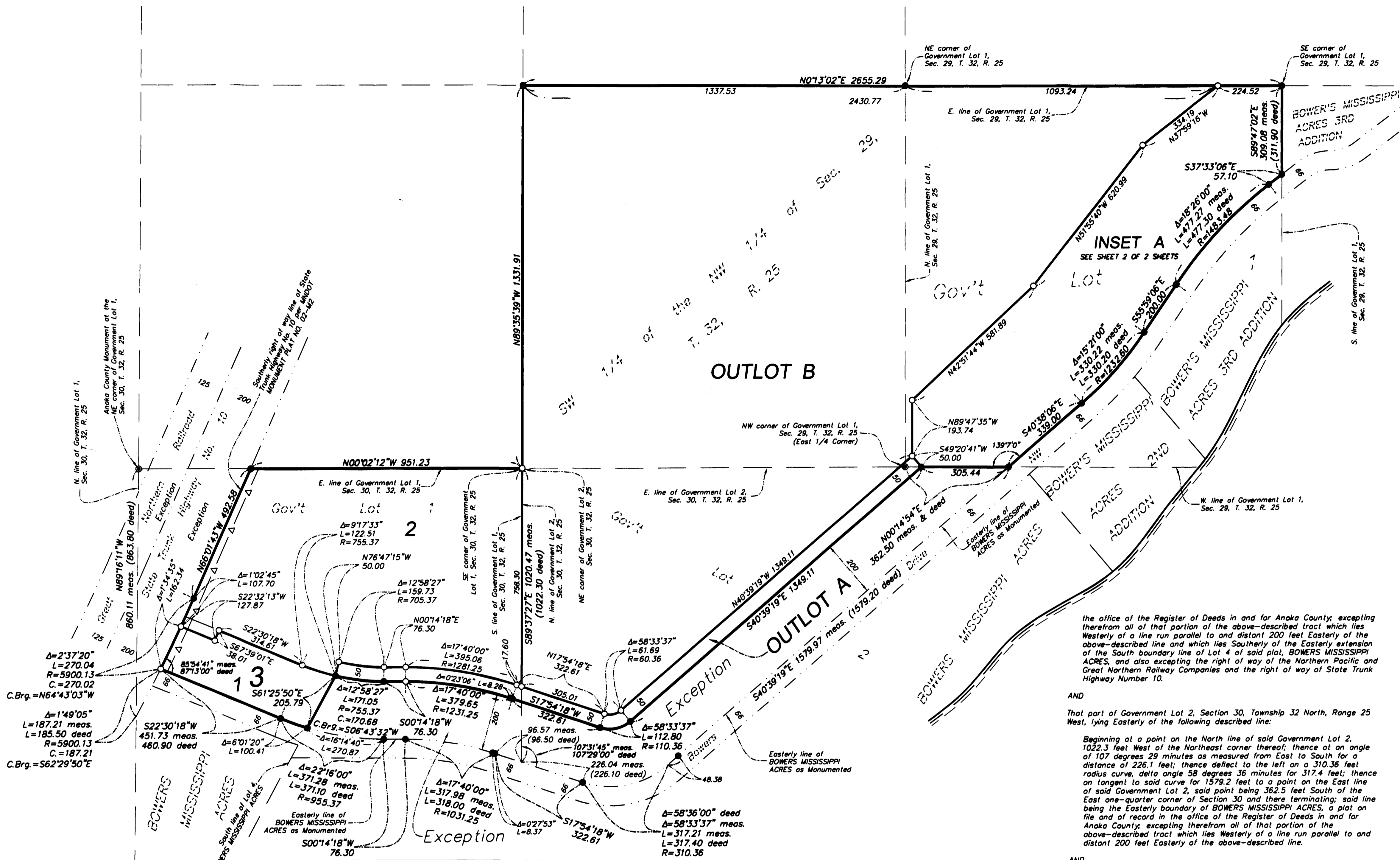
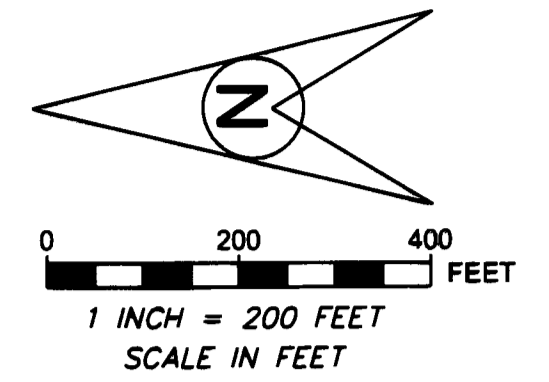


# PEARSON PLACE

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 29 & 30, TWP. 32, RNG. 25



**Bearing Note:**  
The East line of Government Lot 1, Section 30, Township 32, Range 25, Anoka County, Minnesota, is assumed to bear N00°02'12"W.

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License number 40062.
- denotes found Anoka County Cast Iron Monument unless otherwise noted.
- △— denotes right of access dedicated to the State of Minnesota.
- denotes Found County Monument

**KNOW ALL PERSONS BY THESE PRESENTS:** That Pearson Properties of Ramsey, LLC, a limited liability company, owner of the following described property:

The Southwest Quarter of the Northwest Quarter of Section 29, Township 32 North, Range 25 West, Anoka County, Minnesota.

AND

That part of Government Lot 1, Section 30, Township 32 North, Range 25 West, lying Easterly of the following described line:

Beginning at a point on the North line of said Government Lot 1, 863.8 feet West of the Northeast corner thereof, said point being at the intersection of said North line and the Southerly right of way line of State Trunk Highway Number 10, the same as now located and established; thence Southeasterly along the said Southerly right of way line, same being on a 00 degrees 58 minutes 15 seconds curve, for 185.5 feet; thence run Southwesterly at an angle of 87 degrees 13 minutes with the tangent of said curve at said point, for 460.9 feet; thence deflect to the left on a 955.37 feet radius curve, delta angle 22 degrees 16 minutes, for 371.1 feet; thence on tangent to said curve for 76.3 feet; thence deflect to the right on a 1031.25 feet radius curve, delta angle 17 degrees 40 minutes, for 318.0 feet; thence on tangent to said curve for 96.5 feet to a point on the South line of Government Lot 1, said point being 1022.3 feet West of the Southeast corner thereof, and there terminating; said line being the Easterly boundary of BOWERS MISSISSIPPI ACRES, a plat on file and of record in

the office of the Register of Deeds in and for Anoka County, excepting therefrom all of that portion of the above-described tract which lies Westerly of a line run parallel to and distant 200 feet Easterly of the above-described line and which lies Southerly of the Easterly extension of the South boundary line of Lot 4 of said plat, BOWERS MISSISSIPPI ACRES, and also excepting the right of way of the Northern Pacific and Great Northern Railway Companies and the right of way of State Trunk Highway Number 10.

AND

That part of Government Lot 2, Section 30, Township 32 North, Range 25 West, lying Easterly of the following described line:

Beginning at a point on the North line of said Government Lot 2, 1022.3 feet West of the Northeast corner thereof; thence at an angle of 107 degrees 29 minutes as measured from East to South for a distance of 226.1 feet; thence deflect to the left on a 310.36 feet radius curve, delta angle 58 degrees 36 minutes for 317.4 feet; thence on tangent to said curve for 1579.2 feet to a point on the East line of said Government Lot 2, said point being 362.5 feet South of the East one-quarter corner of Section 30 and there terminating; said line being the Easterly boundary of BOWERS MISSISSIPPI ACRES, a plat on file and of record in the office of the Register of Deeds in and for Anoka County, excepting therefrom all of that portion of the above-described tract which lies Westerly of a line run parallel to and distant 200 feet Easterly of the above-described line.

AND

That part of Government Lot 1, Section 29, Township 32 North, Range 25 West, lying Northerly and Easterly of the following described line:

Beginning at a point on the West line of said Government Lot 1, 362.5 feet South of the Northwest corner thereof; thence at an angle of 139 degrees 7 minutes measured from North to East for a distance of 339.0 feet; thence deflect to the left on a 1232.6 feet radius curve, delta angle 15 degrees 21 minutes, for 330.2 feet; thence on tangent to said curve for 200.0 feet; thence deflect to the right on a 1483.48 feet radius curve, delta angle 18 degrees 26 minutes, for 477.3 feet; thence on tangent to said curve for 57.1 feet to a point on the South line of said Government Lot 1, said point being 311.9 feet West of the Southeast corner thereof, and there terminating.

Has caused the same to be surveyed and platted as PEARSON PLACE and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat. Also dedicating to the State of Minnesota the right of access onto Minnesota State Highway No. 10 as shown on this plat.

In witness whereof said Pearson Properties of Ramsey, LLC, a limited liability company, has caused these presents to be signed by its proper officer this 15th day of November, 2017.

PEARSON PROPERTIES OF RAMSEY, LLC  
 Pearson Properties of Ramsey, LLC  
 Alan R. Pearson

STATE OF Minnesota  
 COUNTY OF Anoka

This instrument was acknowledged before me this 15th day of November, 2017, by Alan R. Pearson of Pearson Properties of Ramsey, LLC, a limited liability company, on behalf of the company.

Alan R. Pearson  
 Notary Public, Anoka County, Minnesota.  
 My Commission Expires: January 31, 2018

I, Paul E. Otto do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct 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 15th day of November, 2017.

Paul E. Otto  
 Paul E. Otto, Licensed Land Surveyor  
 Minnesota License Number 40062

STATE OF MINNESOTA  
 COUNTY OF WRIGHT

This instrument was acknowledged before me on this 15th day of November, 2017, by Paul E. Otto.

Carla S. Otto  
 Notary Public, Wright County, Minnesota  
 My commission expires December 31, 2019

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of PEARSON PLACE was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 24th day of October, 2017, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota  
 By Paul S. ... Mayor By John M. Sawyer  
 COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 17th day of November, 2017.

By Larry D. Hoium by Charles F. Reizen, Deputy  
 Larry D. Hoium  
 Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2017 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 17th day of November, 2017.

Jonell M. Sawyer  
 Property Tax Administrator

By M. Kling Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
 COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of PEARSON PLACE was filed in the office of the County Recorder/Registrar of Titles for public record on this 17th day of November, 2017 at 1:44 o'clock P.M. and was duly recorded as Document Number 218d015.002

Jonell M. Sawyer  
 County Recorder/Registrar of Titles

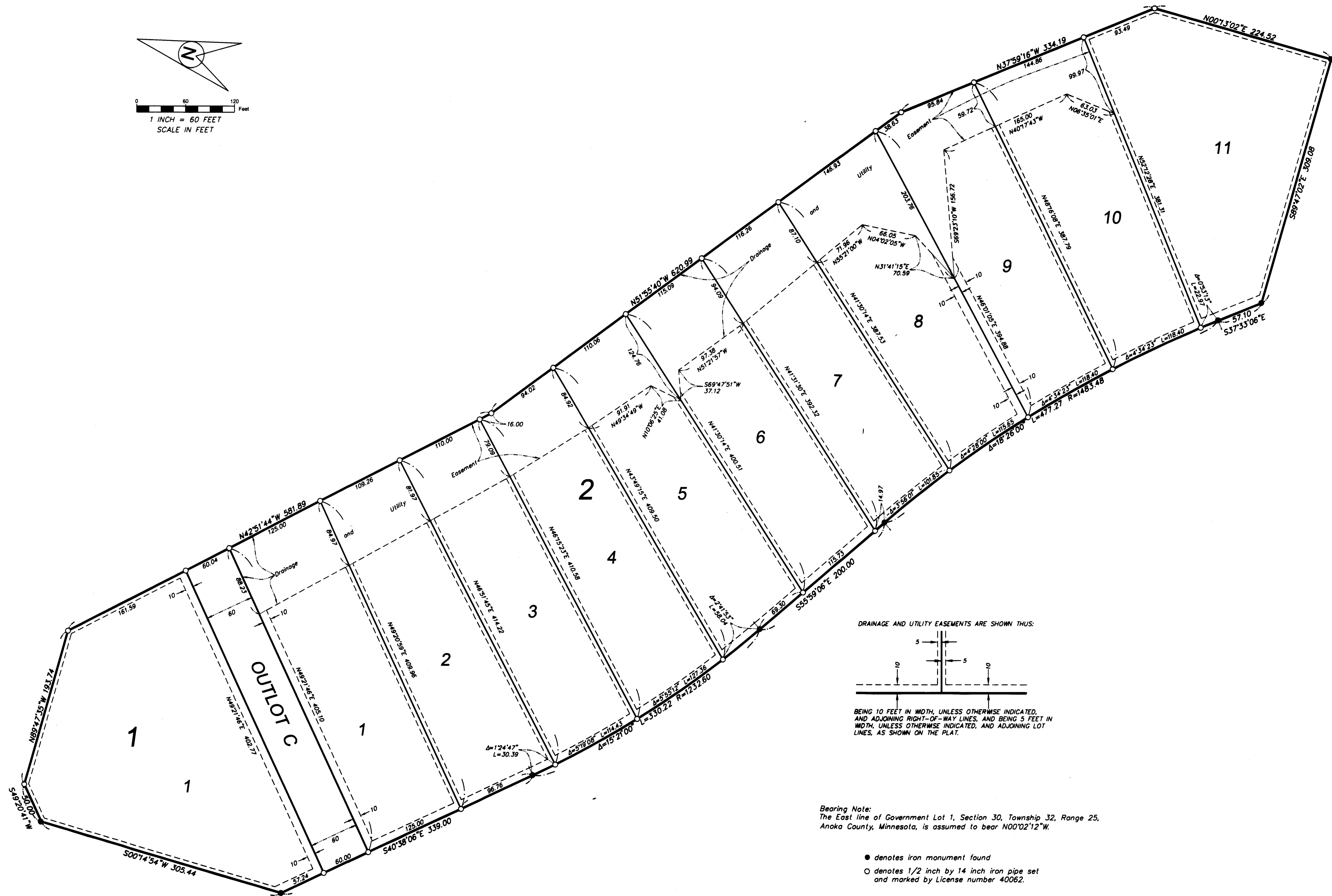
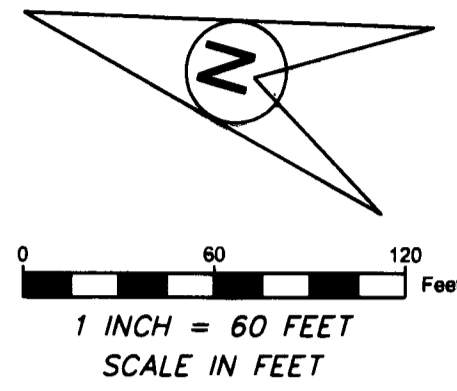
By M. Kling Deputy

**TTO ASSOCIATES**  
 Engineers & Land Surveyors, Inc.

\$56

# PEARSON PLACE

## INSET A





Reco  
Acco:

Record ID 4070688

**THIS DOCUMENT NUMBER REPRESENTS A PLAT**

This page has been added for recording purposes only. It is not part of the document.

MUNICIPALITY: RAMSEY CERTIFIED BY: MDL ON: 11/17/17

MAP # 4300

**2186615.002**

DOC. DATE: 11/15/17 NO OF PAGES: 2

PLAT  
SHORT NAME: PEARSON PLACE  
LONG NAME: PEARSON PLACE

A/T	PARENT PINS & TCA CODES	RES	GRANTORS (Fees, C/Ps, Mortgagees)
A	29-32-25-23-0003 630111	N	PEARSON PROPERTIES OF RAMSEY LLC
A	30-32-25-11-0024 630111	N	
A	30-32-25-11-0025 630111	N	
A	30-32-25-11-0026 630111	Y	
A	30-32-25-14-0001 630111	N	

FILED BY: Tim NETZEL PHONE: 651-528-9119

TAXPAYER NAME: PEARSON PROPERTIES OF RAMSEY LLC

ADDRESS: 14821 BOWERS DR, RAMSEY, MN 55303

**NEW PARCELS**

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1	1				
1-11	2				
1-2	3				
O/L A-C					

DELQ & CURRENT TAXES ARE PAID: INITIALS: MDL DATE: 11/17/17

DIV. NO.: \_\_\_\_\_



ANOKA COUNTY MINNESOTA

Document No.: 2186615.002 ABSTRACT

I hereby certify that the within instrument was filed in  
this office for record on: 11/17/2017 1:44:00 PM

Fees/Taxes In the Amount of \$56.00

JONELL M. SAWYER

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

MDK, Deputy

Record ID: 4070688