

HAMPTON TOWNHOMES

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

KNOW ALL PERSONS BY THESE PRESENTS: That Platinum Land LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, 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 829.6 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 214.2 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 center line 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 278.5 feet, more or less to the point of beginning, except any part thereof lying within the Plat of Wood Pond Hills.

TOGETHER WITH

That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, 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 829.6 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 37.2 feet to the actual point of beginning; thence continuing North 29 degrees 55 minutes 10 seconds West a distance of 177.0 feet; thence North 87 degrees 34 minutes 50 seconds East, a distance of 278.5 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 177.0 feet; thence South 87 degrees 34 minutes 50 seconds West, a distance of 278.5 feet, more or less to the point of beginning AND OUTLOT E, WOOD POND HILLS, Anoka County, Minnesota.

TOGETHER WITH

That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, 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 829.6 feet to the actual point of beginning; 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 278.5 feet, more or less, to the centerline of said Highway No. 5; thence southeasterly, along the centerline of said Highway No. 5, a distance of 430.2 feet, more or less, to said Southerly line of Northwest Quarter; thence Westerly, along said Southerly line, a distance of 310.0 feet, more or less to the point of beginning.

Has caused the same to be surveyed and platted as HAMPTON TOWNHOMES and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Platinum Land LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

PLATINUM LAND LLC

Jason Bebeau, President

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by Jason Bebeau, President of Platinum Land LLC, a Minnesota limited liability company, on behalf of the company.

(Signature)

(Print Name)

Notary Public, _____

My commission expires _____

I Brian Person 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 ____ day of _____, 20__.

Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this ____ day of _____, 20__ by Brian Person.

(Signature)

(Print Name)

Notary Public, Minnesota.

My commission expires _____

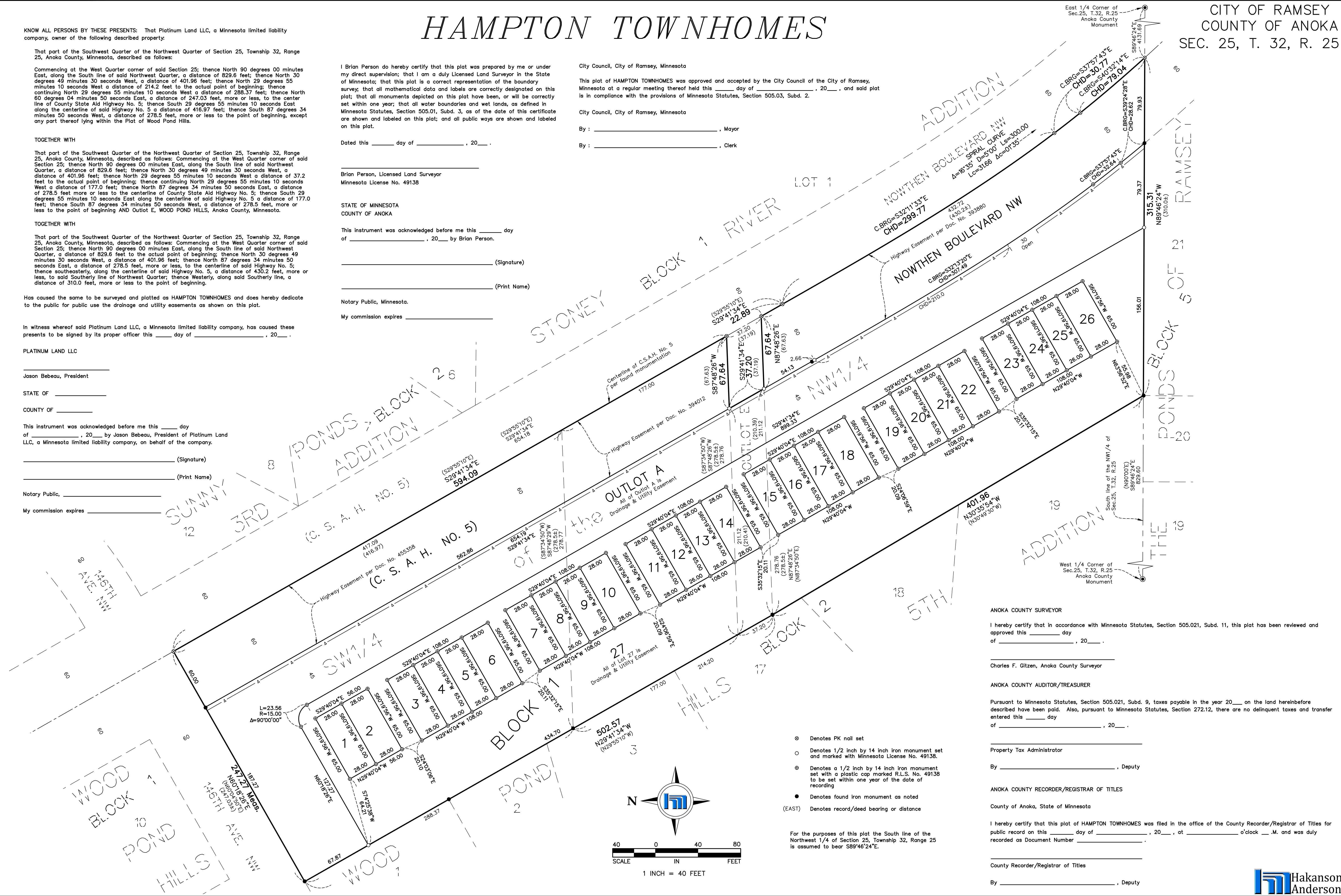
City Council, City of Ramsey, Minnesota

This plat of HAMPTON TOWNHOMES 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.

City Council, City of Ramsey, Minnesota

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__.

Charles F. Gitzen, Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ 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 ____ day of _____, 20__.

Property Tax Administrator

By: _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of HAMPTON TOWNHOMES was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, at ____ o'clock ____ M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By: _____, Deputy

- ⊙ Denotes PK nail set
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 49138.
- ⊙ Denotes a 1/2 inch by 14 inch iron monument set with a plastic cap marked R.L.S. No. 49138 to be set within one year of the date of recording
- Denotes found iron monument as noted
- (EAST) Denotes record/deed bearing or distance

For the purposes of this plat the South line of the Northwest 1/4 of Section 25, Township 32, Range 25 is assumed to bear S89°46'24\"/>

