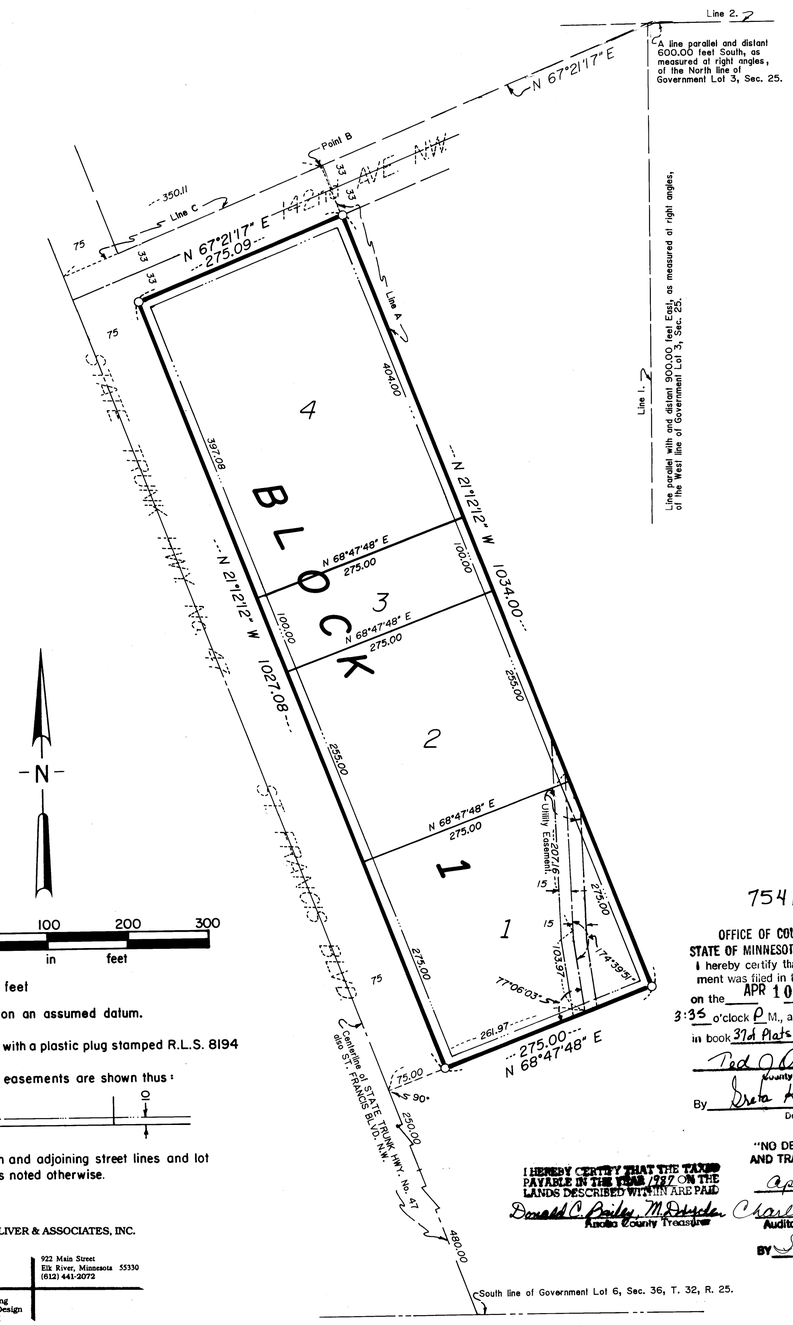
RIVER'S BEND PLAZA

CITY OF RAMSEY,
ANOKA COUNTY, MN.



100 50 0 100 200 300
Scale in feet

Scale: 1 inch = 100 feet

Bearings are based on an assumed datum.

o Denotes iron pipe set with a plastic plug stamped R.L.S. 8194

Drainage and Utility easements are shown thus:

Being 10 feet in width and adjoining street lines and lot lines as shown, unless noted otherwise.

JOHN OLIVER & ASSOCIATES, INC.

922 Main Street
Elk River, Minnesota 55330
(612) 441-2072

Land Surveying
Subdivision Design
Site Planning

KNOW ALL MEN BY THESE PRESENTS: That Ramsey Center Partnership, a partnership under the laws of the State of Minnesota, fee owner; and Oxbow Properties, a partnership under the laws of the State of Minnesota, contract purchaser; of the following described property situated in said State of Minnesota, County of Anoka, to-wit:

All that part of Government Lot 6, Section 36, Township 32, Range 25; and of Government Lot 3, Section 25, said Township and Range, both in Anoka County, Minnesota, described as Commencing at a point on the centerline of St. Francis Boulevard N.W. distant 480.00 feet northwesterly from the intersection of said centerline with the South line of said Government Lot 6, as measured along said centerline; thence northwesterly along said centerline for 250.00 feet to the actual Point Of Beginning of the land to be hereby described; thence northeasterly, at a right angle to said centerline, for 350.00 feet; thence northwesterly along a line to be hereafter known as Line "A" for the purposes of this description, parallel with said centerline, for 1100.00 feet to a point to be hereafter known as Point "B" for the purposes of this description; thence southwesterly along the southwesterly extension of a line to be hereafter known as Line "C" for the purposes of this description, said Line "C" to be hereinafter described, for 350.11 feet, more or less, to intersect said centerline of St. Francis Boulevard N.W.; thence southeasterly along said centerline to the Point Of Beginning.

Said Line "C" being described as Beginning at the afore described Point "B"; thence northeasterly to terminate at the point of intersection of the two following described lines:

Line 1 is described as a line parallel with and distant 900.00 feet easterly from the West line of said Government Lot 3 as measured at right angles to said West line of Government Lot 3;

Line 2 is described as a line parallel with and distant 600.00 feet southerly of the North line of said Government Lot 3 as measured at right angles to said North line of Government Lot 3.

Excepting therefrom the Northwesterly 66.00 feet thereof, as measured at right angles to the afore described Line "C" and the southwesterly extension thereof.

Also excepting therefrom the southwesterly 75.00 feet, as measured at right angles, thereof taken for right-of-way for said St. Francis Boulevard N.W., also known as State Trunk Highway No. 47.

Subject to easements of record.

Have caused the same to be surveyed and platted as RIVER'S BEND PLAZA, and do hereby donate and dedicate to the public for the public use forever the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Ramsey Center Partnership has caused these presents to be signed by its Authorized Agent and General Partner this 5th day of March, 1987.

RAMSEY CENTER PARTNERSHIP

By: Arthur K. Raudio, President of First Guaranty Corporation, Authorized Agent and General Partner

Also in witness whereof said Oxbow Properties has caused these presents to be signed by its Authorized Agent and General Partner this 5th day of March, 1987.

OXBOW PROPERTIES

By: Lyle E. McLaughlin, Lyle E. McLaughlin, Authorized Agent and General Partner

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 5th day of March, 1987, by Arthur K. Raudio, President of First Guaranty Corporation, a Minnesota Corporation, Authorized Agent and General Partner of Ramsey Center Partnership, a Minnesota Partnership, on behalf of the partnership.

RITA MILLER
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Jan 30 1992

Rita Miller Notary Public, Anoka County, Minnesota

My commission expires: 1-30-92

State of Minnesota, County of Anoka

The foregoing instrument was acknowledged before me this 5th day of March, 1987, by Lyle E. McLaughlin, Authorized Agent and General Partner, on behalf of Oxbow Properties, a Minnesota Partnership.

RITA MILLER
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Jan 30 1992

Rita Miller Notary Public, Anoka County, Minnesota

My commission expires: 1-30-92

I hereby certify that I have surveyed and platted the property described in this plat as RIVER'S BEND PLAZA and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundreths of a foot; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on the plat other than as shown thereon.

John O. Oliver
John O. Oliver, Land Surveyor
Minnesota Registration No. 8194

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 26th day of February, 1987, by John O. Oliver, Land Surveyor.

SHARON L. SHERWOOD
NOTARY PUBLIC - MINNESOTA
SHERBURNE COUNTY
My Commission Expires JUNE 25, 1991

Sharon L. Sherwood Notary Public, Sherburne County, Minnesota

My commission expires: June 25, 1991

Annexed plat of RIVER'S BEND PLAZA was approved by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 24th day of February, 1987. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have bee 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, Subdivision 2.

By: Gary R. Heimann, Mayor Attest: Paul R. Gaetke, Clerk

This plat has been checked and approved this 9th day of April, 1987.

Wm. D. Cunningham Deputy, Anoka County Surveyor

754177

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 APR 10 1987 A.D., 19__ 3:35 o'clock P.M., and was duly recorded in book 31 of Plats page 36

Ted J. Kendall
County Recorder

By Greta Kay Ege
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

April 10 1987

Charles R. Lefebvre
Auditor, Anoka County

BY S. Culver
Deputy

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1987 ON THE LANDS DESCRIBED WITHIN ARE PAID

Donald C. Bailey, M. Snyder
Anoka County Treasurer

RAMSEY CITY MUNICIPAL CORP. ANOKA COUNTY, MN

001 ACRA 4-10-87 #194 $30.00d

969104

Numerical
Grantor
Grantee
Recorded
Checked
Margin
Tr. Index

64N26/POLK 1620/TOO

$ 00.00

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 MAR - 6 1992 at 1:10 o'clock P.M., and was duly recorded

Ted J. Kendall
County Recorder

By Greta Kay Ege
Deputy

1:10

969104

CERTIFICATE OF CORRECTION TO PLAT OF "RIVER'S BEND PLAZA", City of Ramsey, Anoka County, Minnesota.

I, the undersigned John O. Oliver, a Licensed Land Surveyor, Minnesota License Number 8194, do hereby certify that I am the surveyor who prepared the plat of RIVER'S BEND PLAZA, City of Ramsey, Anoka County, Minnesota, which was recorded April 10, 1987 as Document Number 754177, in the office of the County Recorder in and for said Anoka County.

I do hereby also certify that said plat is incorrect in that an angle on the south line of Lot 1, Block 1, thereof to the centerline of an easement is in the wrong quadrant.

I do hereby also certify that the correct angle, in the same quadrant as it now appears, should read 102 degrees 53 minutes 57 seconds.

John O. Oliver
John O. Oliver, Land Surveyor
Minnesota License No. 8194

Dated: January 27, 1992

Subscribed and sworn to before me this 27th day of January, 1992.

Sharon L. Sherwood
Notary Public, Sherburne County, Minnesota.

SHARON L. SHERWOOD
NOTARY PUBLIC-MINNESOTA
SHERBURNE COUNTY
My Comm. Exp. June 25, 1991

The above certificate of correction to the plat of RIVER'S BEND PLAZA, City of Ramsey, Anoka County, Minnesota, was approved by the City Council of the City of Ramsey, at a regular meeting thereof held this 11th day of February, 1992.

By: Gary R. Heimann, Mayor

Attest: Paul R. Schroeder, City Administrator

Drafted by:
John Oliver & Assoc., Inc.
922 Main St
Elk River, MN
55330

THIS DOCUMENT NUMBER REPRESENTS A PLAT

ABSTRACT DOCUMENT NUMBER	*RECORD ID*
754177.0	1484048
TORRENS DOCUMENT NUMBER	*RECORD ID*

MAP NUMBER 348

ABBREVIATED NAME RIVERS BEND PLAZA

FULL NAME RIVER'S BEND PLAZA

BOOK TYPE Abstract Plats

BOOK NUMBER 37

BOOK PAGE NUMBER 36

BOOK PAGE LETTER

CITY NAME RAMSEY