

RAMSEY TOWN CENTER ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE 25

KNOW ALL PERSONS BY THESE PRESENTS: That Ramsey Town Center LLC, a Minnesota limited liability company, fee owner of the following described properties situated in the County of Anoka, State of Minnesota, to wit;

Abstract Title Properties:

The South 835 feet of the East 417 feet of the Southeast Quarter of the Northeast Quarter of Section 28, Township 32, Range 25, as measured along the East and South lines thereof; EXCEPT PARCEL 15, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16.

And

The Southeast Quarter of the Northeast Quarter of Section 28, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the North 150.00 feet of said Southeast Quarter of the Northeast Quarter and EXCEPT the East 417.00 feet of said Southeast Quarter of the Northeast Quarter as measured along the south line thereof;

And

The Northeast Quarter of the Southeast Quarter of Section 28, Township 32, Range 25, Anoka County, Minnesota; EXCEPT PARCEL 16, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16.

EXCEPT the following described tract:

All those parts of the Northeast Quarter and the Southeast Quarter of Section 28, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter, also being the northeast corner of said Southeast Quarter; thence on an assumed bearing of North 89 degrees 42 minutes 55 seconds West, along the southerly line of said Northeast Quarter and the northerly line of said Southeast Quarter for 60.00 feet to an angle point in the westerly line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16, according to the recorded plat thereof and the actual point of beginning of the lands to be described; thence North 00 degrees 02 minutes 49 seconds West, along said westerly line for 142.94 feet; thence on a bearing of WEST for 254.38 feet; thence westerly for 246.78 feet along a tangential curve concave to the north, radius 723.00 feet and central angle 19 degrees 33 minutes 24 seconds; thence westerly for 163.43 feet along a tangential reverse curve concave to the south, radius 912.00 feet and central angle 10 degrees 16 minutes 03 seconds; thence on a bearing of SOUTH for 417.73 feet; thence on a bearing of EAST for 654.55 feet to said westerly line; thence North 00 degrees 00 minutes 35 seconds East, along said westerly line for 192.43 feet to the point of beginning.

And

Lot 1, Block 1, R.A. Peltzer Addition, Anoka County, Minnesota;

And

The North 209 feet of the South 1044 feet of the East 417 feet of the Southeast Quarter of the Northeast Quarter of Section 28, Township 32, Range 25, as measured along the East and South lines thereof; EXCEPT PARCEL 14, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16.

And

The Southwest Quarter of the Northeast Quarter of Section 28, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the North 150.00 feet of said Southwest Quarter of the Northeast Quarter and EXCEPT the East 100.00 feet of the West 160.00 feet of the North 174.00 feet of the South 217.00 feet of said Southwest Quarter of the Northeast Quarter;

And

Lots 1 and 8 AUDITORS SUBDIVISION NUMBER 34, according to the map or plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota. EXCEPT PARCEL 17, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16.

And the Registered Title Properties:

The Northwest Quarter of Section 28, Township 32, Range 25, Anoka County, Minnesota,

EXCEPT the following described four tracts:

The North 90 feet of said Northwest Quarter;

Parcels 1 and 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 33, filed as Anoka County Recorder Document No. 798409;

That part of said Northwest Quarter lying Southwesterly of the Northeasterly railroad right-of-way of Burlington Northern, Inc.;

A 120-foot wide strip of said Northwest Quarter, the centerline of which strip is described as follows:

Beginning at the intersection of the East line of the Southeast Quarter of said Northwest Quarter and a line 60.00 feet South of and parallel with the North line of the Southeast Quarter of said Northwest Quarter; thence on an assumed bearing of North 89 degrees 29 minutes 01 seconds West, along said parallel line, a distance of 220.50 feet; thence Northwesterly a distance of 821.52 feet along a tangential curve concave to the Northeast, said curve having a radius of 1099.07 feet and a central angle of 42 degrees 49 minutes 37 seconds; thence North 46 degrees 39 minutes 23 seconds West, tangent to the last described curve, a distance of 600.00 feet to a point hereinafter referred to as "Point A"; thence Westerly a distance of 821.51 feet along a tangential curve concave to the South, said curve having a radius of 1099.97 feet and a central angle of 42 degrees 49 minutes 35 seconds; thence North 89 degrees 28 minutes 58 seconds West, tangent to the last described curve, a distance of 500.00 feet to the West line of said Northwest Quarter, and said centerline there terminating;

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
455705.0
I hereby certify that the within instrument was filed in this office on December 31, 2003 at 2:10 o'clock P.M.
Maureen J. Devine, Registrar of Titles
By JMD Deputy Registrar of Titles

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
DEC 31 2003
MAUREEN J. DEVINE
REGISTRAR OF TITLES
BY JMD DEPUTY REGISTRAR OF TITLES
DISPATCH PROPERTY TAX ADMINISTRATOR

And

That part of the Southwest Quarter of Section 28, Township 32, Range 25, Anoka County, Minnesota, lying Northeasterly of the Northeasterly railroad right-of-way of Burlington Northern, Inc.

Torrens Property
Torrens Certificate No. 89743

And that Amcon Housing Development, LLC, a Minnesota limited liability company, fee owner of the following described property

Abstract Title Property:

All those parts of the Northeast Quarter and the Southeast Quarter of Section 28, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter, also being the northeast corner of said Southeast Quarter; thence on an assumed bearing of North 89 degrees 42 minutes 55 seconds West, along the southerly line of said Northeast Quarter and the northerly line of said Southeast Quarter for 60.00 feet to an angle point in the westerly line of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16, according to the recorded plat thereof and the actual point of beginning of the lands to be described; thence North 00 degrees 02 minutes 49 seconds West, along said westerly line for 142.94 feet; thence on a bearing of WEST for 254.38 feet; thence westerly for 246.78 feet along a tangential curve concave to the north, radius 723.00 feet and central angle 19 degrees 33 minutes 24 seconds; thence westerly for 163.43 feet along a tangential reverse curve concave to the south, radius 912.00 feet and central angle 10 degrees 16 minutes 03 seconds; thence on a bearing of SOUTH for 417.73 feet; thence on a bearing of EAST for 654.55 feet to said westerly line; thence North 00 degrees 00 minutes 35 seconds East, along said westerly line for 192.43 feet to the point of beginning.

And that the City of Ramsey, a Minnesota municipal corporation, fee owner of the following described properties:

Abstract Title Properties:

The East 100.00 feet of the West 160.00 feet of the North 174.00 feet of the South 217.00 feet of the Southwest Quarter of the Northeast Quarter, Section 28, Township 32, Range 25, Anoka County, Minnesota;

And

The North 90 feet of the Northwest Quarter (NW 1/4), Section 28, Township 32, Range 25, EXCEPT PARCEL 3, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 33.

Have caused the same to be surveyed and platted as RAMSEY TOWN CENTER ADDITION and do hereby donate and dedicate to the public, for public use forever the boulevards, drives, parkways, streets, the utility easements and the drainage and utility easements shown on the plat, and also dedicating to THE COUNTY OF ANOKA the right of access onto COUNTY STATE AID HIGHWAY NO 83, COUNTY ROAD NO. 56 and COUNTY ROAD NO. 116 as shown on the plat.

In witness whereof, said Ramsey Town Center LLC, a Minnesota limited liability company, has caused these presents to be signed by John P. Feges, President, this 23rd day of DECEMBER, 2003, and in witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 31st day of December, 2003, and in witness whereof said Amcon Housing Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 23rd day of December, 2003.

SIGNED: Ramsey Town Center LLC, a Minnesota limited liability company

By John P. Feges, its President

SIGNED: City of Ramsey, a Minnesota municipal corporation

By Thomas G. Gamec, its Mayor
And by James E. Norman, its City Administrator

SIGNED: Amcon Housing Development, LLC, a Minnesota limited liability company

By Gordon Schmitz, its Chief Manager
And by Todd Christopherson, its SECRETARY

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 23rd day of December, 2003, by John P. Feges, as President of Ramsey Town Center LLC, a Minnesota limited liability company, on behalf of said company.

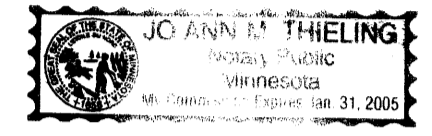
Kelly J. Nekola
Notary Public
Anoka County, Minnesota
My Commission Expires 1/31/2005

Receipt # 2003180806 / \$ 1175.00

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 31st day of December, 2003, by Thomas G. Gamec, As Mayor
and by James E. Norman, As City Administrator
of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

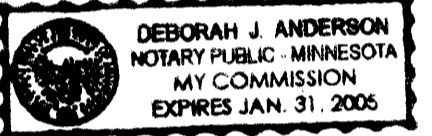
By Anna M. Thieling, Notary Public
Anoka County, Minnesota
My Commission Expires January 31, 2005



STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 23rd day of December, 2003, by Gordon Schmitz, As Chief Manager
and by Todd Christopherson, As Secretary
of Amcon Housing Development, LLC, a Minnesota limited liability company, on behalf of the company.

By Deborah J. Anderson, Notary Public
Ramsey County, Minnesota
My Commission Expires January 31, 2005



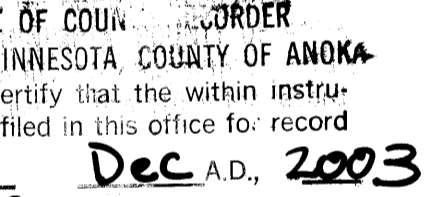
I, Keith E. Dahl, hereby certify that I have surveyed and platted the property described on this plat as RAMSEY TOWN CENTER ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Keith E. Dahl, Land Surveyor
Minnesota License No. 18418

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 23rd day of December, 2003, by Keith E. Dahl, Land Surveyor, Minnesota License No. 18418.

By Barbara Yotter, Notary Public
Chicago County, Minnesota
My Commission Expires January 31, 2005

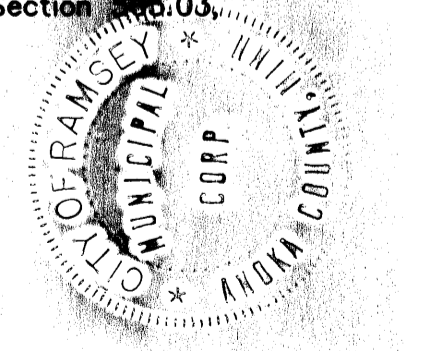


CITY OF RAMSEY, MINNESOTA

This plat of RAMSEY TOWN CENTER ADDITION, was approved and accepted by the City Council of the City of Ramsey, Minnesota, at a regular meeting thereof held this 23rd day of September, 2003. 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 340.03, Subd. 2.

CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

Thomas G. Gamec, Mayor
James E. Norman, City Administrator



ANOKA COUNTY SURVEYOR

This plat was checked and approved this 31st day of DECEMBER, 2003.
By Kelly J. Nekola, Anoka County Surveyor

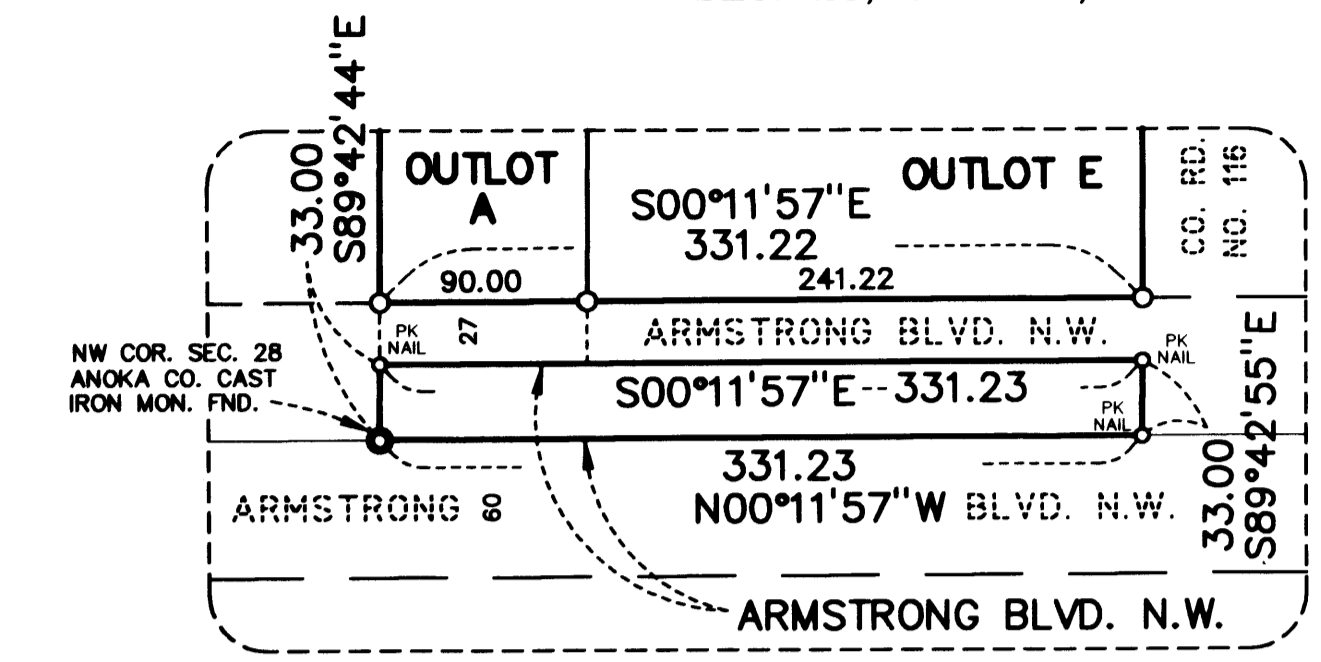
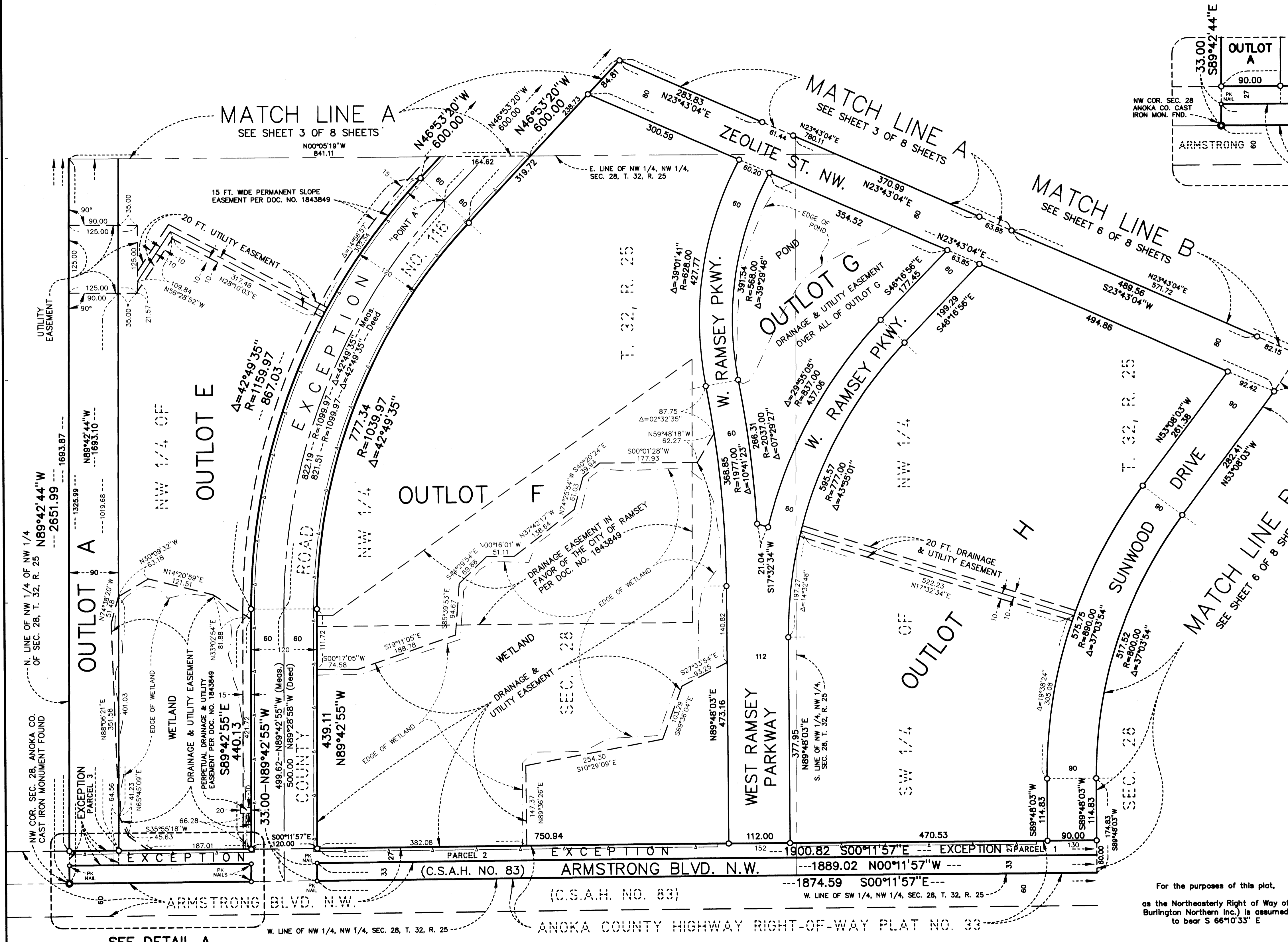


2003180814 \$60.00

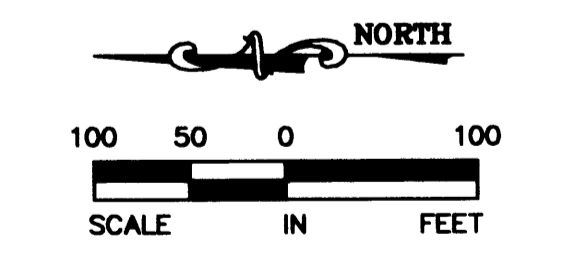
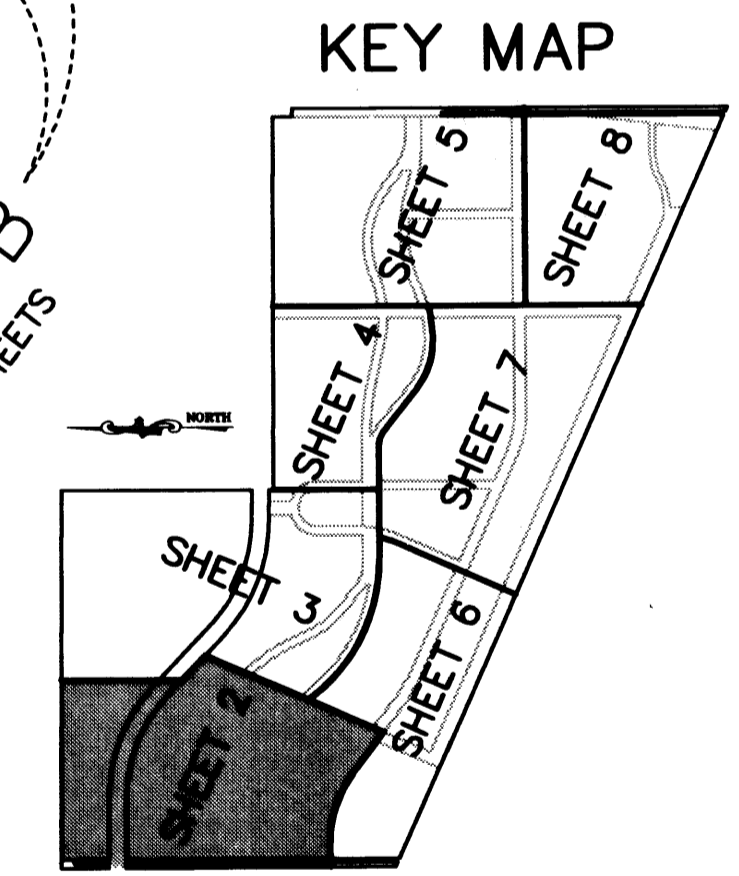
OFFICIAL PLAT

RAMSEY TOWN CENTER ADDITION

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CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE 25



DETAIL A
NORTH
NO SCALE



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO.18418

For the purposes of this plat,
as the Northeasterly Right of Way of
Burlington Northern Inc. is assumed
to bear S 66°10'33" E



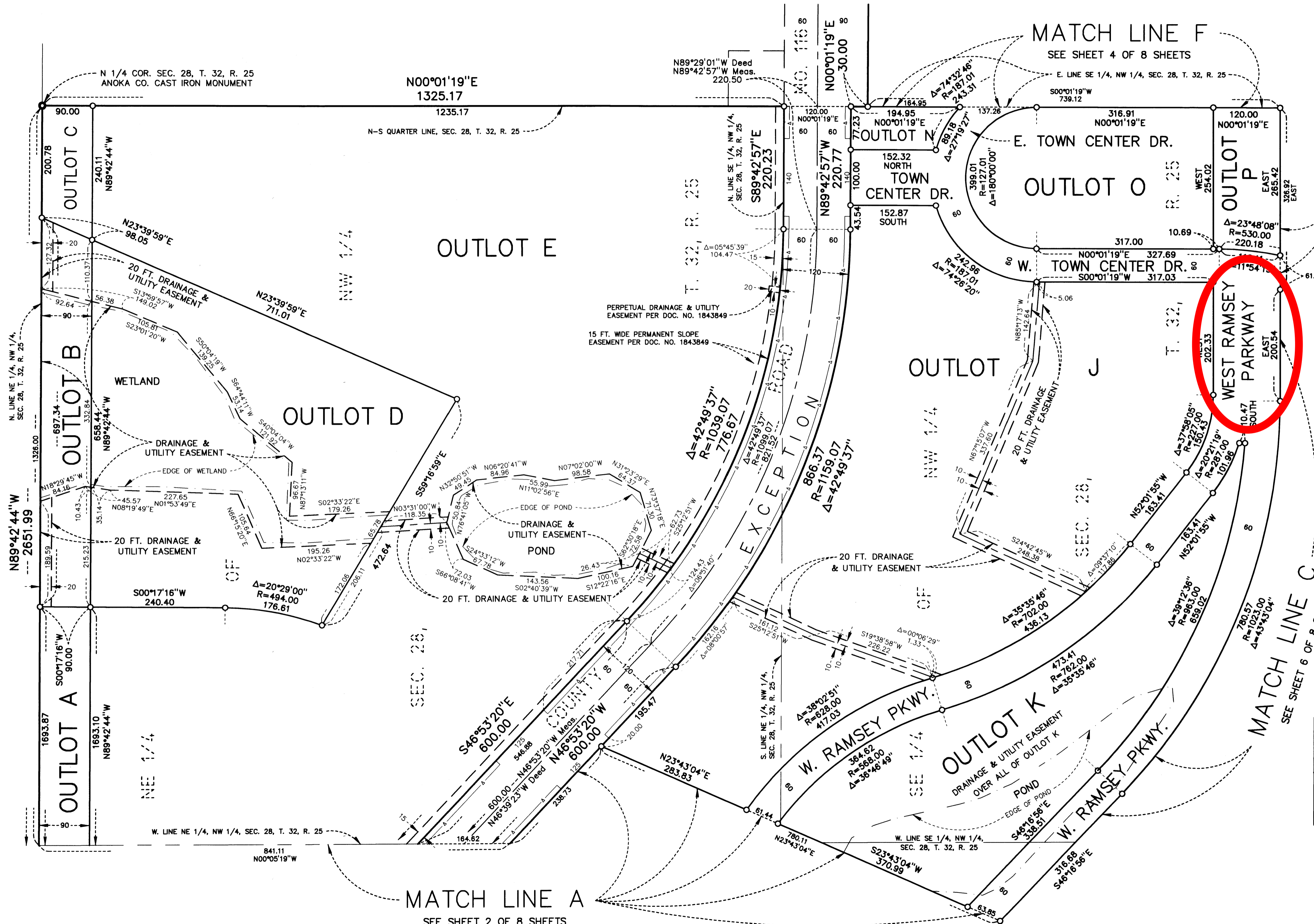
2003180814 \$ 60.00

OFFICIAL PLAT

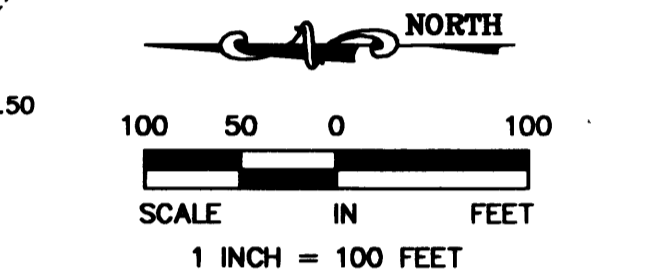
RAMSEY TOWN CENTER ADDITION

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CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE 25

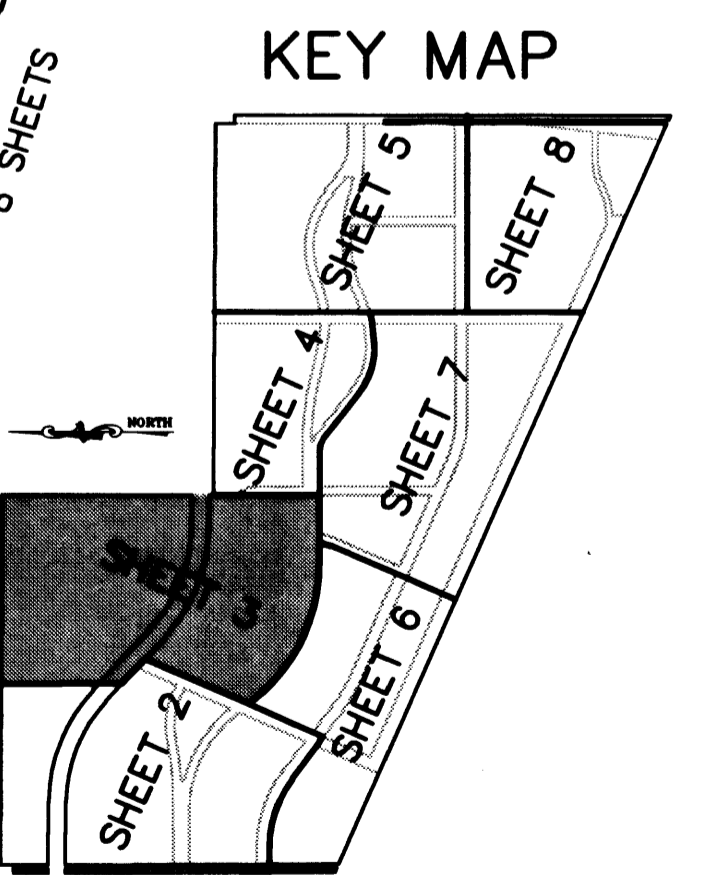


MATCH LINE E
SEE SHEET 7 OF 8 SHEETS



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO.18418
- RIGHT OF ACCESS DEDICATED TO COUNTY OF ANOKA

For the purposes of this plat, the Southwesterly line (also known as the Northeasterly Right of Way of Burlington Northern Inc.) is assumed to bear S 66°10'33" E

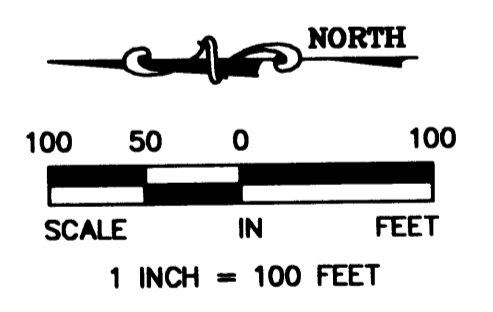
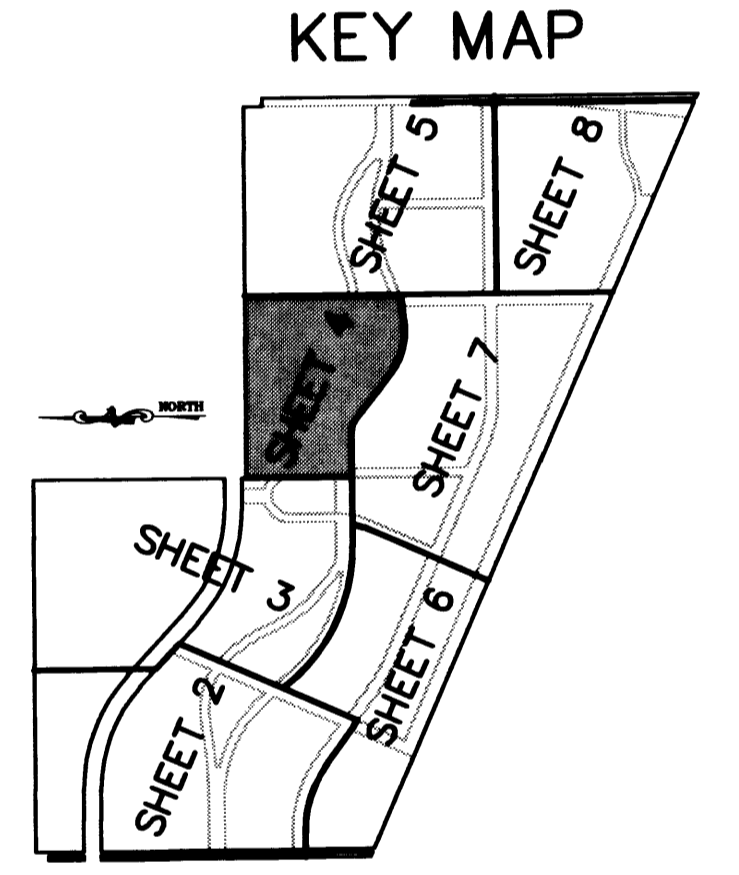
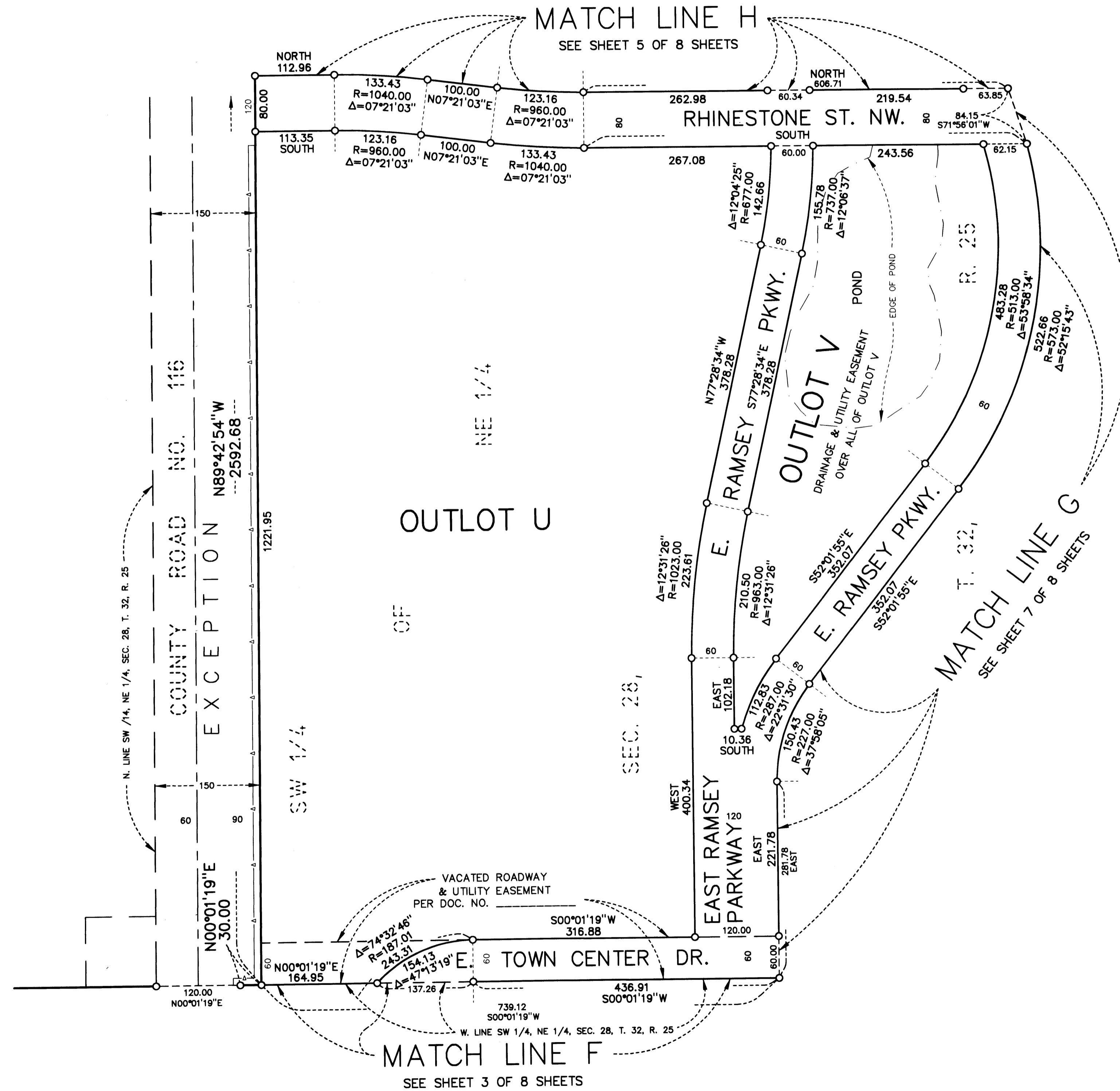


URS

2003180814 \$60.00

OFFICIAL PLAT

RAMSEY TOWN CENTER ADDITION



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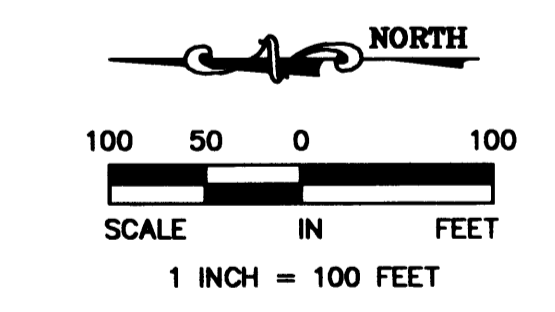
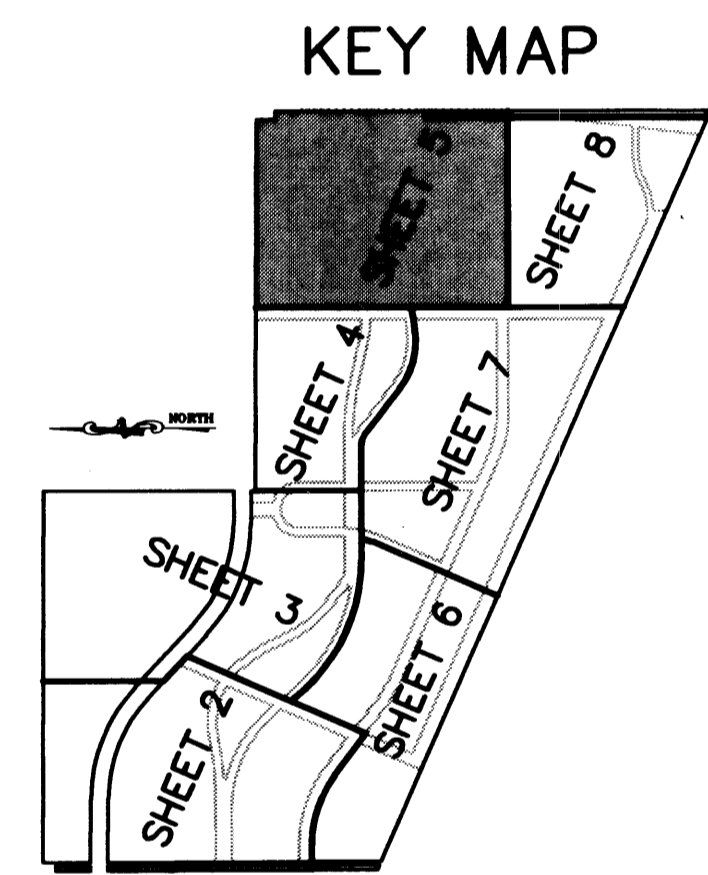
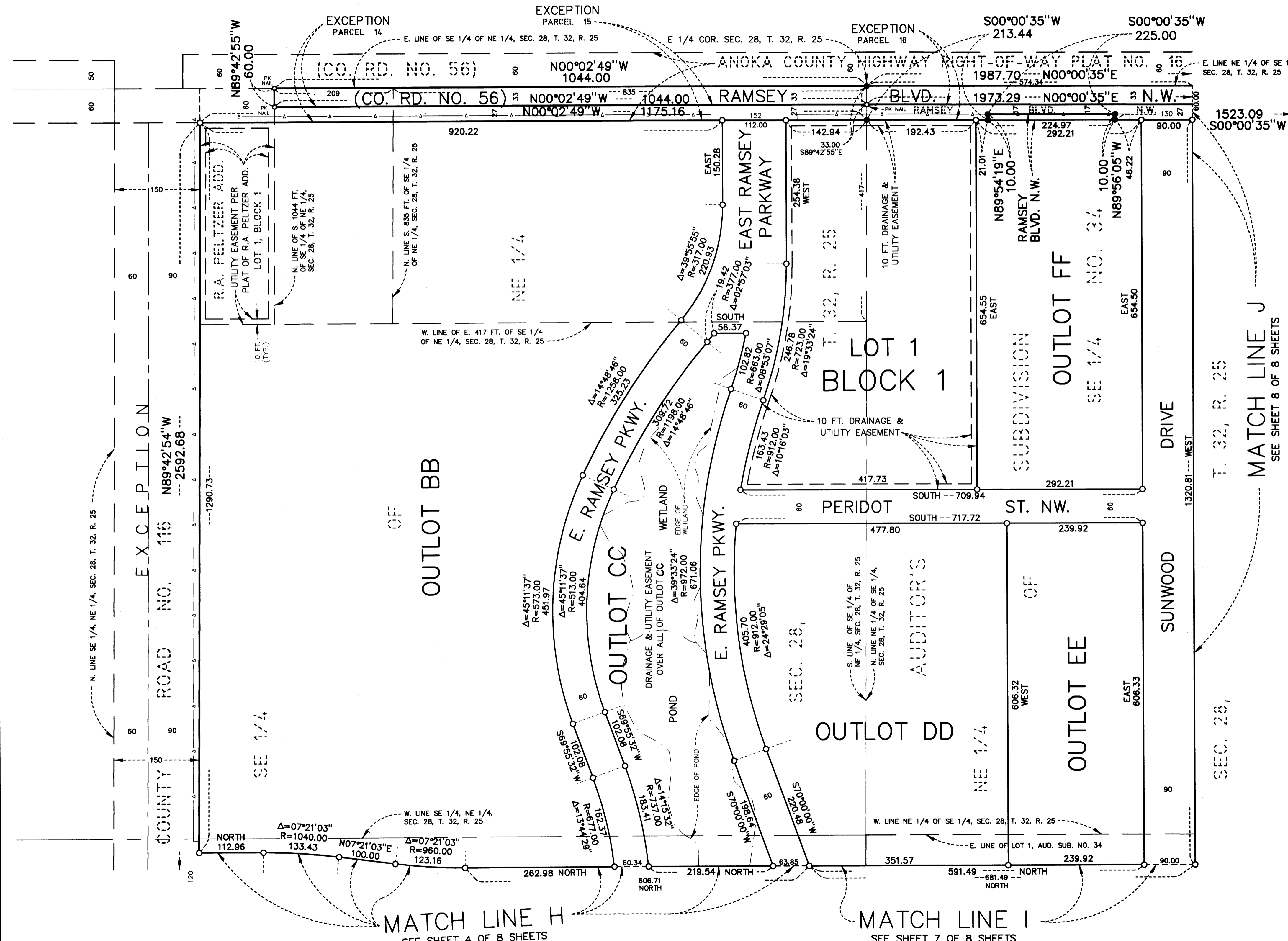
URS

2003180814 \$60.00

OFFICIAL PLAT

RAMSEY TOWN CENTER ADDITION

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COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE 25



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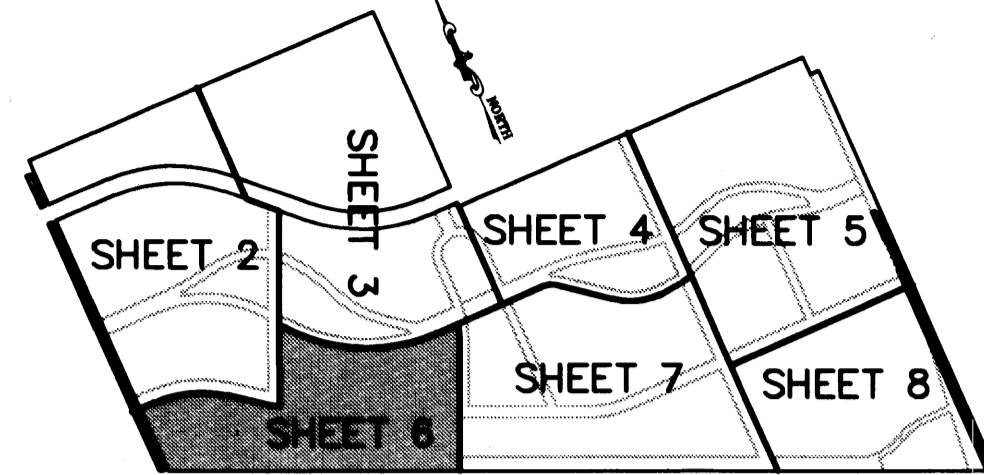


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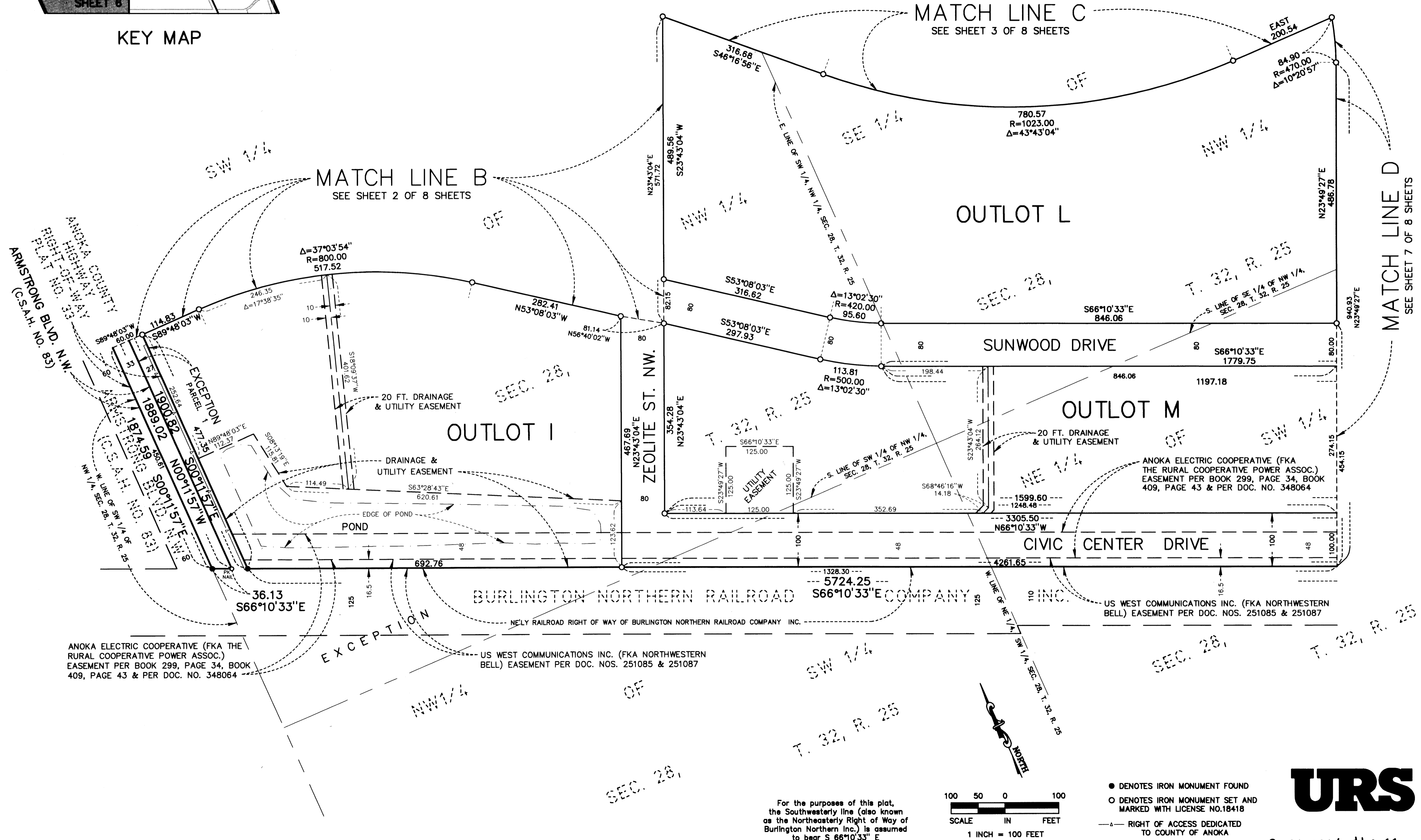
OFFICIAL PLAT

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CITY OF RAMSEY
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RAMSEY TOWN CENTER ADDITION



KEY MAP

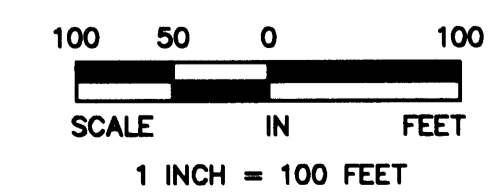


ANOKA ELECTRIC COOPERATIVE (FKA THE RURAL COOPERATIVE POWER ASSOC.) EASEMENT PER BOOK 299, PAGE 34, BOOK 409, PAGE 43 & PER DOC. NO. 348064

US WEST COMMUNICATIONS INC. (FKA NORTHWESTERN BELL) EASEMENT PER DOC. NOS. 251085 & 251087

US WEST COMMUNICATIONS INC. (FKA NORTHWESTERN BELL) EASEMENT PER DOC. NOS. 251085 & 251087

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- RIGHT OF ACCESS DEDICATED TO COUNTY OF ANOKA



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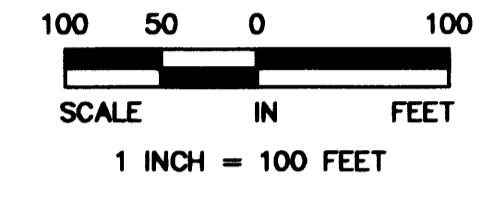
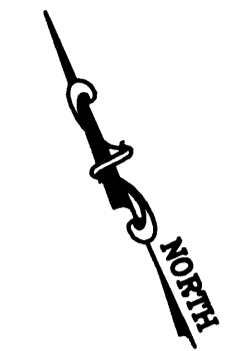


2003180814 \$60.00

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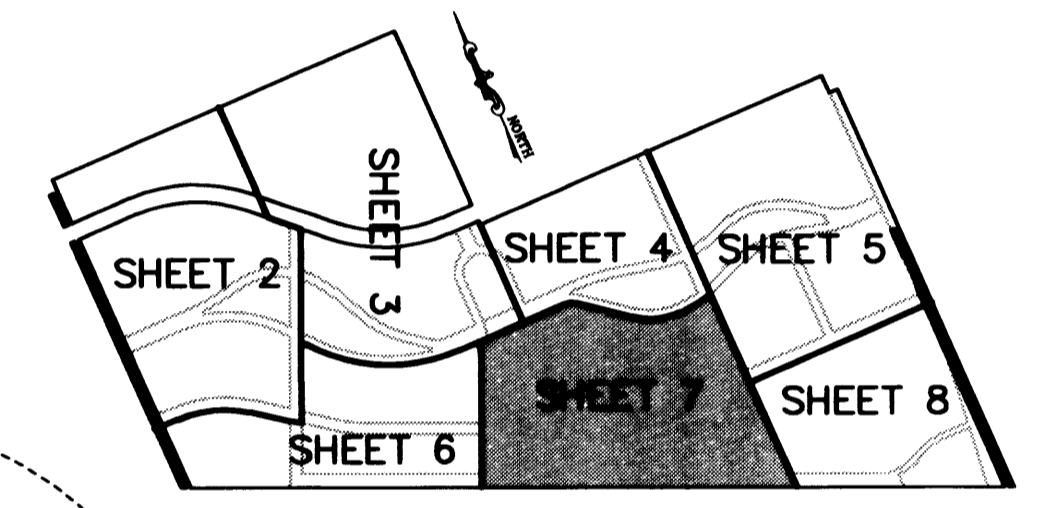
RAMSEY TOWN CENTER ADDITION

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COUNTY OF ANOKA
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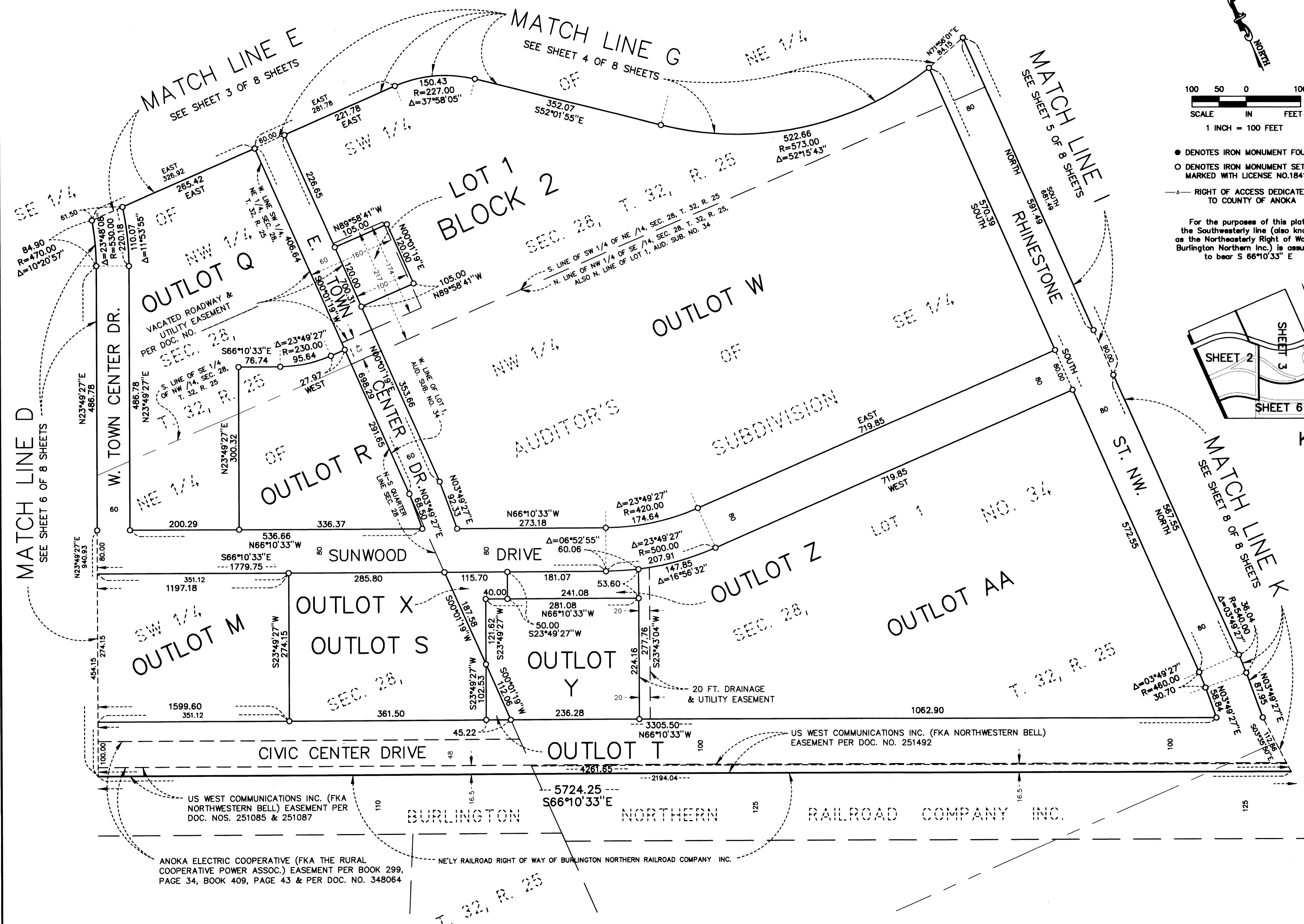


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- RIGHT OF ACCESS DEDICATED TO COUNTY OF ANOKA

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KEY MAP



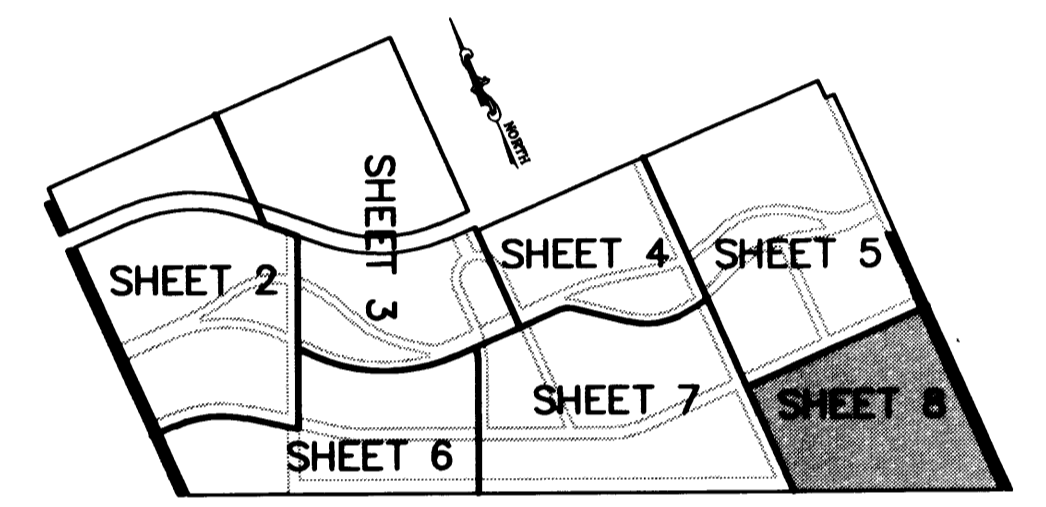
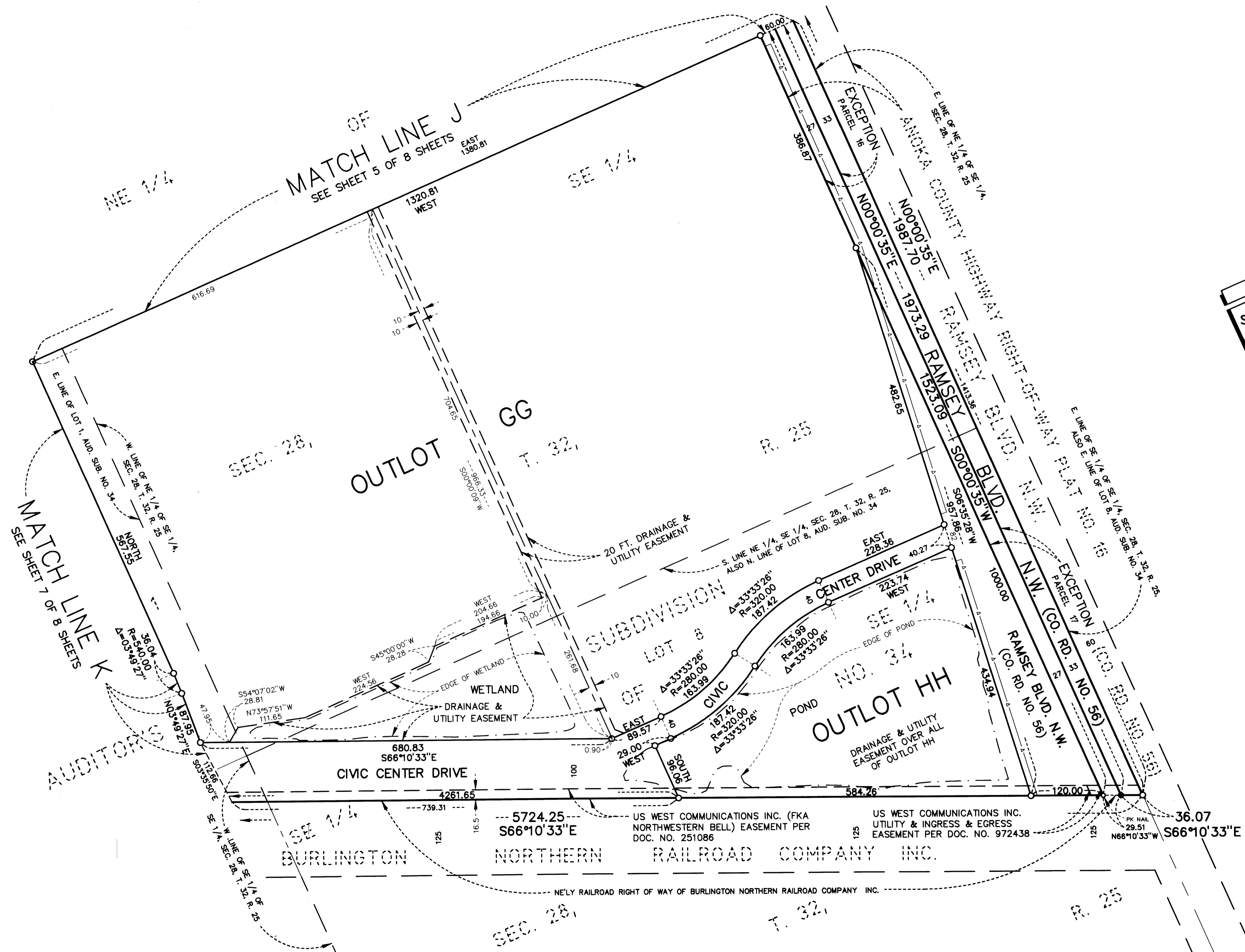
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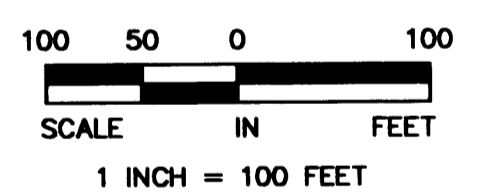
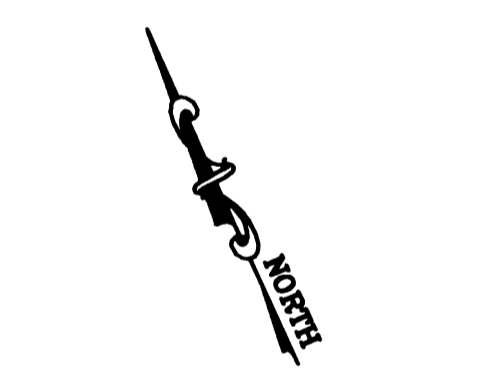
OFFICIAL PLAT

RAMSEY TOWN CENTER ADDITION

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CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE 25



KEY MAP



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO. 18418
- ▲— RIGHT OF ACCESS DEDICATED TO COUNTY OF ANOKA

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URS

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