

# DEAL COMMERCIAL CENTER

CITY OF RAMSEY COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Pro Sporting Goods, Inc. a Minnesota Corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota to wit:

LOT 1, BLOCK 1, DEAL INDUSTRIAL PARK, ANOKA COUNTY, MINNESOTA

That James D. Deal and Pamela S. Deal, husband and wife, fee owners of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the East Half of the Northeast Quarter of the Northwest Quarter of Section 34, Township 32, Range 25, Anoka County, Minnesota, described as follows:  
Commencing at the northeast corner of said East Half of the Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 0 degrees 40 minutes 15 seconds East, along the east line thereof, a distance of 641.50 feet to the intersection with the Southerly railroad right-of-way line of the Burlington Northern Railroad Company, said point of intersection being marked by a judicial landmark set pursuant to Torrens Case No T-2694, said point of intersection also being the point of beginning of the land to be described; thence continue South 0 degrees 40 minutes 15 seconds East, along said east line, a distance of 388.00 feet to the intersection with the northeasterly right-of-way boundary line of Trunk Highway No. 10, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M5 filed as Anoka County Recorder Document No. 541042, said point of intersection also being marked by a judicial landmark set pursuant to said Torrens Case No. T-2694; thence North 65 degrees 51 minutes 39 seconds West, along said highway right-of-way line, a distance of 270.47 feet to a point on said highway right-of-way line distant 450.00 feet Southeasterly, as measured along said highway right-of-way line, from the intersection thereof with the West line of said East Half of the Northeast Quarter of the Northwest Quarter; thence North 0 degrees 36 minutes 39 seconds West, parallel with said West line of the East Half of the Northeast Quarter of the Northwest Quarter, a distance of 383.52 feet to the intersection with said Southerly railroad right-of-way line; thence South 66 degrees 41 minutes 37 seconds East, along said railroad right-of-way line, a distance of 268.25 feet to the point of beginning.

(said tract is also known as part of Lot 3, AUDITOR'S SUBDIVISION NUMBER 31.)

Have caused the same to be surveyed, platted and known as DEAL COMMERCIAL CENTER and do hereby donate and dedicate to the public for public use forever the drainage and utility easements as shown on this plat. Also dedicating to the State of Minnesota the right of access to Trunk Highway No. 10 from Lots 1, 2 and 3, Block 1 as designated on the plat. In witness whereof said Pro Sporting Goods, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 17 day of NOVEMBER, 1997. In witness whereof said James D. Deal and Pamela S. Deal, husband and wife, have caused these presents to be signed this 17 day of NOVEMBER, 1997.

Pro Sporting Goods, Inc.

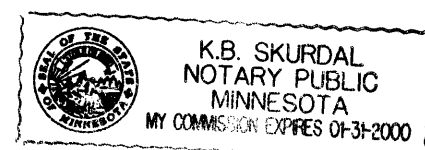
Mathias A. Kuker  
Mathias A. Kuker, as president

James D. Deal  
James D. Deal

Pamela S. Deal  
Pamela S. Deal

STATE OF MINNESOTA  
COUNTY OF Anoka

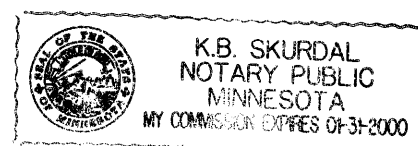
The foregoing instrument was acknowledged before me this 17 day of NOVEMBER, 1997, by Mathias A. Kuker, as president of Pro Sporting Goods, Inc., a Minnesota Corporation, on behalf of the corporation.



Edward M. Treska  
Notary Public, Anoka County, Minnesota  
My Commission Expires 01-31-2000

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 17 day of NOVEMBER, 1997, by James D. Deal and Pamela S. Deal, husband and wife.



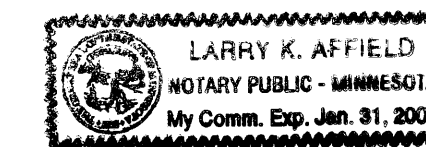
Edward M. Treska  
Notary Public, Anoka County, Minnesota  
My Commission Expires 01-31-2000

I hereby certify that I have surveyed and platted the property on this plat as DEAL COMMERCIAL CENTER; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands as defined in MS 505.02, subd. 1, or public highways to be designated other than as shown.

Charles R. Christopherson  
Charles R. Christopherson, Land Surveyor  
Minnesota Registration No. 18420

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 12TH day of NOVEMBER, 1997, by Charles R. Christopherson, Land Surveyor.



Larry K. Affield  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2000

RAMSEY, MINNESOTA

This plat of DEAL COMMERCIAL CENTER was approved and accepted by the City Council of Ramsey, Minnesota, at a regular meeting thereof held this 14 day of OCTOBER, 1997. 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 505.03, Subd. 2.

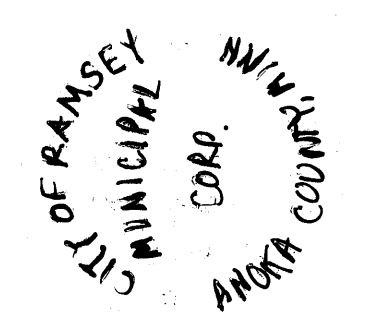
CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

Thomas Gamec  
Thomas Gamec, Mayor

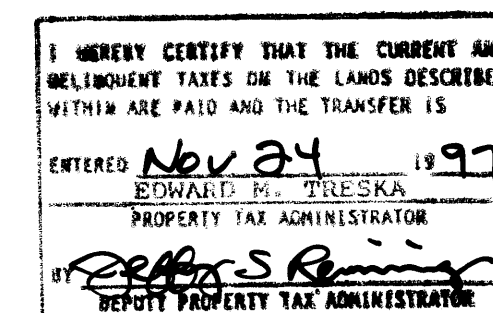
Linda Waite-Smith  
Linda Waite-Smith, City Clerk

ANOKA COUNTY SURVEYOR

This plat was checked and approved on this 24TH day of NOVEMBER, 1997.



MERLYN D. ANDERSON  
Merlyn D. Anderson, Anoka County Surveyor  
by Larry D. Ham deputy



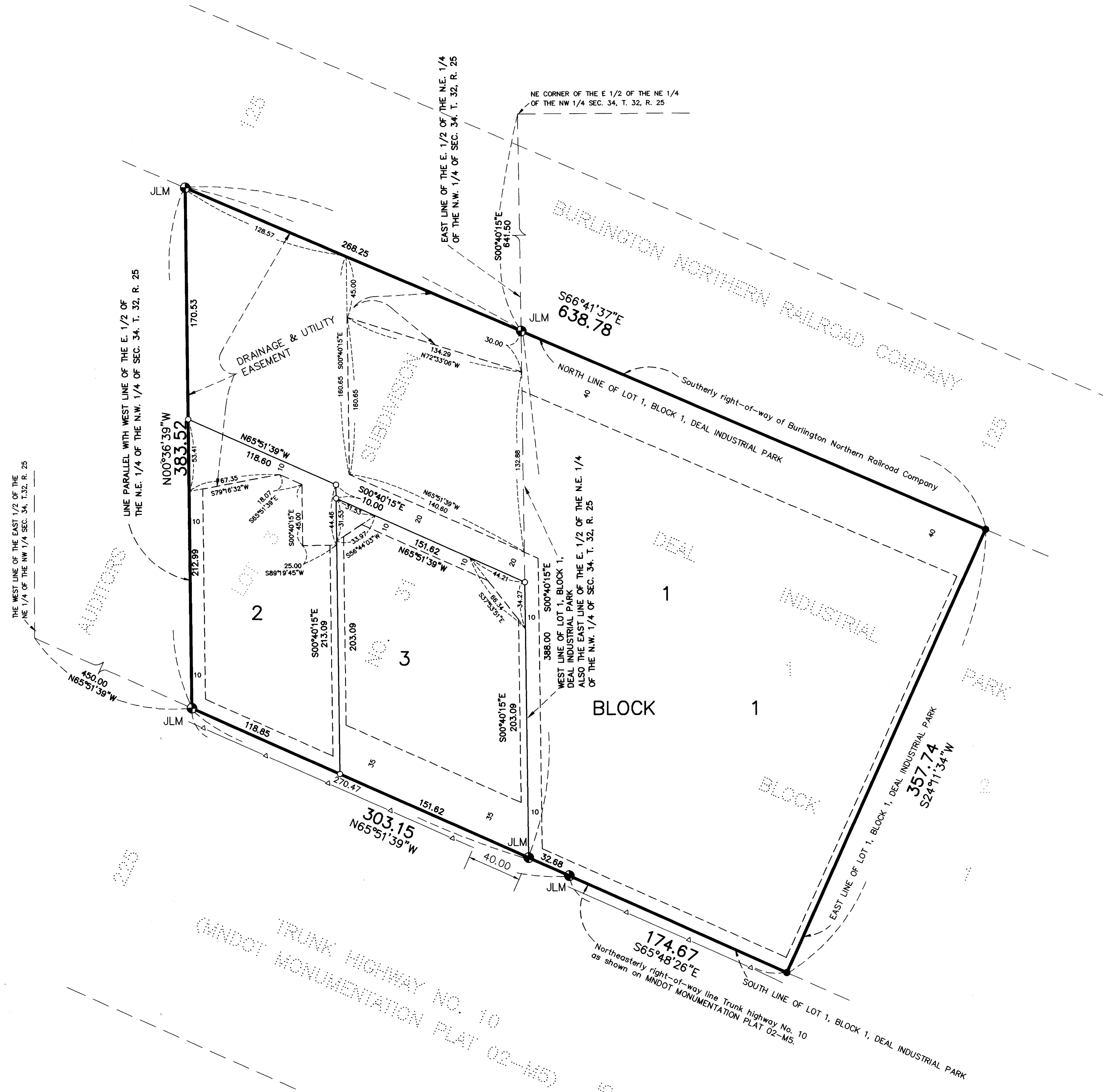
Doc # 303956.0  
STATE OF MINNESOTA  
REGISTRY OF TITLES  
DATE OF REGISTRY  
ENTERED Nov 24 1997  
4:45 P  
Kelly A. Moch



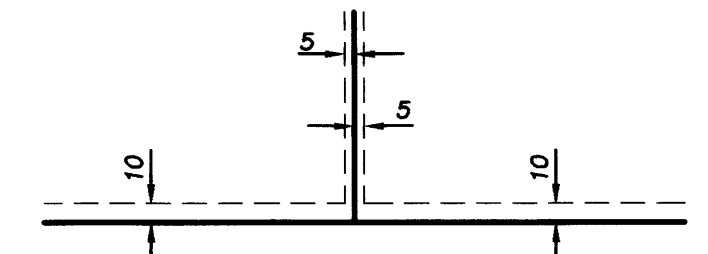
# DEAL COMMERCIAL CENTER

CITY OF RAMSEY

COUNTY OF ANOKA



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

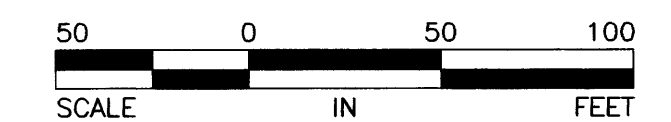
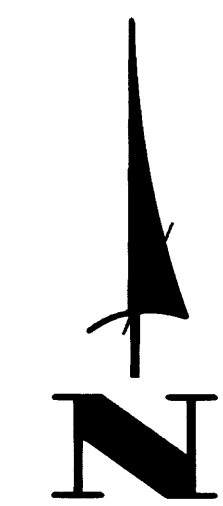


being 5 feet in width and adjoining lot lines, and 10 feet in width and adjoining street lines unless otherwise indicated on the plat.

- Denotes found monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota Registration No. 18420.
- ⊕ Denotes Judicial Land Mark per Torrens Case No. T-2694
- JLM

—▲—▲— Denotes dedicated access

For the purposes of this plat the northerly line of Lot 1, Block 1, Deal Industrial Park, is assumed to bear S 66°41'37" E.



Scale: 1 inch = 50 feet