

MOORE LAKE COFFEE

CITY OF FRIDLEY
COUNTY OF ANOKA
SEC. 13, T. 30, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That 6290 Hwy 65 NE L.L.C., a Minnesota limited liability company, owner of the following described property:

A part of Outlots No. Two (2) and Three (3), Block One (1), MOORE LAKE HIGHLANDS 4TH ADDITION, according to the plat thereof on film and filed in the office of the Register of Deeds in and for Anoka County, Minnesota as filed in Book P, Page 15, and more particularly described as follows:

Beginning at the Southeast corner of Outlot No. 2, Block One (1) of MOORE LAKE HIGHLANDS 4TH ADDITION and going in a Southerly direction along the West line of Service Road a distance of Thirty feet (30 FEET) to the point of beginning; thence Westerly parallel to the South line of Outlot No. 2 a distance of One Hundred Ten Feet (110 FEET); thence Northerly parallel with the West line of Service Road a distance of One Hundred Fifty (150 FEET); thence Easterly, parallel to the South line of Outlot No. 2, a distance of One Hundred Ten feet (110 FEET); thence Southerly along the West line of Service Road to the point of beginning.

AND

That part of Outlot No. 2, Block 1, MOORE LAKE HIGHLANDS 4TH ADDITION, described as follows:

Commencing at the Southeast corner of said Outlot No. 2; thence Southerly along the West line of the service road abutting Trunk Highway No. 65, a distance of 30 feet; thence Westerly parallel with the South line of said Outlot No. 2, a distance of 110 feet; thence Northerly parallel with the West line of said service road a distance of 150 feet, being the point of beginning of the tract of land to be described; thence Westerly parallel with the South line of said Outlot No. 2, 120 feet more or less to the point of intersection with a line drawn from a point on the South line, a distance of 232 feet East of the Southwest corner of said Outlot No. 2 to a point distant 234.3 feet East measured along a line parallel with the South line of said Outlot No. 2 from a point on the West line of said Outlot No. 2 a distance of 236.02 feet North of the Southwest corner of said Outlot No. 2; thence Southerly along said last described line a distance of 120 feet more or less to the South line of said Outlot No. 2; thence Easterly along the South line of Outlot No. 2 a distance of 119.71 feet more or less to a point distant 110 feet West of the West line of said service road; thence Northerly a distance of 120 feet to the point of beginning, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

AND

An 18.00 foot wide strip of land lying northerly of and contiguous with the most southerly line, easterly of the most easterly westerly line, and westerly of the easterly line of the following described property:

That part of Outlot No. 2, Block 1, MOORE LAKE HIGHLANDS 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying northerly and easterly of the following described line:

Beginning at a point on the westerly right of way line of the service road on the easterly line of said Outlot No. 2, 120.00 feet northerly of the southeast corner thereof; thence westerly, parallel with the south line of said Outlot No. 2, for 230.00 feet, more or less, to a line drawn from a point on said south line, 232.00 feet east of the southwest corner thereof, to a point 234.30 east of (as measured parallel with said south line) a point on the west line of said Outlot No. 2, 236.02 feet north of the southwest corner thereof; thence northerly along the above described line to its intersection with a line parallel with said south line and through a point on said west line 236.02 feet north of said southwest corner; thence westerly along said parallel line to said west line and there terminating.

Has caused the same to be surveyed and platted as MOORE LAKE COFFEE and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said 6290 Hwy 65 NE L.L.C., has caused these presents to be signed by its proper officer this

16th day of August, 2020.

SIGNED: 6290 Hwy 65 NE L.L.C.

By: [Signature] Its Manager

STATE OF MN
COUNTY OF Ramsey

This instrument was acknowledged before me this

17th day of August, 2020

by [Signature] Its Manager
of 6290 Hwy 65 NE L.L.C., a Minnesota limited liability company, on behalf of the company.

[Signature] Notary Public, Signature
Jeremy A. Gross Notary Printed Name

My Commission Expires: 1/31/2025
Notary Public Ramsey County, Minnesota

SURVEYORS CERTIFICATE

I, Rory L. Synstelen 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 17th day of August, 2020.

[Signature]
Rory L. Synstelen, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF Ramsey

This instrument was acknowledged before me this 17th day of August, 2020 by Rory L. Synstelen.

[Signature] Notary Public, Signature
Michael Rawlings Notary Printed Name
My Commission Expires: Jan. 31, 2023

Notary Public Ramsey County, Minnesota

CITY COUNCIL, CITY OF FRIDLEY, MINNESOTA

This plat of MOORE LAKE COFFEE was approved and accepted by the City Council of the City of Fridley, Minnesota at a regular meeting thereof held this 24th day of AUGUST, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Fridley, Minnesota
By: [Signature] Mayor
[Signature] Clerk

S89°18'18"E 234.30

Line parallel with the south line of OUTLOT NO. 2, MOORE LAKE HIGHLANDS 4TH ADDITION

S01°26'18"E 78.43

Angle Point

West Line of OUTLOT NO. 2, MOORE LAKE HIGHLANDS 4TH ADDITION

S00°04'42"W 157.59

SW Corner of OUTLOT NO. 2, MOORE LAKE HIGHLANDS 4TH ADDITION

S89°18'18"E 232.00

South Line of OUTLOT NO. 2, MOORE LAKE HIGHLANDS 4TH ADDITION

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, 11, this plat has been reviewed and approved this 25th day of August, 2020.

By: [Signature]
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subdivision 9, taxes payable in the year 2020 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this 7 day of October, 2020.

By: [Signature] Property Tax Administrator
By: [Signature] Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of MOORE LAKE COFFEE was filed in the Office of the County Recorder/Registrar of Titles for public record on this 7 day of October, 2020, at 1 o'clock 42 P.M. and was duly recorded as Document Number 2282067.006.

By: [Signature] County Recorder/Registrar of Titles
By: [Signature] Deputy

MOORE LAKE

OUTLOT NO. 2

BLOCK 1

CONDO NO. 42

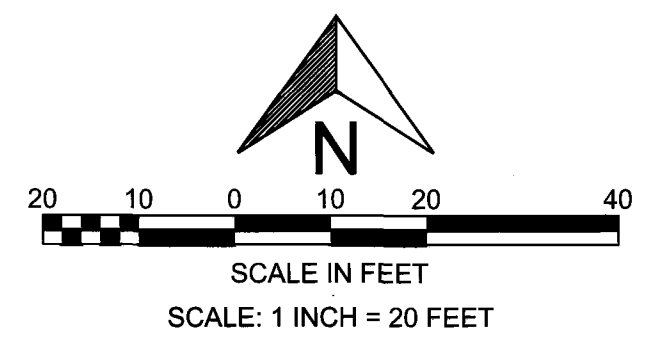
MOORE LAKE

OFFICE PARK

OUTLOT NO. 1

LOT 1
BLOCK 1

OUTLOT NO. 3
4TH ADDITION



For the purposes of this plat, the South line of OUTLOT NO. 2, MOORE LAKE HIGHLANDS 4TH ADDITION is assumed to bear North 89 degrees 18 minutes 18 seconds West.
● Denotes a Found Iron Monument, as labeled.
○ Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565.
(120+/-) Denotes distance per description.

STATE TRUNK HIGHWAY 65 SERVICE ROAD NE
STATE TRUNK HIGHWAY 65