

# SUNFISH GATEWAY BUSINESS PARK

City of Ramsey  
County of Anoka  
Section 34, T.32, R.25  
Book 63 Page 20

KNOW ALL MEN BY THESE PRESENTS: That Sharp and Associates LLC, a Minnesota Limited Liability Corporation, owner and Premier Bank, a Minnesota Banking Corporation, Mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to wit:

That part of Lot 1, AUDITOR'S SUBDIVISION NUMBER 30, 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 described as follows:

Commencing at a point on the East line of said Lot 1 at a distance of 1,295 feet South of the Northeast corner thereof; thence North 67 degrees 47 minutes West a distance of 380.00 feet to the point of beginning of the land described; thence continue North 67 degrees 47 minutes West on the same described line to a point which is 660.00 feet West of the East line of said Lot 1 as measured parallel to the North line of said Lot 1; thence North and parallel to the East line of said Lot 1 to a point on the Southeastly extension of the Northeastly line of Lot 2 of said AUDITOR'S SUBDIVISION NUMBER 30; thence Southeastly on the Southeastly extension of the Northeastly line of said Lot 2 to a point which is 380.00 feet as measured on a bearing of North 67 degrees 47 minutes West from a point on the east line of said Lot 1, said point being 1,003.00 feet South of the Northeast corner of said Lot 1; thence South parallel to the East line of said Lot 1 a distance of 292.00 feet to the point of beginning.

AND

That part of Lot 1, AUDITOR'S SUBDIVISION NUMBER 30 described as follows; Commencing at the Northeast corner of said Lot 1; thence due South on the East line of said Lot 1 a distance of 603.00 feet; thence North 67 degrees 47 minutes West a distance of 380.00 feet to the point of beginning of the land to be described; thence west and parallel to the North line of said Lot 1 to a point which is 660.00 feet west of the East line of said Lot 1 as measured parallel to the North line of said Lot 1; thence South and parallel to the East line of said Lot 1 to a point on the Southeastly extension of the Northeastly line of Lot 2 of said AUDITOR'S SUBDIVISION NUMBER 30; thence Southeastly to a point 400.00 feet South of the point of beginning, said distance being measured parallel to the East line of said Lot 1; thence North and parallel to the East line of said Lot 1 a distance of 400.00 feet to the point of beginning;

AND

That part of Lot 1, AUDITOR'S SUBDIVISION NUMBER 30 described as follows; Commencing at the Northeast corner of said Lot 1; thence South on the East line of said Lot 1 a distance of 603.00 feet to the point of beginning of the property herein described; thence continuing in a Southerly direction along the East line of said Lot 1, a distance of 400.00 feet; thence North 67 degrees 47 minutes West a distance of 380.00 feet; thence North on a line parallel with the East line of said Lot 1 a distance of 400.00 feet; thence South 67 degrees 47 minutes East to the point of beginning; Except That part lying east of the west line of ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1.

AND

That part of Lot 1, AUDITOR'S SUBDIVISION NUMBER 30 described as follows; Commencing at the Northeast corner of said Lot 1; thence South on the East line of said Lot 1 a distance of 471.00 feet to the point of beginning of the property herein described; thence continuing in a Southerly direction along the East line of said Lot 1 a distance of 132.00 feet; thence North 67 degrees 47 minutes West a distance of 380.00 feet; thence east to the point of beginning; Except That part lying east of the west line of ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1.

AND

That part of the Northeast Quarter of the Northeast Quarter of Section 34, Township 32, Range 25, described as follows: Commencing at a point on the East line of said Northeast Quarter of the Northeast Quarter located 1003.00 feet South of the Northeast corner thereof; thence South on said East line a distance of 168.00 feet; thence North 67 degrees 47 minutes West 160.60 feet; thence South and parallel with said East line a distance of 75.00 feet; thence North 67 degrees 47 minutes West 219.40 feet; thence North and parallel with said East line 243.00 feet; thence South 67 degrees 47 minutes East 380.00 feet to the place of commencement; Except That part lying east of the west line of ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1.

AND

That part of Lot 1, AUDITOR'S SUBDIVISION NUMBER 30, Anoka County, Minnesota described as follows: Commencing at a point on the East line of said Lot 1 at a point 1295.00 feet South of the Northeast corner thereof; thence North 67 degrees 47 minutes West a distance of 380.00 feet; thence North parallel with said East line a distance of 49.00 feet; thence South 67 degrees 47 minutes East a distance of 219.40 feet; thence North parallel with said East line a distance of 75.00 feet; thence South 67 degrees 47 minutes East a distance of 160.60 feet to said East line; thence South along said East line a distance of 124.00 feet to the point of commencement; Except That part lying east of the west line of ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1.

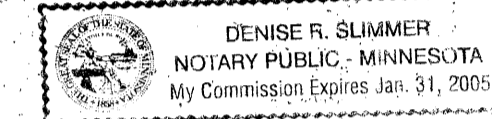
Have caused the same to be surveyed and platted as SUNFISH GATEWAY BUSINESS PARK and do hereby dedicate to the public for public use forever the Court, and drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 57 as shown on this plat.

In witness whereof said Sharp and Associates LLC, a Minnesota Limited Liability Corporation, has caused these presents to be signed by its proper officer this 15<sup>th</sup> day of August, 2002.

*Dennis L. Sharp*  
Dennis L. Sharp, as Chief Manager

STATE OF MINNESOTA  
COUNTY OF Ramsey  
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2002, by Dennis L. Sharp, as Chief Manager of Sharp and Associates LLC, a Minnesota Limited Liability Corporation on behalf of the Corporation.

*Denise R. Slimmer*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-2005

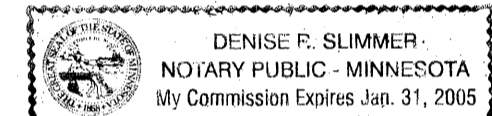


In witness whereof said Premier Bank, a Minnesota Banking Corporation, has caused these presents to be signed by Ken S. Bizdick, as Senior Vice President of the Maplewood Branch of Premier Bank, a Minnesota Banking Corporation on behalf of the Corporation.

Signed: Premier Bank  
*Ken S. Bizdick*  
Ken S. Bizdick, as Senior Vice President of the Maplewood Branch

STATE OF MINNESOTA  
COUNTY OF Ramsey  
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2002, by Ken S. Bizdick, as Senior Vice President of the Maplewood Branch of Premier Bank, a Minnesota Banking Corporation on behalf of the Corporation.

*Denise R. Slimmer*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-2005

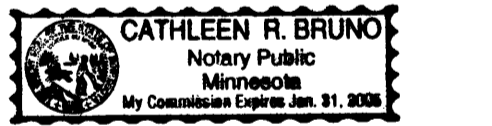


I hereby certify that I have surveyed and platted the property described on this plat as SUNFISH GATEWAY BUSINESS PARK; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat and that there are no wet lands as defined in Minnesota Statutes, Sec. 505.02, Subd. 1 or public highways to be designated other than as shown on said plat.

*Jason E. Rud*  
Jason E. Rud, Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF ANOKA  
The foregoing surveyors certificate was acknowledged before me this 31<sup>st</sup> day of July, 2002, by Jason E. Rud, Land Surveyor, Minnesota License No. 41578.

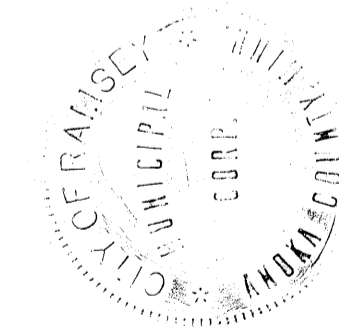
*Cathleen R. Bruno*  
Cathleen R. Bruno  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2005



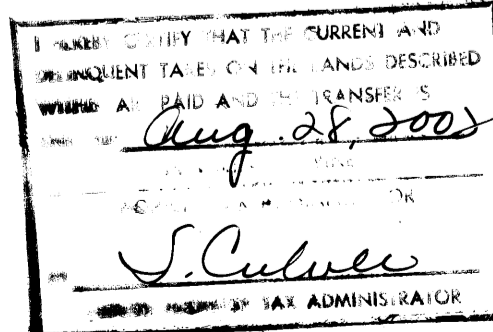
This plat of SUNFISH GATEWAY BUSINESS PARK was approved by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 25<sup>th</sup> day of July, 2002, and if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

*Larry P. Holm* Mayor  
*Allen R. Thielke* Clerk

This plat has been checked and approved this 28<sup>th</sup> day of August, 2002.  
*Larry P. Holm*  
Larry P. Holm  
Anoka County Surveyor



1704782  
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 28<sup>th</sup> AUG. AD., 2002  
at 3:30 o'clock P.M., and was duly recorded in book 63 page 20  
*Maureen J. Devine*  
County Recorder  
By *BLP*  
Deputy

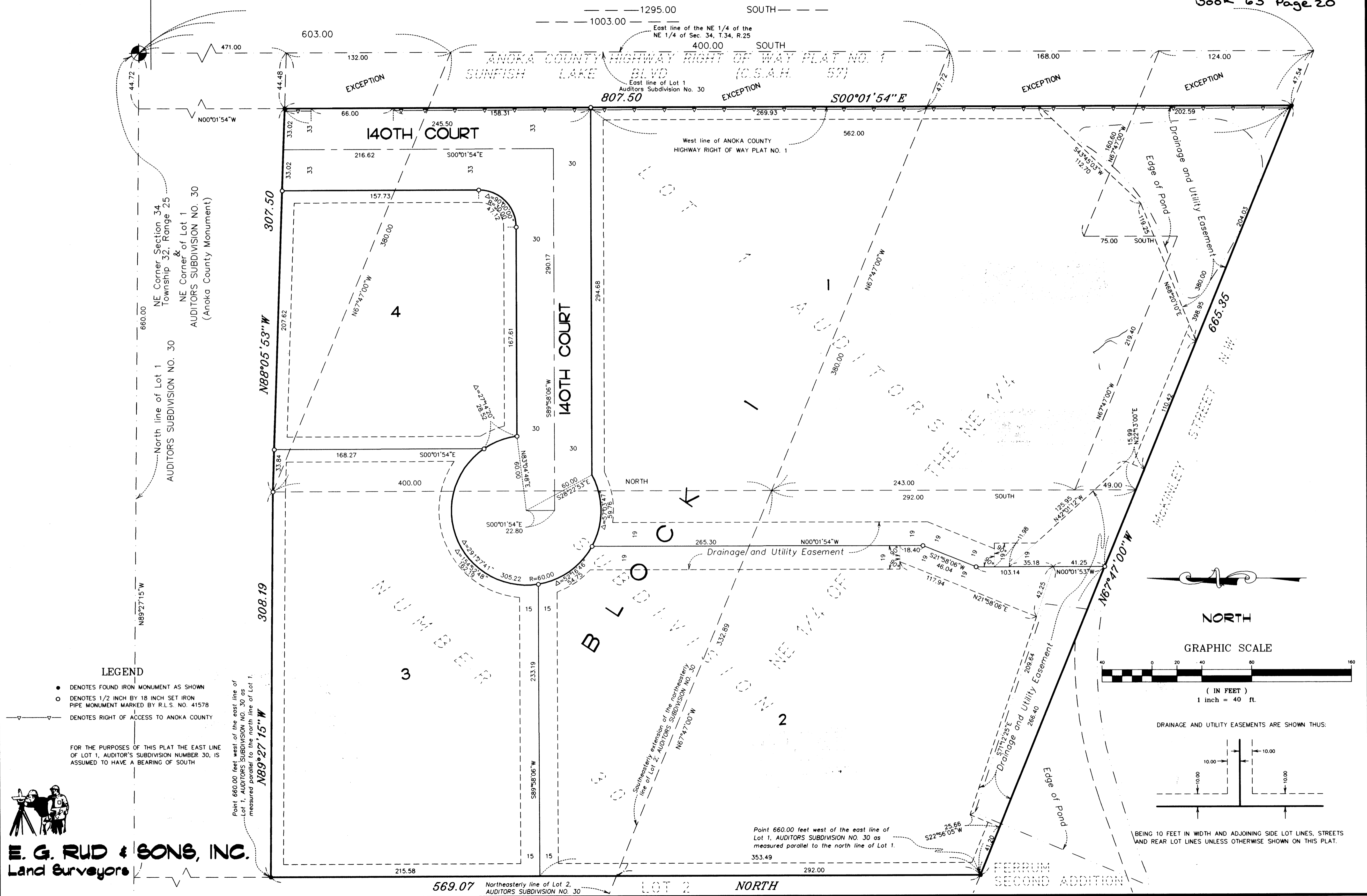


E. G. RUD & SONS, INC.  
Land Surveyors



Receipt # 2002103097 / \$ 25.00

# SUNFISH GATEWAY BUSINESS PARK



### LEGEND

- DENOTES FOUND IRON MONUMENT AS SHOWN
- DENOTES 1/2 INCH BY 18 INCH SET IRON PIPE MONUMENT MARKED BY R.L.S. NO. 41578
- DENOTES RIGHT OF ACCESS TO ANOKA COUNTY

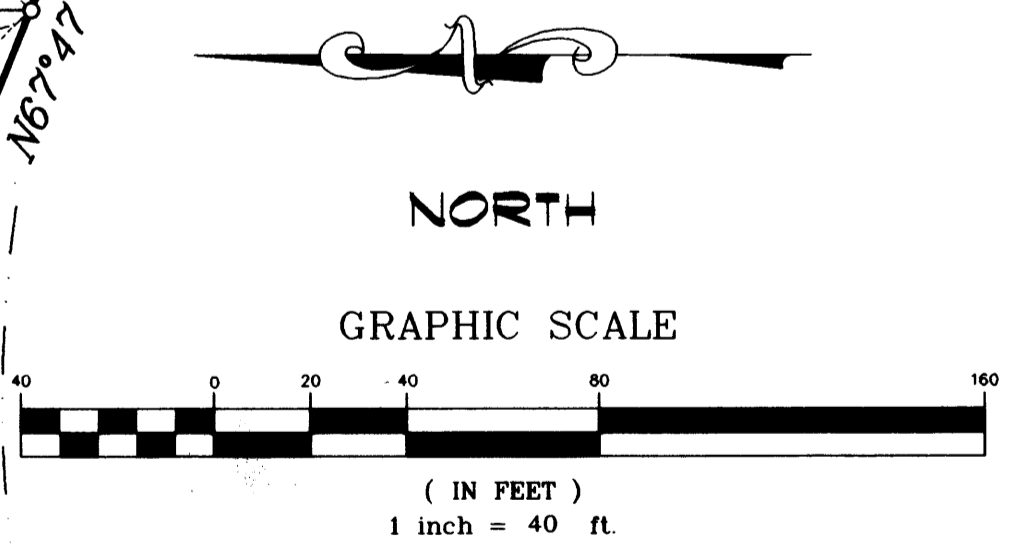
FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF LOT 1, AUDITOR'S SUBDIVISION NUMBER 30, IS ASSUMED TO HAVE A BEARING OF SOUTH



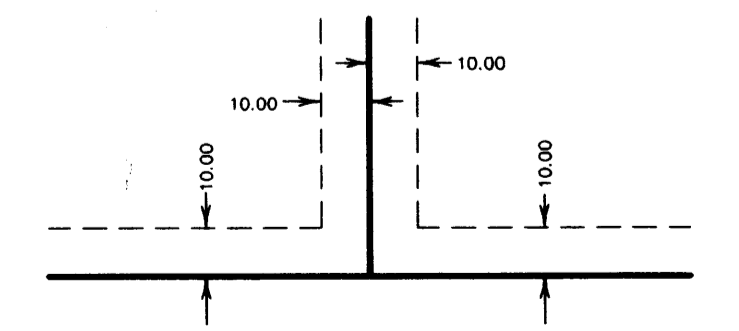
**E. G. RUD & SONS, INC.**  
Land Surveyors

Point 660.00 feet west of the east line of Lot 1, AUDITOR'S SUBDIVISION NO. 30 as measured parallel to the north line of Lot 1.

Point 660.00 feet west of the east line of Lot 1, AUDITOR'S SUBDIVISION NO. 30 as measured parallel to the north line of Lot 1.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, STREETS AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.