

SUNFISH LAKE ESTATES

CITY OF RAMSEY, COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota Corporation, owner and proprietor, Builders Mortgage Corporation mortgagee, Grayce P. Kalstad, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of Government Lots 2 and 3 Section 26, Township 32, Range 25, Anoka County, Minnesota described as follows;

Commencing at the West Quarter corner of Section 26, thence North 00 degrees 14 minutes 12 seconds West, an assumed bearing basis, with the West line of said Section 26, a distance of 435.42 feet; thence North 89 degrees 45 minutes 48 seconds East, a distance of 188.08 feet; thence South 87 degrees 55 minutes 22 seconds East, a distance of 284.00 feet; thence South 76 degrees 00 minutes 22 seconds East, a distance of 358.75 feet; thence North 39 degrees 22 minutes 08 seconds East, a distance of 259.19 feet to the point of beginning herein; thence South 00 degrees 13 minutes 32 seconds East, a distance of 51.12 feet to the west right of way line of Sunwood Drive; thence along said right of way line North 64 degrees 23 minutes 23 seconds East a distance of 63.65 feet to a point of curvature of a curve concave to the northwest; thence along said curve having a radius of 425.00 feet, a central angle of 35 degrees 51 minutes 25 seconds, for an arc length of 265.97 feet to a point of tangency; thence North 28 degrees 31 minutes 58 seconds East, a distance of 525.44 feet to a point of curvature of a curve concave to the southeast; thence along said curve having a radius of 720.00 feet, a central angle of 35 degrees 18 minutes 30 seconds, for an arc length of 443.70 feet to a point on curve; thence North 71 degrees 44 minutes 32 seconds West for a distance of 629.00 feet more or less to the easterly shore line of Sunfish Lake; thence southwesterly along said easterly shore line of Sunfish Lake to it's intersection with a line bearing North 50 degrees 43 minutes 28 seconds West and drawn from the point of beginning; thence South 50 degrees 43 minutes 28 seconds East, a distance of 276.00 feet, more or less, to the point of beginning.

Have caused the same to be surveyed, platted and known as SUNFISH LAKE ESTATES and does hereby donate and dedicate to the public, for public use forever the Avenues, Drive, and dedicate the drainage and utility easements as shown on the plat.

In witness whereof, said Good Value Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 14th day of November, 1996.
GOOD VALUE HOMES, INC.

By [Signature]
John R. Peterson, President

1251747
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 18th of Nov. A.D., 1996 at 1:20 o'clock P.M., and was duly recorded in book 53 page 44
Edward M. Trecha
County Recorder
DKD
Deputy

State of Minnesota
County of Anoka

The foregoing instrument was acknowledged before me this 14th day of November, 1996 by John R. Peterson, President of Good Value Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

[Signature]
Notary Public, Anoka County, Minnesota
My commission expires Jan 31, 2000



Also in witness whereof, said Builders Mortgage Corporation, a Minnesota Corporation, mortgagee, has caused these presents to be signed by its proper officers this 18th day of November, 1996.

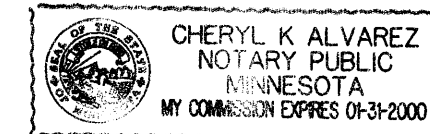
BUILDERS MORTGAGE CORPORATION

By [Signature]
Ronald G. Stratton, President

State of Minnesota
County of Anoka

The foregoing instrument was acknowledged before me this 18th day of November, 1996 by Ronald G. Stratton, President of Builders Mortgage Corporation a Minnesota Corporation on behalf of the corporation.

[Signature]
Notary Public, Anoka County, Minnesota
My commission expires 1-31-2000



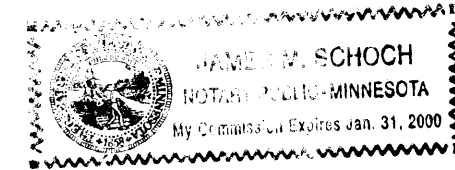
Also in witness whereof, said Grayce P. Kalstad, mortgagee, have hereunto set her hand this 11th day of October, 1996.

By [Signature]
Grayce P. Kalstad

State of Minnesota
County of Hennepin

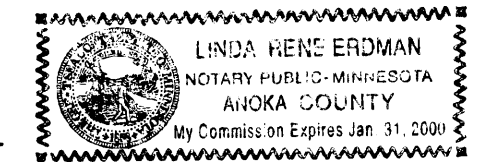
The foregoing instrument was acknowledged before me this 11th day of October, 1996 by Grayce P. Kalstad, mortgagee.

[Signature]
Notary Public, Hennepin County, Minnesota
My commission expires Jan. 31, 2000



I, Donald E. Sigety, hereby certify that I have surveyed and platted the property described on this plat as SUNFISH LAKE ESTATES, 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 have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than as shown.

[Signature]
Donald E. Sigety, Land Surveyor
Minnesota License Number 23945



State of Minnesota
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 8th day of October, 1996 by Donald E. Sigety, Minnesota License No. 23945

[Signature]
Notary Public, Anoka County, Minnesota
My commission expires Jan 21, 2000

RAMSEY, MINNESOTA

This plat of SUNFISH LAKE ESTATES was approved and accepted by the City Council of the City of Ramsey, Minnesota, at a regular meeting thereof held this 9th day of July, 1996. 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.

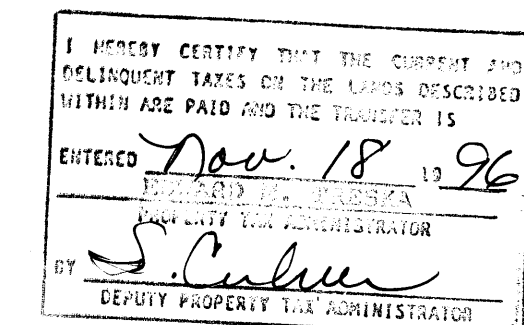
CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

[Signature] Mayor [Signature] City Administrator
Glen D. Hardin Ryan R. Schroeder

ANOKA COUNTY SURVEYOR

I hereby certify that this plat has been checked and approved this 18th day of Nov., 1996

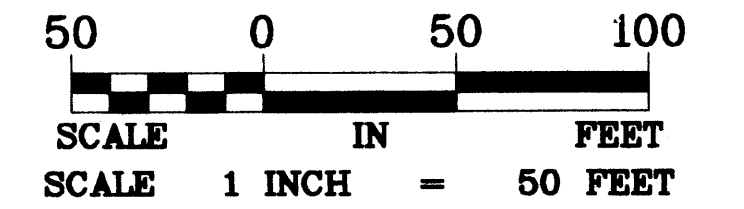
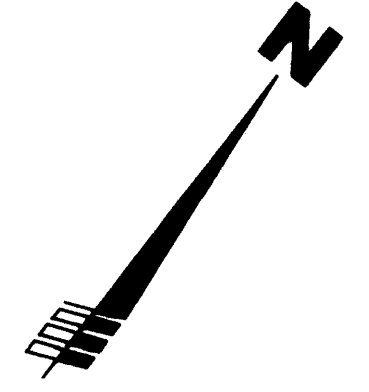
By [Signature]
Merlyn D. Anderson, Anoka County Surveyor



PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

SUNFISH LAKE ESTATES

CITY OF RAMSEY, COUNTY OF ANOKA



BEARING NOTE:

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, IS ASSUMED TO BEAR N 00°14'12" W.

- denotes found 3/4" iron rebar unless otherwise noted
- denotes capped pipe set L.S. No. 25945

P.O.B. Denotes Point of Beginning

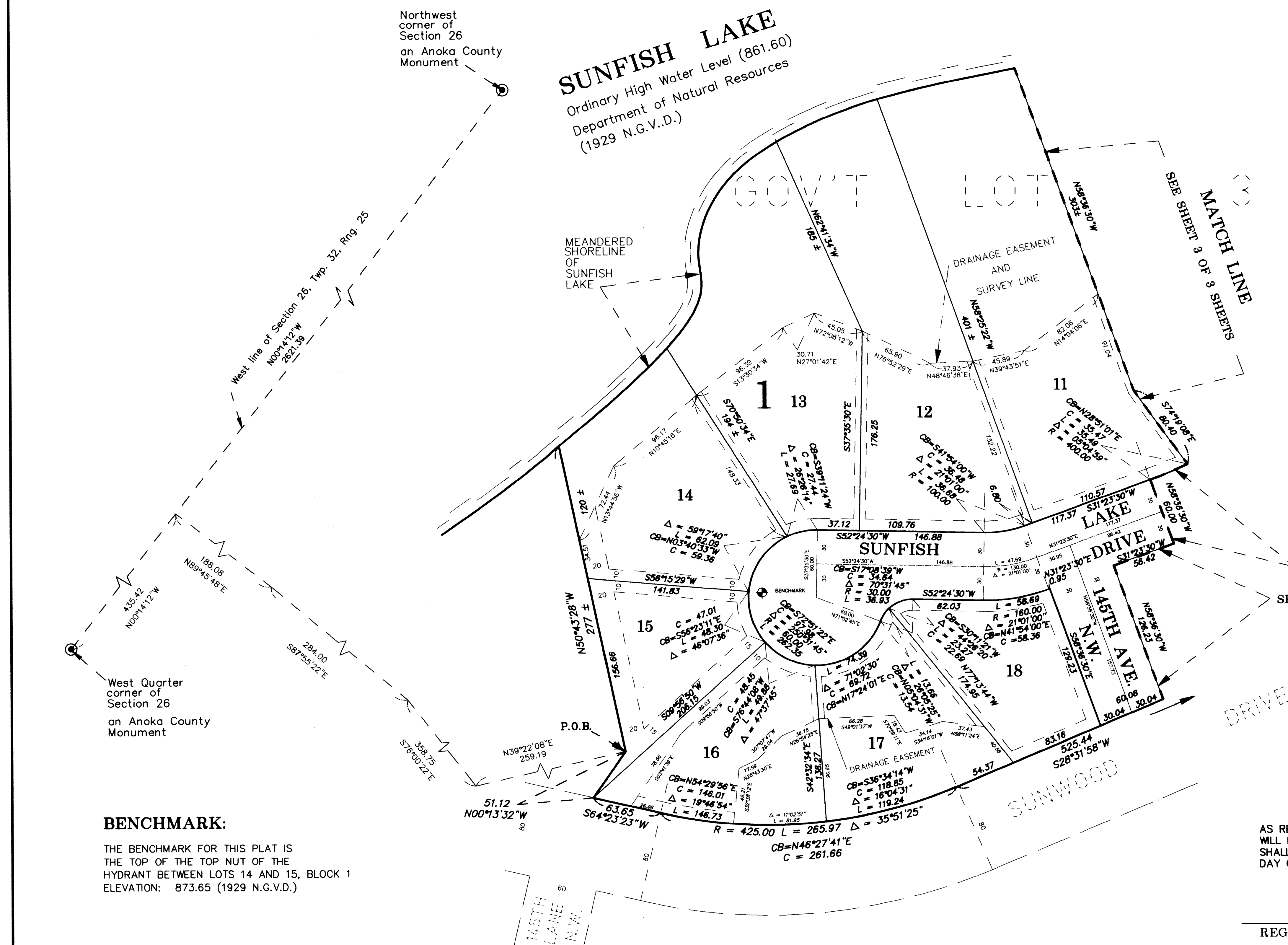
Northwest corner of Section 26 an Anoka County Monument

West Quarter corner of Section 26 an Anoka County Monument

BENCHMARK:

THE BENCHMARK FOR THIS PLAT IS THE TOP OF THE TOP NUT OF THE HYDRANT BETWEEN LOTS 14 AND 15, BLOCK 1 ELEVATION: 873.65 (1929 N.G.V.D.)

SUNFISH LAKE
Ordinary High Water Level (861.60)
Department of Natural Resources
(1929 N.G.V..D.)



MATCH LINE
SEE SHEET 3 OF 3 SHEETS

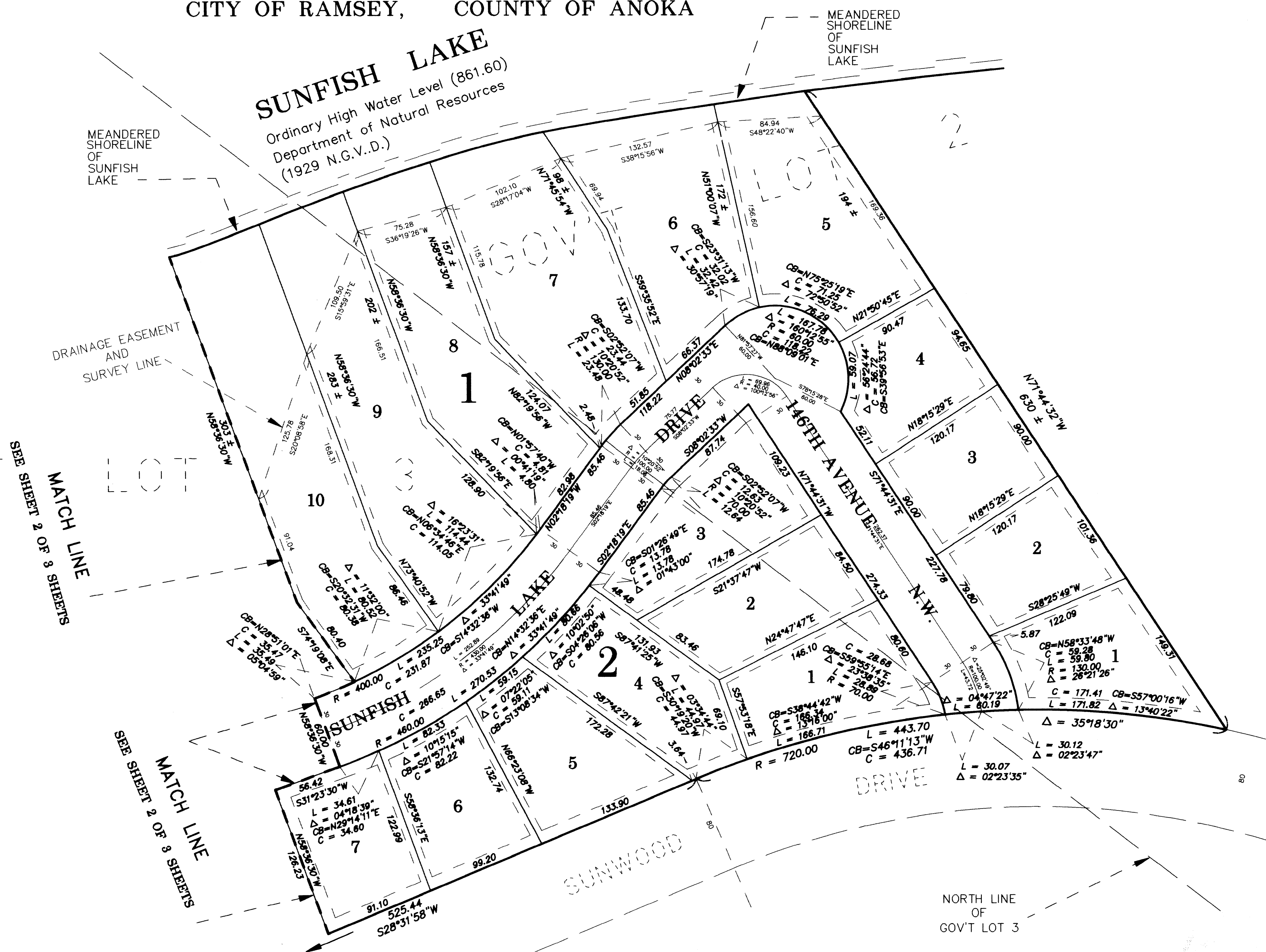
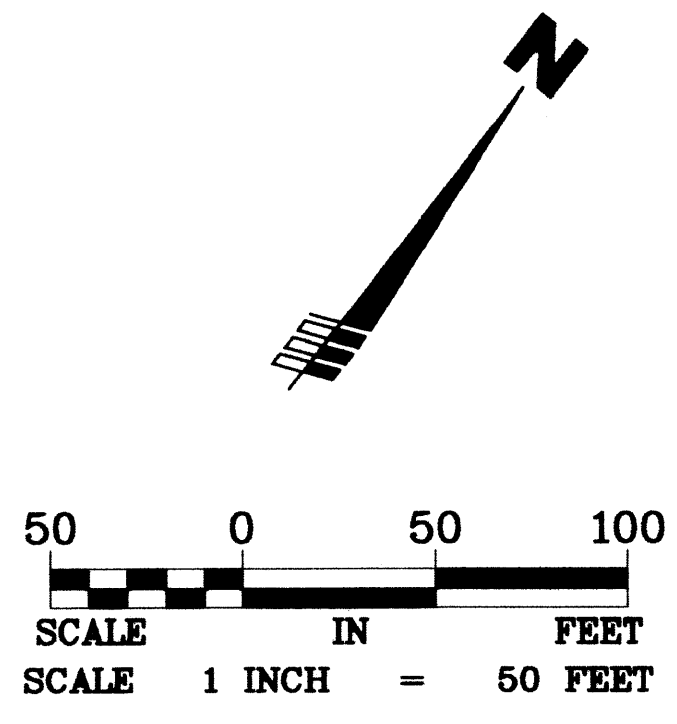
AS REQUIRED BY STATUTE A PERMANENT MONUMENT SHALL BE SET ON EACH LOT AND BLOCK CORNER AND SHALL BE IN PLACE ON OR BEFORE THE 1ST DAY OF AUGUST, 1997.

PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

SUNFISH LAKE ESTATES

CITY OF RAMSEY, COUNTY OF ANOKA

SUNFISH LAKE
Ordinary High Water Level (861.60)
Department of Natural Resources
(1929 N.G.V.D.)



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