

OFFICIAL PLAT

SUNNY PONDS
CITY OF RAMSEY COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That North Suburban Development, Inc., a Minnesota Corporation, owner and proprietor, and Doloras S. Fleischer, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the West Half of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the center line of C.S.A.H. No. 5, EXCEPT the south 1066.00 feet of the east 220.00 feet of said West Half of the Northwest Quarter and EXCEPT that part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, described as follows: Beginning at the intersection of the center line of Nowthen Boulevard with the north line of Section 26, Township 32, Range 25, Anoka County, Minnesota; thence southerly along the center line of said Nowthen Boulevard, a distance of 891.00 feet; thence northeasterly at right angles, a distance of 264.00 feet; thence northerly to the northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence westerly along the north line of said Section 26 to the point of beginning.

Have caused the same to be surveyed and platted as SUNNY PONDS and do hereby donate and dedicate to the public for public use forever the boulevard, drive, lane, streets and park as shown on the plat. Also dedicating the drainage and/or utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 5 as designated on the plat. In witness whereof said North Suburban Development, Inc. has caused these presents to be signed by its proper officer this 21st day of July, 1992. In witness whereof said Doloras S. Fleischer has hereunto set her hand this 21st day of July, 1992.

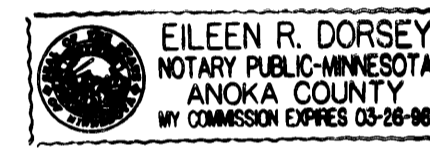
NORTH SUBURBAN DEVELOPMENT, INC.

J. A. Menkveld
A. Menkveld, as President

SIGNED:

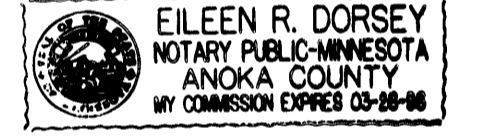
Doloras S. Fleischer
Doloras S. Fleischer

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 21st day of July, 1992, by J. A. Menkveld, President of North Suburban Development, Inc., a Minnesota corporation, on behalf of the corporation.
COUNTY OF Anoka)



Eileen R. Dorsey
Notary Public, Anoka County, Minnesota
My Commission expires 3-26-96

STATE OF MINNESOTA) The foregoing instrument was acknowledged before me this 21st day of July, 1992, by Doloras S. Fleischer, single.
COUNTY OF Anoka)



Eileen R. Dorsey
Notary Public, Anoka County, Minnesota
My Commission expires 3-26-96

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as SUNNY PONDS; that the 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 the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota Registration No. 12251

STATE OF MINNESOTA) The surveyors certificate was acknowledged before me a Notary Public, this 17th day of July, 1992, by Jeffrey N. Caine, Land Surveyor.
COUNTY OF ANOKA)

Nancy S. Caine
Notary Public, Anoka County, Minnesota
My Commission expires 7-22-92

CITY OF RAMSEY

We hereby certify that the City Council of the City of Ramsey, Anoka County, Minnesota, duly accepted and approved the plat of SUNNY PONDS at a regular meeting held this 23rd day of June, 1992. 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 505.09 Subd.

By *Frank J. Schaefer* Mayor By *Frank R. Schaefer* Clerk

Checked and approved this 17th day of Nov, 1992.

By *Marilyn D. Anderson* Anoka County Surveyor by *John D. Stein* deputy

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED Nov 18 1992
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
By *John S. Remington*
PROPERTY TAX ADMINISTRATOR

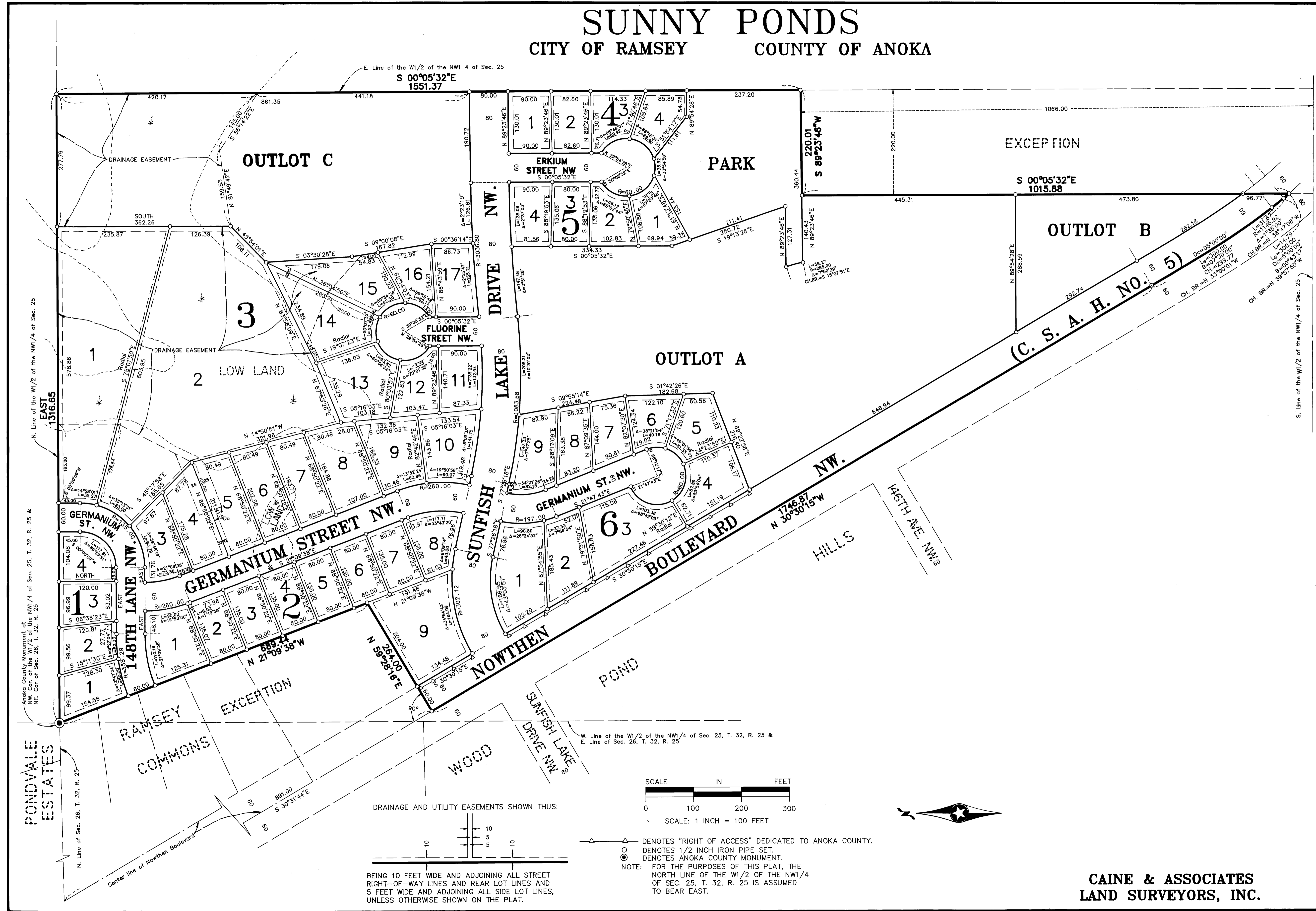
1008282

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 Nov 18 AD, 1992
11:50 clock AM, and was duly recorded in Book 15 of Page 36
Ted J. Gindoff
County Recorder
By *Debra Kaylge*
Deputy



SUNNY PONDS

CITY OF RAMSEY COUNTY OF ANOKA



Anoka County Monument at NW Cor. of the W1/2 of the NW1/4 of Sec. 25, T. 32, R. 25 & NE Cor. of Sec. 26, T. 32, R. 25

PONDVALE ESTATES

RAMSEY COMMONS

WOOD

HILLS

145TH AVE. NW

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

BEING 10 FEET WIDE AND ADJOINING ALL STREET RIGHT-OF-WAY LINES AND REAR LOT LINES AND 5 FEET WIDE AND ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

SCALE IN FEET
0 100 200 300
SCALE: 1 INCH = 100 FEET



△ DENOTES "RIGHT OF ACCESS" DEDICATED TO ANOKA COUNTY.
○ DENOTES 1/2 INCH IRON PIPE SET.
● DENOTES ANOKA COUNTY MONUMENT.
NOTE: FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE W1/2 OF THE NW1/4 OF SEC. 25, T. 32, R. 25 IS ASSUMED TO BEAR EAST.

CAINE & ASSOCIATES
LAND SURVEYORS, INC.