

# UNITY ADDITION

BK 75 of Abst. Pg. 25

CITY OF FRIDLEY  
COUNTY OF ANOKA  
SEC. 11, TWP. 30, RGE. 24

KNOW ALL PERSONS BY THESE PRESENTS: That North Suburban Hospital District, a Minnesota municipal corporation and political subdivision, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

**Torrens Property:**

That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 30, Range 24, Anoka County, Minnesota lying southerly of the southerly line of the plat of OSBORNE MANOR 2ND ADDITION, Anoka County, Minnesota, lying east of the plat of OSBORNE MANOR, Anoka County, Minnesota; lying north of the plat of MELODY MANOR, Anoka County, Minnesota; and lying northwesterly of the plat of MELODY MANOR 2ND ADDITION, Anoka County, Minnesota; except that part thereof included within the following described property to-wit:

That part of OSBORNE MANOR 2ND ADDITION, of vacated 76th Avenue Northeast and of the Northeast Quarter of the Northwest Quarter of Section 11, Township 30, Range 24, all in Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of Lot 12, Block 1, said OSBORNE MANOR 2ND ADDITION; thence South 1 degree 7 minutes 22 seconds East, along the easterly line of said Lot 12 and the easterly line of said Northeast Quarter of said Northwest Quarter, 135.59 feet to the actual point of beginning; thence continuing South 1 degree 7 minutes 22 seconds East, along said easterly line of said Northeast Quarter of said Northwest Quarter, 342 feet; thence North 89 degrees 19 minutes 22 seconds West a distance of 132 feet; thence South 0 degrees 40 minutes 38 seconds West a distance of 110.17 feet; thence North 89 degrees 19 minutes 22 seconds West a distance of 196.74 feet; thence North 0 degrees 40 minutes 38 seconds East a distance of 452.00 feet; thence South 89 degrees 19 minutes 22 seconds East a distance of 318.00 feet to the actual point of beginning.

AND:

Lots 8, 9, 10, 11 and 12, Block 1, OSBORNE MANOR 2ND ADDITION, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota; except that part thereof lying northerly of a line described as follows:

Beginning at a point on the west line of said Lot 8, distant 5.00 feet southerly of the northwest corner of said Lot 8; thence easterly to a point on the east line of said Lot 12, distant 75.00 feet southerly of the northeast corner of said Lot 12, and there terminating.

Together with that part of vacated 76th Avenue N.E. lying between the southerly extension of the west line of said Lot 8 and the southerly extension of the east line of said Lot 12;

EXCEPT that part thereof included within the following described property, to-wit: That part of OSBORNE MANOR 2ND ADDITION, of vacated 76th Avenue N.E. and of the Northeast Quarter of the Northwest Quarter of Section 11, Township 30, Range 24, all in Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of Lot 12, Block 1, said OSBORNE MANOR 2ND ADDITION; thence South 1 degree 7 minutes 22 seconds East, along the easterly line of said Lot 12 and the easterly line of said Northeast Quarter of said Northwest Quarter, 135.59 feet to the actual point of beginning; thence continuing South 1 degree 7 minutes 22 seconds East, along said easterly line of said Northeast Quarter of said Northwest Quarter, 342 feet; thence North 89 degrees 19 minutes 22 seconds West a distance of 132 feet; thence South 0 degrees 40 minutes 38 seconds West a distance of 110.17 feet; thence North 89 degrees 19 minutes 22 seconds West a distance of 196.74 feet; thence North 0 degrees 40 minutes 38 seconds East a distance of 452.00 feet; thence South 89 degrees 19 minutes 22 seconds East a distance of 318.00 feet to the actual point of beginning.

AND:

That part of OSBORNE MANOR 2ND ADDITION, of vacated 76th Avenue N.E. and of the Northeast Quarter of the Northwest Quarter of Section 11, Township 30, Range 24, all in Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of Lot 12, Block 1, said OSBORNE MANOR 2ND ADDITION; thence South 1 degree 7 minutes 22 seconds East, along the easterly line of said Lot 12 and the easterly line of said Northeast Quarter of said Northwest Quarter, 135.59 feet to the actual point of beginning; thence continuing South 1 degree 7 minutes 22 seconds East, along said easterly line of said Northeast Quarter of said Northwest Quarter, 342 feet; thence North 89 degrees 19 minutes 22 seconds West a distance of 132 feet; thence South 0 degrees 40 minutes 38 seconds West a distance of 110.17 feet; thence North 89 degrees 19 minutes 22 seconds West a distance of 196.74 feet; thence North 0 degrees 40 minutes 38 seconds East a distance of 452.00 feet; thence South 89 degrees 19 minutes 22 seconds East a distance of 318.00 feet to the actual point of beginning.

AND:

That part of Lots 8, 9, 10, 11 and 12, Block 1, OSBORNE MANOR 2ND ADDITION, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota; lying northerly of a line described as follows: Beginning at a point on the West line of said Lot 8, distant 5.00 feet southerly of the Northwest corner of said Lot 8; thence easterly to a point on the East line of said Lot 12, distant 75.00 feet southerly of the Northeast corner of said Lot 12, and there terminating.

**Abstract Property:**

Lots 1, 2, 3, 4 and 5, Block 1, OSBORNE MANOR 2ND ADDITION, according to the plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

AND:

Lot 6, Block 1, OSBORNE MANOR 2ND ADDITION, according to the recorded plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

AND:

Lot 7, Block 1, OSBORNE MANOR 2ND ADDITION, Anoka County, Minnesota; together with the Northerly one-half of that portion of vacated 76th Avenue N.E. lying between the Southerly extensions of the East and West lines of said Lot 7.

AND:

That part of the southerly half of vacated 76th Avenue N.E. lying westerly of the southerly extension of the east line of Lot 7, Block 1, OSBORNE MANOR 2ND ADDITION, and lying easterly of the easterly right of way line of 5th Street N.E., as dedicated in the plat of OSBORNE MANOR, according to the recorded plats thereof, Anoka County, Minnesota.

AND:

Outlot 1, MELODY MANOR 2ND ADDITION, according to the plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

AND:

All that part of the Northwest Quarter of the Northeast Quarter of Section 11, Township 30, Range 24, described as beginning at the Northwest corner of said quarter quarter; thence on an assumed bearing of South 1 degree 7 minutes 22 seconds East along the West line of said quarter quarter a distance of 1188.03 feet to the most Northerly corner of MELODY MANOR 2ND ADDITION; thence continuing South on the last described bearing a distance of 54.88 feet to a corner of said Addition; thence North 46 degrees 59 minutes 44 seconds East a distance of 67.97 feet to another corner of said Addition; thence continue North 46 degrees 59 minutes 44 seconds East, along the northwesterly line of Lyric Lane, as shown on the recorded plat of MELODY MANOR 4TH ADDITION, a distance of 20.00 feet; thence northeasterly along the northwesterly line of Lyric Lane as shown on the plat of MELODY MANOR 4TH ADDITION, on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota, for a distance of 948.71 feet to the Southwest corner of Outlot 1, said plat of MELODY MANOR 4TH ADDITION; thence North along the West line of said Outlot 1, to the North line of said Section 11; thence West along the North line of said Section 11, to the point of beginning, all according to the United States Government Survey thereof, and to the respective recorded plats thereof, Anoka County, Minnesota.

And Excel Realty Holdings, LLC, a California limited liability company, lessee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

**Torrens Property:**

That part of OSBORNE MANOR 2ND ADDITION, of vacated 76th Avenue N.E. and of the Northeast Quarter of the Northwest Quarter of Section 11, Township 30, Range 24, all in Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of Lot 12, Block 1, said OSBORNE MANOR 2ND ADDITION; thence South 1 degree 7 minutes 22 seconds East, along the easterly line of said Lot 12 and the easterly line of said Northeast Quarter of said Northwest Quarter, 135.59 feet to the actual point of beginning; thence continuing South 1 degree 7 minutes 22 seconds East, along said easterly line of said Northeast Quarter of said Northwest Quarter, 342 feet; thence North 89 degrees 19 minutes 22 seconds West a distance of 132 feet; thence South 0 degrees 40 minutes 38 seconds West a distance of 110.17 feet; thence North 89 degrees 19 minutes 22 seconds West a distance of 196.74 feet; thence North 0 degrees 40 minutes 38 seconds East a distance of 452.00 feet; thence South 89 degrees 19 minutes 22 seconds East a distance of 318.00 feet to the actual point of beginning.

Have caused the same to be surveyed and platted as UNITY ADDITION and do hereby donate and dedicate to the public for public use forever the public ways and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said North Suburban Hospital District, a Minnesota municipal corporation and political subdivision, has caused these presents to be signed by its proper officer this 17<sup>th</sup> day of February, 2010.

NORTH SUBURBAN HOSPITAL DISTRICT

Rosemary O. Esler  
Rosemary O. Esler, Chairperson

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2010, by Rosemary O. Esler, Chairperson of North Suburban Hospital District, a Minnesota municipal corporation and political subdivision, on behalf of said corporation.

Kristi R. Riley  
Kristi R. Riley  
Notary Public, Anoka County, Minnesota  
My Commission Expires 1-31-2015

In witness whereof said Excel Realty Holdings, LLC, a California limited liability company, has caused these presents to be signed by its proper officer this 2 day of February, 2010.

EXCEL REALTY HOLDINGS, LLC

Gary S. Sabin  
Gary S. Sabin, Chairman of Managers

STATE OF California  
COUNTY OF San Diego

The foregoing instrument was acknowledged before me this 2 day of February, 2010, by Gary S. Sabin, Chairman of Managers of Excel Realty Holdings, LLC, a California limited liability company, on behalf of said company.

Jane S. Christensen  
Jane S. Christensen  
Notary Public, San Diego County, California  
My Commission Expires 11-15-12

I, Thomas R. Balluff, a duly Licensed Land Surveyor under the laws of the State of Minnesota, do hereby certify I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat of UNITY ADDITION; 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 as indicated on this plat; 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 27<sup>th</sup> day of JANUARY, 2010.

Thomas R. Balluff  
Thomas R. Balluff, Licensed Land Surveyor  
Minnesota License Number 40361

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 2010 by Thomas R. Balluff, Licensed Land Surveyor, Minnesota License No. 40361.

Kerry A. Street  
KERRY A. STREET  
Notary Public, Anoka County, Minnesota  
My Commission Expires 1-31-2014

CITY COUNCIL  
CITY OF FRIDLEY, MINNESOTA

This plat of UNITY ADDITION was approved and accepted by the City Council of the City of Fridley, Minnesota, at a regular meeting thereof held this 29<sup>th</sup> day of March, 2010, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: Pat Anette, Mayor

By: De Alby, Clerk

This plat has been checked and approved this 11<sup>th</sup> day of March, 2010.

By: Larry D. Hofum by Charles F. Letzger, Deputy  
Larry D. Hofum  
Anoka County Surveyor

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED April 13, 2010  
MARGARET J. DEVINE  
PROPERTY TAX ADMINISTRATOR  
BY: [Signature]  
DEPUTY PROPERTY TAX ADMINISTRATOR

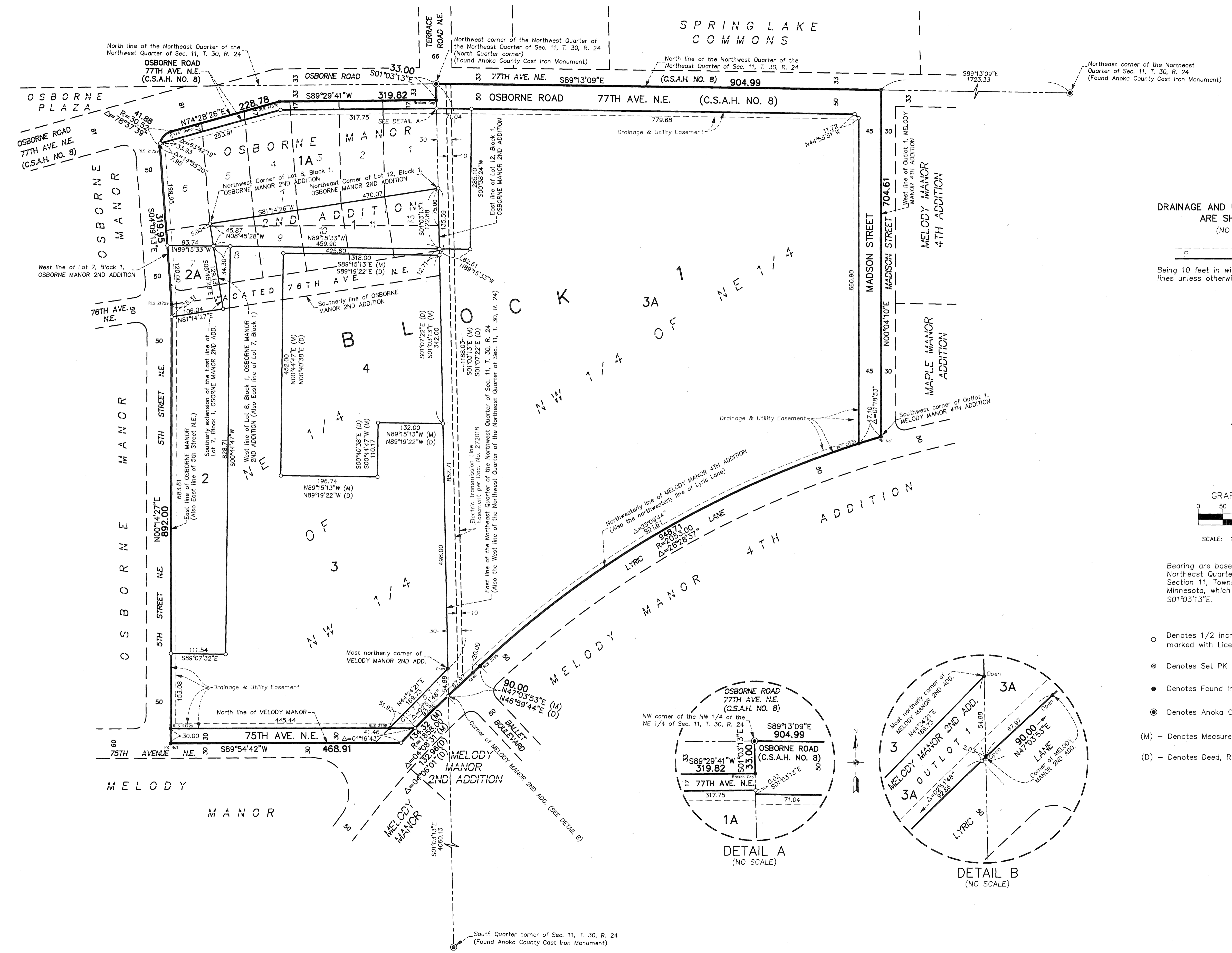
501196.010  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that this instrument was filed in my office on April 12, 2010 at 1:43 o'clock P.M.  
Margaret J. Devine, Registrar of Titles  
By: GKE Deputy Registrar of Titles

2014437.007  
OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA COUNTY OF ANOKA  
I hereby certify that this instrument was recorded on the 12<sup>th</sup> day of April, 2010 at 1:40 o'clock P.M. and was duly recorded in Book 75 of Abst. - page 25  
Maureen J. Devine  
By: GKE



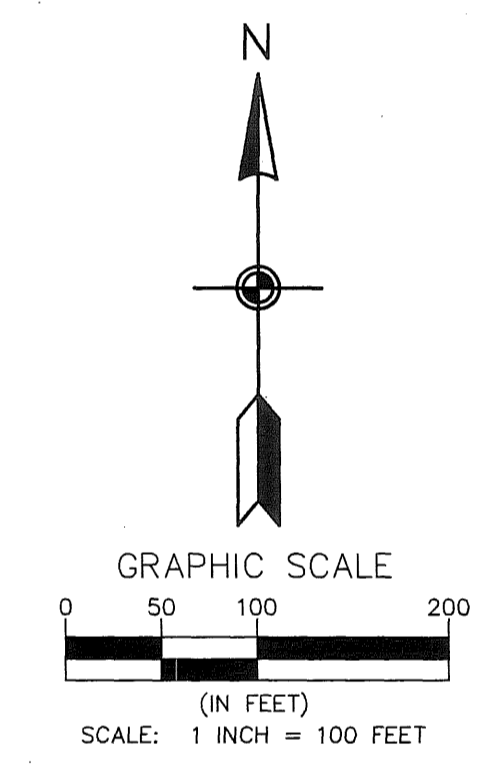
\$56.00 TORNS. \$56.00 Abst.

# UNITY ADDITION



DRAINAGE AND UTILITY EASEMENTS  
ARE SHOWN THUS:  
(NO SCALE)

Being 10 feet in width and adjoining street  
lines unless otherwise shown on this plat.



Bearing are based on the East line of the  
Northwest Quarter of the Northwest Quarter of  
Section 11, Township 30, Range 24, Anoka County,  
Minnesota, which is assumed to have a bearing of  
S01°03'13\"/>

- Denotes 1/2 inch by 14 inch Iron Monument set marked with License Number 40361
- ⊗ Denotes Set PK Nail
- Denotes Found Iron Monument or PK Nail
- ⊙ Denotes Anoka County Cast Iron Monument
- (M) - Denotes Measured Bearing or Distance
- (D) - Denotes Deed, Record or Plat Bearing or Distance

