

GATEWAY 2ND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Space Center Arden Hills, LLC, a Minnesota limited liability company, and the City of Arden Hills, a Minnesota Municipal Corporation, fee owners of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

Lot 1, Block 1, GATEWAY ADDITION, Ramsey County, Minnesota;

And

That part of Round Lake Court, vacated, as dedicated in GATEWAY ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota;

And

That part of vacated 14th Street North, formerly Butchers Street, as dedicated in Butchers Allotment No. 1 of Grounds in Section 21 Town 30 N Range 23 W Ramsey Co. Minn., which lies westerly of the east line of the Northwest Quarter of the Southwest Quarter of said Section 21, and easterly of a line parallel with, and 199.00 feet east of the following described line:

Commencing at the northwest corner of the Northwest Quarter of said Section 21; thence North 89 degrees 46 minutes 16 seconds East, assumed bearing along the north line of said Northwest Quarter, a distance of 707.63 feet to the point of beginning of said line to be described; thence South 03 degrees 27 minutes 02 seconds East a distance of 1156.13 feet; thence southerly a distance of 1042.35 feet along a tangential curve, concave to the west, having a radius of 7662.03 feet and a central angle of 07 degrees 47 minutes 40 seconds; thence South 04 degrees 20 minutes 38 seconds West, tangent to said curve, a distance of 3084.04 feet to the south line of the Southwest Quarter of said Section 21 and said line there terminating;

And

That part of the west 1300.00 feet of the Northwest Quarter of the Southwest Quarter of Section 21, Township 30 North, Range 23 West, Ramsey County, Minnesota, which lies northerly of 14th Street North, formerly Butchers Street, as dedicated in Butchers Allotment No. 1 of Grounds in Section 21 Town 30 N Range 23 W Ramsey Co. Minn., and easterly of a line parallel with and 113.00 feet east of the following described line:

Commencing at the northwest corner of the Northwest Quarter of said Section 21; thence North 89 degrees 46 minutes 16 seconds East, assumed bearing along the north line of said Northwest Quarter, a distance of 707.63 feet to the point of beginning of said line to be described; thence South 03 degrees 27 minutes 02 seconds East a distance of 1156.13 feet; thence southerly a distance of 1042.35 feet along a tangential curve, concave to the west, having a radius of 7662.03 feet and a central angle of 07 degrees 47 minutes 40 seconds; thence South 04 degrees 20 minutes 38 seconds West, tangent to said curve, a distance of 3084.04 feet to the south line of the Southwest Quarter of said Section 21 and said line there terminating;

And

All that part of the South 30 acres of the Northwest Quarter of Section 21, Township 30, Range 23, Ramsey County, Minnesota, lying westerly of a line described as beginning at a point on the south line of said Northwest Quarter, distant 2033.00 feet east of the southwest corner thereof; thence Northwesterly to a point on the north line of said South 30 acres, distant 1768.00 feet east of the northwest corner of said South 30 acres, and lying easterly of a line parallel with, and 113.00 feet east of the following described line:

Commencing at the northwest corner of said Northwest Quarter; thence North 89 degrees 46 minutes 16 seconds East, assumed bearing along the north line of said Northwest Quarter, a distance of 707.63 feet to the point of beginning of said line to be described; thence South 03 degrees 27 minutes 02 seconds East a distance of 1156.13 feet; thence southerly a distance of 1042.35 feet along a tangential curve, concave to the west, having a radius of 7662.03 feet and a central angle of 07 degrees 47 minutes 40 seconds; thence South 04 degrees 20 minutes 38 seconds West, tangent to said curve, a distance of 3084.04 feet to the south line of the Southwest Quarter of said Section 21 and said line there terminating.

Have caused the same to be surveyed and platted as GATEWAY 2ND ADDITION and do hereby dedicate or donate to the public for public use forever, the public ways, and also dedicating the utility easements, and the drainage and utility easements as shown on this plat.

In witness whereof said Space Center Arden Hills, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8th day of DECEMBER, 2014.

Signed: Space Center Arden Hills, LLC, a Minnesota limited liability company

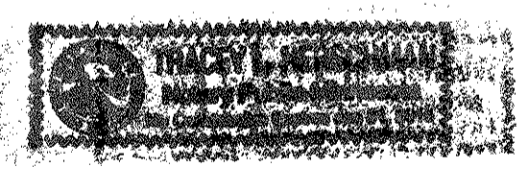
Chas Arend, its MANAGER

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 8th day of December, 2014, by Chas Arend, Manager of Space Center Arden Hills, LLC, a Minnesota limited liability company, on behalf of the company.

Margy Hasehman

Notary Public Anoka County, Minnesota
My commission expires 1/31/15



In witness whereof said City of Arden Hills, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officers this 15th day of December, 2014.

Signed: City of Arden Hills, a Minnesota Municipal Corporation

David Grant, Mayor

Amy Dietl, Clerk

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 15th day of December, 2014, by David Grant, Mayor, and Amy Dietl, Clerk of the City of Arden Hills, a Minnesota Municipal Corporation, on behalf of the corporation.

Pamela J. Sweeney
Pamela J. Sweeney
Notary Public Ramsey County, Minnesota
My commission expires 1/31/20

I, Brent R. Peters, Land Surveyor, do hereby certify that 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; 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 correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this day of 12th day of NOVEMBER, 2014.

Brent R. Peters
Brent R. Peters, Land Surveyor
Minnesota License No. 44123

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 12th day of November, 2014, by Brent R. Peters, Land Surveyor, Minnesota License No. 44123.

Kim Eleanor Hanson
Kim Eleanor Hanson
Notary Public Anoka County, Minnesota
My commission expires January 31, 2020

CITY OF ARDEN HILLS

We do hereby certify that on the 15th day of December, 2014, the City Council of the City of Arden Hills, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

David Grant, Mayor Amy Dietl, Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 201____.

_____, Director By: _____, Deputy
Property Records and Revenue

COUNTY SURVEYOR

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this 17th day of December, 2014.

Craig W. Hinzman
Craig W. Hinzman, Land Surveyor
Ramsey County Surveyor

REGISTRAR OF TITLES
County of Ramsey, State of Minnesota

I hereby certify that this plat of GATEWAY 2ND ADDITION was filed in the office of the Registrar of Titles for public record this 22nd day of December, 2014, at 11:00 o'clock A. M., and was duly filed in Book 99 of Plats, Pages 14, 15 and 16 as Document Number T02520769.

Deputy Registrar of Titles

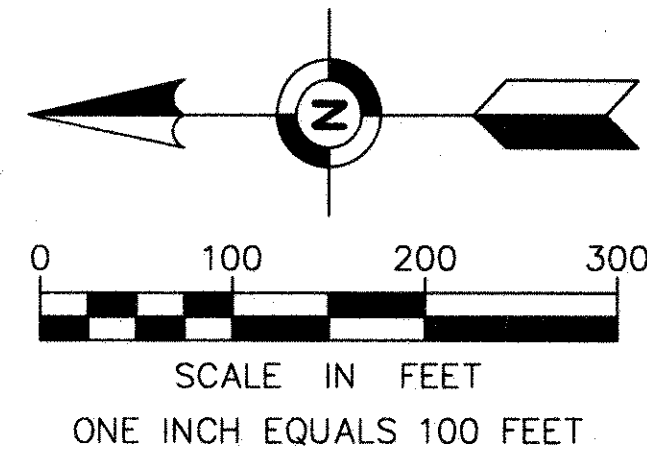
COUNTY RECORDER
County of Ramsey, State of Minnesota

I hereby certify that this plat of GATEWAY 2ND ADDITION was filed in the office of the County Recorder for public record this 22nd day of December, 2014, at 11:00 o'clock A. M., and was duly filed in Book 126 of Plats, Pages 36, 37 and 38 as Document Number AC4538289.

Deputy County Recorder



GATEWAY 2ND ADDITION



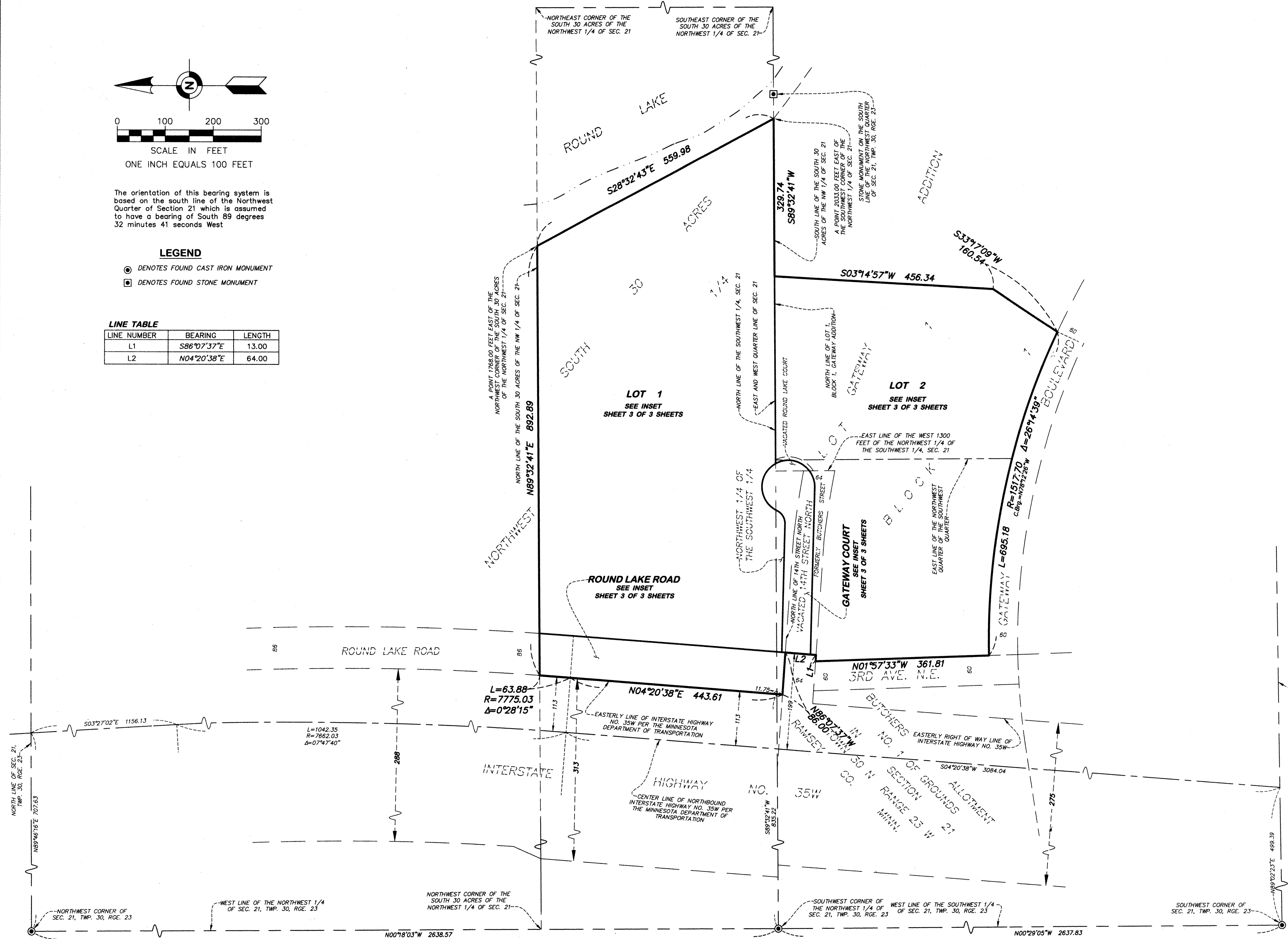
The orientation of this bearing system is based on the south line of the Northwest Quarter of Section 21 which is assumed to have a bearing of South 89 degrees 32 minutes 41 seconds West

LEGEND

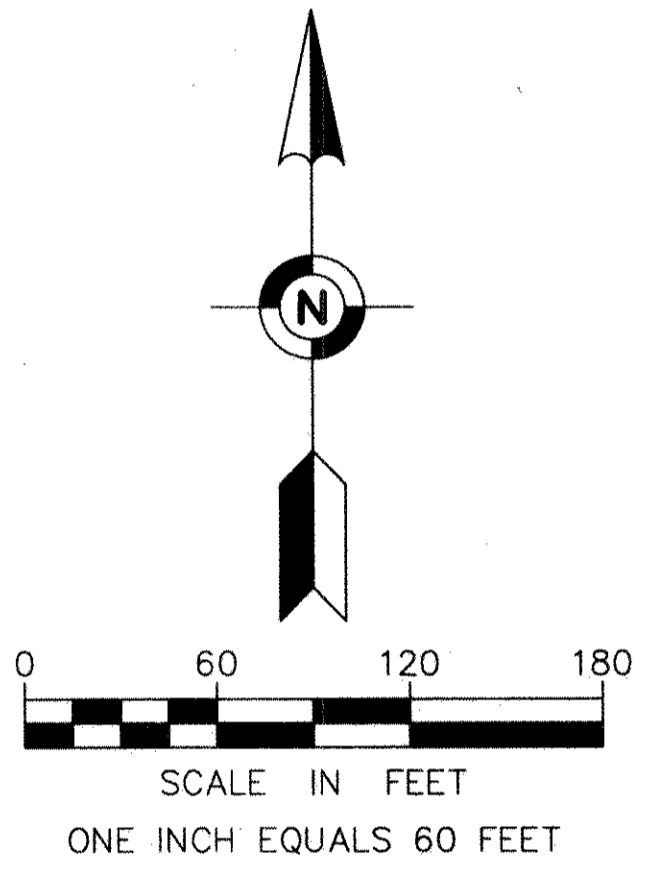
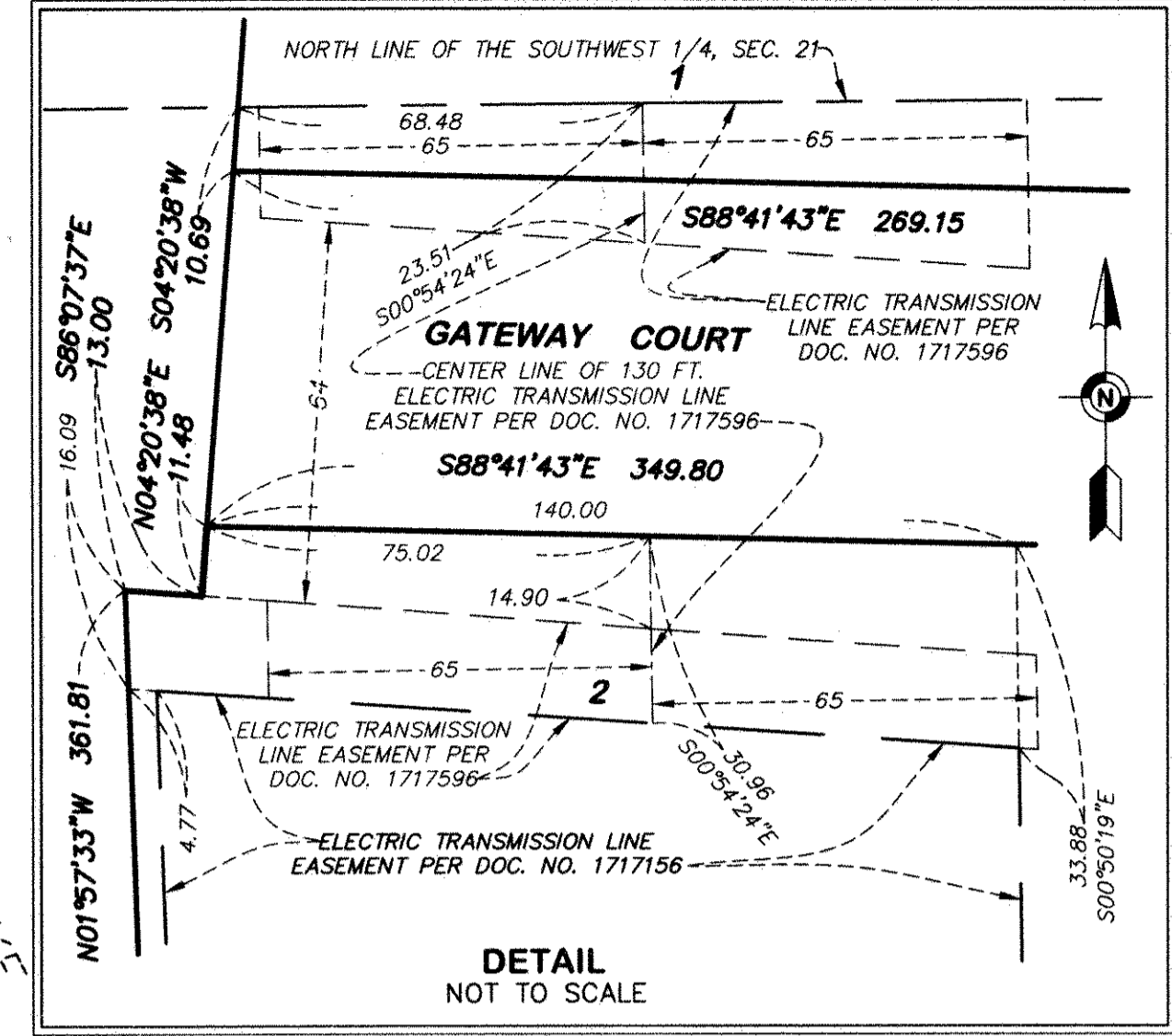
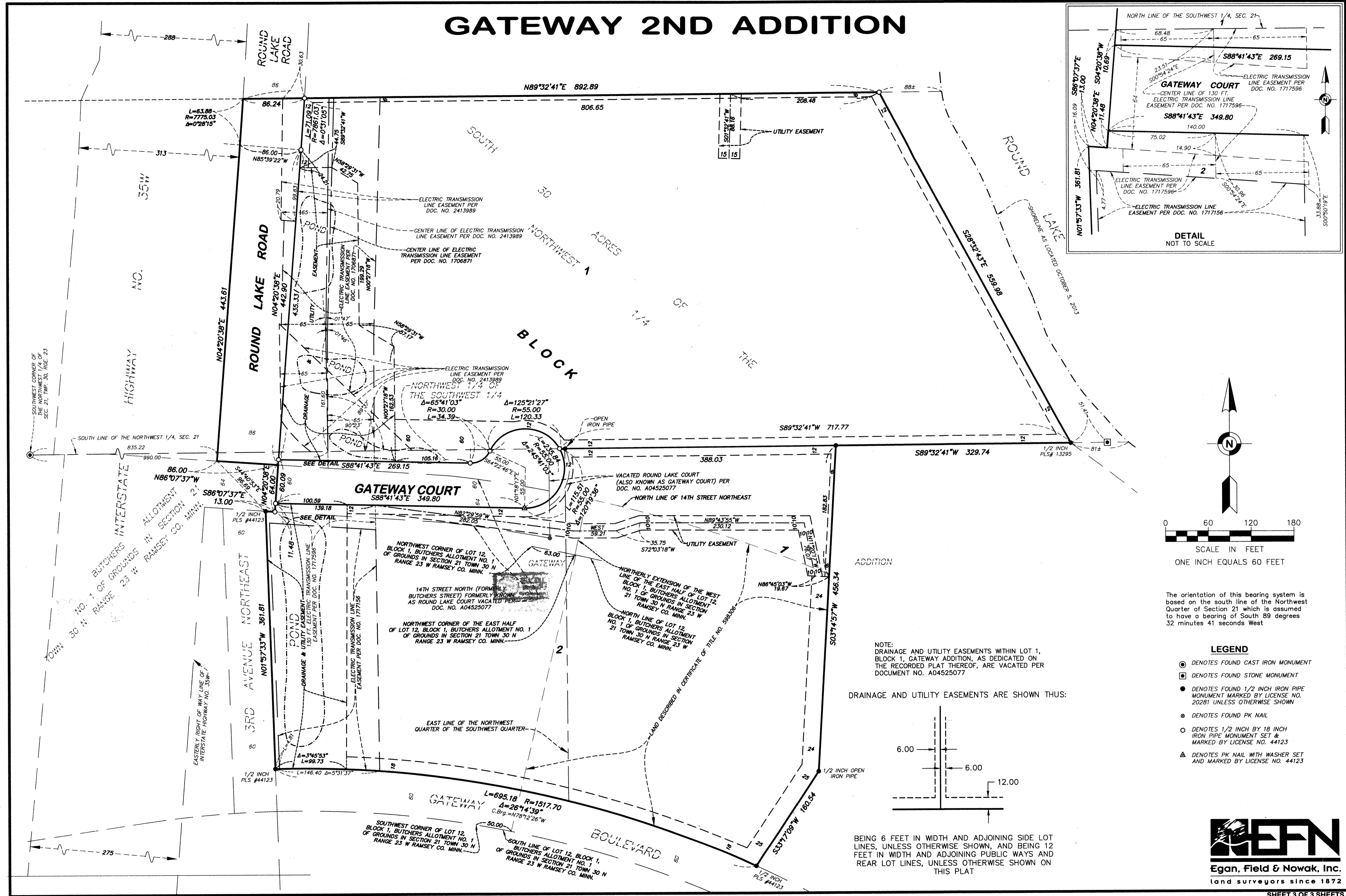
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES FOUND STONE MONUMENT

LINE TABLE

LINE NUMBER	BEARING	LENGTH
L1	S86°07'37"E	13.00
L2	N04°20'38"E	64.00



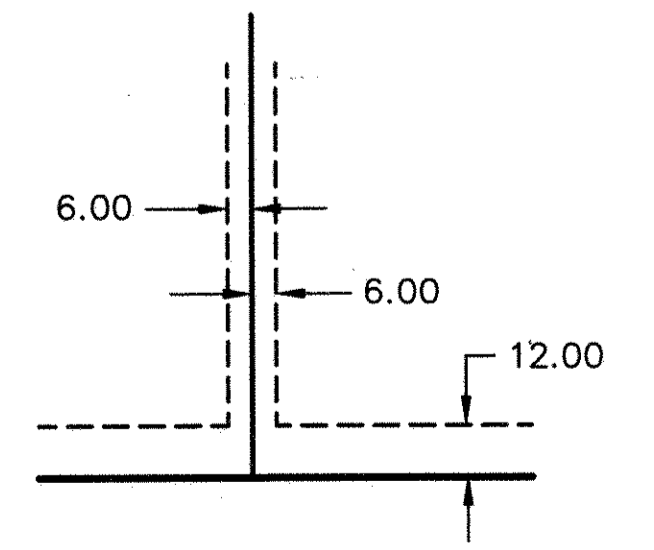
GATEWAY 2ND ADDITION



The orientation of this bearing system is based on the south line of the Northwest Quarter of Section 21 which is assumed to have a bearing of South 89 degrees 32 minutes 41 seconds West

- LEGEND**
- DENOTES FOUND CAST IRON MONUMENT
 - DENOTES FOUND STONE MONUMENT
 - DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NO. 20281 UNLESS OTHERWISE SHOWN
 - DENOTES FOUND PK NAIL
 - DENOTES 1/2 INCH BY 18 INCH IRON PIPE MONUMENT SET & MARKED BY LICENSE NO. 44123
 - ▲ DENOTES PK NAIL WITH WASHER SET AND MARKED BY LICENSE NO. 44123

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN, AND BEING 12 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT

EFN
Egan, Field & Nowak, Inc.
land surveyors since 1872