

HUNTERS RUN OF GEM LAKE

KNOW ALL MEN BY THESE PRESENTS: That Ashby Development, LLC, a Minnesota Limited Liability Corporation, owner and Premier Bank, a Minnesota corporation, mortgagee of the following described property situated in the City of Gem Lake, County of Ramsey, State of Minnesota:

All that part of the Southwest Quarter of Section 27, Township 30, Range 22, Ramsey County, Minnesota, described as follows: Commencing at a point on the South line of the Southwest Quarter of said Section 27, (said South line assumed to bear East-West) distant 935 feet East of the Southwest corner thereof; thence North at right angles to said South line 886 feet to the point of beginning of the land to be described; thence North 26 degrees 20 minutes East 170.07 feet; thence North 72 degrees 03 minutes West 106.66 feet; thence North 89 degrees 58 minutes West 111 feet; thence North 41 degrees 24 minutes West 71.20 feet; thence North 06 degrees 46 minutes East 78.36 feet; thence North 37 degrees 24 minutes West 47.63 feet; thence South 80 degrees 11 minutes West 96.93 feet; thence North 36 degrees 31 minutes West 93.46 feet; thence North 06 degrees 11 minutes East 91.84 feet; thence East 204.26 feet; thence North 01 degree 20 minutes East 700 feet; thence South 87 degrees 29 minutes East 85.08 feet; thence North 02 degrees 31 minutes East 169.10 feet; thence North 39 degrees 52 minutes East 337.36 feet; thence South 85 degrees 59 minutes West 198.97 feet; thence South parallel to the West line of said Southwest Quarter of said Section 27 185.7 feet, more or less, to the South line of the North Half of the North Half of the Northwest Quarter of the Southwest Quarter of said Section 27; thence West on said South line 920 feet to the Southwest corner of said North Half of the North Half of the Northwest Quarter of the Southwest Quarter of said Section 27; thence South on the West line of said Southwest Quarter to a point on said West line, which point is 886 feet North (as measured along the West line of said Southwest Quarter) of the Southwest corner of said Southwest Quarter of said Section 27; thence East on a line parallel with the South line of said Southwest Quarter to the point of beginning;

Excepting therefrom the following described parcel: All that part of the Southwest Quarter of said Section 27, described as follows: Commencing at a point on the South line of the Southwest Quarter of said Section 27 (said South line assumed to bear East-West) distant 935 feet East of the Southwest corner thereof; thence North at right angles to said South line 886 feet; thence North 26 degrees 20 minutes East 210.5 feet; thence South 72 degrees 03 minutes East 52 feet; thence North 68 degrees 31 minutes East 85 feet; thence North 50 degrees 50 minutes East 90 feet; thence North 20 degrees 47 minutes East 119.2 feet; thence North 03 degrees 02 minutes East 132.44 feet; thence West 481.75 feet to the point of beginning of the land to be excepted herein; thence continuing West 311 feet to a point; thence North 01 degree 20 minutes East 700 feet; thence East 311 feet to a point located 700 feet North 01 degree 20 minutes East of the point of beginning; thence South 01 degree 20 minutes West to the point of beginning and there terminating;

And also excepting therefrom the following described parcel: That part of the Northwest Quarter of the Southwest Quarter of said Section 27, lying within the following described lines:

Commencing at a point on the South line of the Southwest Quarter of said Section 27 (said South line assumed to bear East-West) distant 935 feet East of the Southwest corner of said Southwest Quarter; thence North 886 feet; thence North 26 degrees 20 minutes East 170.07 feet; thence North 72 degrees 03 minutes West 106.66 feet; thence North 89 degrees 58 minutes West 111.00 feet; thence North 41 degrees 24 minutes West 71.20 feet; thence North 06 degrees 46 minutes East 78.36 feet; thence North 37 degrees 24 minutes West 47.63 feet; thence South 80 degrees 11 minutes West 96.93 feet; thence North 36 degrees 31 minutes West 93.46 feet; thence North 06 degrees 11 minutes East 91.84 feet; thence North 01 degree 20 minutes East 170.07 feet; thence North 88 degrees 40 minutes West 120 feet; thence North 01 degree 20 minutes East 417.36 feet; thence South 88 degrees 40 minutes East 120 feet; thence South 01 degree 20 minutes West 417.36 feet to the point of beginning;

And also excepting therefrom the following described parcel: Commencing at the Southwest corner of said Section 27; thence North 00 degrees 02 minutes East (the South line of the Southwest Quarter of said Section 27 assumed to bear East-West) along the West line of said Section 27 886.00 feet; thence East 934.48 feet to the point of beginning of the lines to be herein described; thence North 26 degrees 20 minutes East 170.07 feet; thence North 72 degrees 03 minutes West 106.66 feet; thence North 89 degrees 58 minutes West 111.00 feet; thence North 41 degrees 24 minutes West 71.20 feet; thence South 30 degrees 22 minutes 44 seconds West 54.87 feet; thence South 44 degrees 49 minutes 44 seconds West 68.27 feet; thence South 143.00 feet; thence East 260.00 feet to the point of beginning;

And also excepting therefrom the following described parcel: That part of the Northwest Quarter of the Southwest Quarter of said Section 27, lying easterly of the east line of and between the easterly extensions of the northerly and southerly lines of the following described property: That part of the Northwest Quarter of the Southwest Quarter of said Section 27, lying within the following described lines: Commencing at a point on the South line of the Southwest Quarter of said Section 27 (said South line assumed to bear East-West) distant 935 feet East of the Southwest corner of said Southwest Quarter; thence North 886 feet; thence North 26 degrees 20 minutes East 170.07 feet; thence North 72 degrees 03 minutes West 106.66 feet; thence North 89 degrees 58 minutes West 111.00 feet; thence North 41 degrees 24 minutes West 71.20 feet; thence North 06 degrees 46 minutes East 78.36 feet; thence North 37 degrees 24 minutes West 47.63 feet; thence South 80 degrees 11 minutes West 96.93 feet; thence North 36 degrees 31 minutes West 93.46 feet; thence North 06 degrees 11 minutes East 91.84 feet; thence North 01 degree 20 minutes East 700 feet; thence East 311 feet to the point of beginning of the lines to be herein described; thence continuing North 88 degrees 40 minutes West 120 feet; thence North 01 degree 20 minutes East 417.36 feet; thence South 88 degrees 40 minutes East 120 feet; thence South 01 degree 20 minutes West 417.36 feet to the point of beginning;

And also excepting therefrom the following described parcel: That part of the Southwest Quarter of the Southwest Quarter of said Section 27, lying southerly of the South line of and between the southerly extensions of the westerly and easterly lines of the following described parcel: Commencing at the Southwest corner of said Section 27; thence North 00 degrees 02 minutes East (the South line of the Southwest Quarter of said Section 27 assumed to bear East-West) along the West line of said Section 27 886.00 feet; thence East 934.48 feet to the point of beginning of the lines to be herein described; thence North 26 degrees 20 minutes East 170.07 feet; thence North 72 degrees 03 minutes West 106.66 feet; thence North 89 degrees 58 minutes West 111.00 feet; thence North 41 degrees 24 minutes West 71.20 feet; thence South 30 degrees 22 minutes 41 seconds West 54.87 feet; thence South 44 degrees 49 minutes 44 seconds West 68.27 feet; thence South 143.00 feet; thence East 260.00 feet to the point of beginning;

AND That part of the Northwest Quarter of the Southwest Quarter of Section 27, Township 30, Range 22, lying within the following described lines: Commencing at a point on the South line of the Southwest Quarter of said Section 27 (said South line assumed to bear East-West) distant 935 feet East of the Southwest corner of said Southwest Quarter; thence North 886 feet; thence North 26 degrees 20 minutes East 170.07 feet; thence North 72 degrees 03 minutes West 106.66 feet; thence North 89 degrees 58 minutes West 111.00 feet; thence North 41 degrees 24 minutes West 71.20 feet; thence North 06 degrees 46 minutes East 78.36 feet; thence North 37 degrees 24 minutes West 47.63 feet; thence South 80 degrees 11 minutes West 96.93 feet;

thence North 36 degrees 31 minutes West 93.46 feet; thence North 06 degrees 11 minutes East 91.84 feet to the point of beginning of the lines to be herein described; thence North 01 degree 20 minutes 34 seconds East 187.51 feet; thence North 88 degrees 40 minutes West 106.74 feet; thence South 01 degree 20 minutes West 190 feet to an intersection with the westerly extension of the below described "Line A"; thence East along said extension and along said "Line A" 106.74 feet to an intersection with a line drawn South 06 degrees 11 minutes West from the point of beginning; thence North 06 degrees 11 minutes East 0.01 feet to the point of beginning.

Line A: Commencing at a point on the South line of the Southwest Quarter of said Section 27, (said South line assumed to bear East-West) distant 935 feet East of the Southwest corner thereof; thence North at right angles to said South line 886 feet; thence North 26 degrees 20 minutes East 210.5 feet; thence South 72 degrees 03 minutes East 52 feet; thence North 68 degrees 31 minutes East 85 feet; thence North 50 degrees 50 minutes East 90 feet; thence North 20 degrees 47 minutes East 119.2 feet; thence North 03 degrees 02 minutes East 132.44 feet; thence West 481.75 feet to the point of beginning of the line to be described; thence continuing West 311 feet and said line there terminating;

AND That part of the Northwest Quarter of the Southwest Quarter of Section 27, Township 30, Range 22, lying within the following described lines: Commencing at a point on the South line of the Southwest Quarter of said Section 27 (said South line assumed to bear East-West) distant 935 feet East of the Southwest corner of said Southwest Quarter; thence North 886 feet; thence North 26 degrees 20 minutes East 170.07 feet; thence North 72 degrees 03 minutes West 106.66 feet; thence North 89 degrees 58 minutes West 111.00 feet; thence North 41 degrees 24 minutes West 71.20 feet; thence North 06 degrees 46 minutes East 78.36 feet; thence North 37 degrees 24 minutes West 47.63 feet; thence South 80 degrees 11 minutes West 96.93 feet; thence North 36 degrees 31 minutes West 93.46 feet; thence North 06 degrees 11 minutes East 91.84 feet; thence North 01 degree 20 minutes East 170.07 feet; thence North 88 degrees 40 minutes West 120 feet; thence North 01 degree 20 minutes East 417.36 feet to the point of beginning of the lines to be herein described; thence continuing North 01 degree 20 minutes East 92.64 feet; thence East 193.16 feet; thence South 01 degree 20 minutes West 97.13 feet; thence North 88 degrees 40 minutes West 193.11 feet to the point of beginning;

AND All that part of the Southwest Quarter of Section 27, Township 30, Range 22, described as follows: Beginning at a point on the South line of the Southwest Quarter of said Section 27 (said South line assumed to bear East-West) distant 935 feet East of the Southwest corner thereof; thence North at right angles to said South line 886 feet; thence North 26 degrees 20 minutes East 210.5 feet; thence South 72 degrees 03 minutes East 52 feet; thence North 68 degrees 31 minutes East 85 feet; thence North 50 degrees 50 minutes East 46.61 feet; thence North 87 degrees 18 minutes East 67.30 feet; thence South 50 degrees 50 minutes West 106.95 feet; thence South 68 degrees 31 minutes West 105.56 feet; thence North 72 degrees 03 minutes West 31.81 feet; thence South 26 degrees 20 minutes West 166.60 feet; thence South 87.64 feet to a point on the South line of the Southwest Quarter of said Section 27, thence West 40 feet to the point of beginning;

AND All that part of the Southwest Quarter of Section 27, Township 30, Range 22, described as follows: Commencing at a point on the South line of the Southwest Quarter of said Section 27 (said South line assumed to bear East-West) distant 935 feet East of the Southwest corner thereof; thence North at right angles to said South line 886 feet; thence North 26 degrees 20 minutes East 170.07 feet to the point of beginning of the land to be herein described; thence North 72 degrees 03 minutes West 106.66 feet; thence North 00 degrees 40 minutes East 41.88 feet; thence South 72 degrees 03 minutes East 125 feet; thence South 26 degrees 20 minutes West 40.43 feet to the point of beginning;

AND All that part of Lot 5, Block 1, RED FOX HILLS, Ramsey County, Minnesota, which lies northeasterly of a line described as beginning at a point on the easterly line of said Lot 5, distant 45.00 feet southerly from the northeasterly corner thereof; thence northwesterly to a point on the northwesterly line of said Lot 5, distant 55.00 feet southwesterly from the northeasterly corner thereof and said line there terminating;

AND All that part of Lot 6, Block 1, RED FOX HILLS, Ramsey County, Minnesota, lying southerly of a line described as follows: Commencing at the northeast corner of said Lot 6; thence southerly along the east line of said Lot 6 a distance of 157.29 feet to the point of beginning of the line to be described; thence southwesterly deflecting to the right 73 degrees 51 minutes 42 seconds to the westerly line of said Lot 6 and there terminating.

Have caused the same to be surveyed and platted as HUNTERS RUN OF GEM LAKE and do hereby dedicate to the public for public use forever the thoroughfare, drainage easements and the utility easements as shown on this plat.

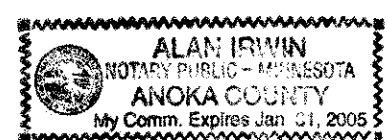
In witness whereof said Ashby Development, LLC, a Minnesota Limited Liability Corporation, has caused these presents to be signed by its proper officer this 27th day of FEBRUARY, 2001.

Signed: Ashby Development, LLC
Mark S. Ashby
Mark S. Ashby, President

In witness whereof said Premier Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 8th day of FEBRUARY, 2001.

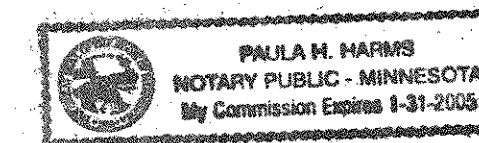
Signed: Premier Bank
Michael R. Ruether
Michael R. Ruether, President, White Bear Lake Branch

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 7th day of February, 2001, by Mark S. Ashby, President of Ashby Development, LLC, a Minnesota Limited Liability Corporation, on behalf of the corporation.



Alan Irwin
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2005

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 8th day of February, 2001, by Michael R. Ruether, President, White Bear Lake Branch, of Premier Bank, a Minnesota corporation, on behalf of the corporation.

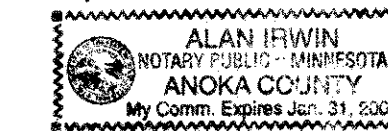


Paula M. Harms
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-05

I hereby certify that I have surveyed and platted the property described on this plat as HUNTERS RUN OF GEM LAKE; 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; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Ronald P. Alwin
Ronald P. Alwin, Land Surveyor
Minnesota License No. 17765

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing Surveyor's Certificate was acknowledged before me this 7th day of February, 2001 by Ronald P. Alwin, a Licensed Land Surveyor.



Alan Irwin
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2005

City of Gem Lake
We do hereby certify that on the 8th day of FEBRUARY, 2001, the City Council of the City of Gem Lake, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.
Paul A. Erath Mayor
[Signature] Manager

Taxes payable in the year 2001 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 13th day of February, 2001.

Dorothy McClung, Director
Department of Property Taxation
By Deborah K. Mesner, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 13th day of February, 2001, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of HUNTERS RUN OF GEM LAKE was filed in the office of the County Recorder for public record on this 13th day of February, 2001, at 2:42 o'clock P.M., and was duly filed in Book 116 of Plats, Pages 44, 45 and 46, as Document Number 3373704.

Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of HUNTERS RUN OF GEM LAKE was filed in the office of the Registrar of Titles for public record on this 14th day of February, 2001, at 4 o'clock P.M., and was duly filed in Book 43 of Plats, Pages 26, 27 and 28, as Document Number 1626613.

Deputy Registrar of Titles

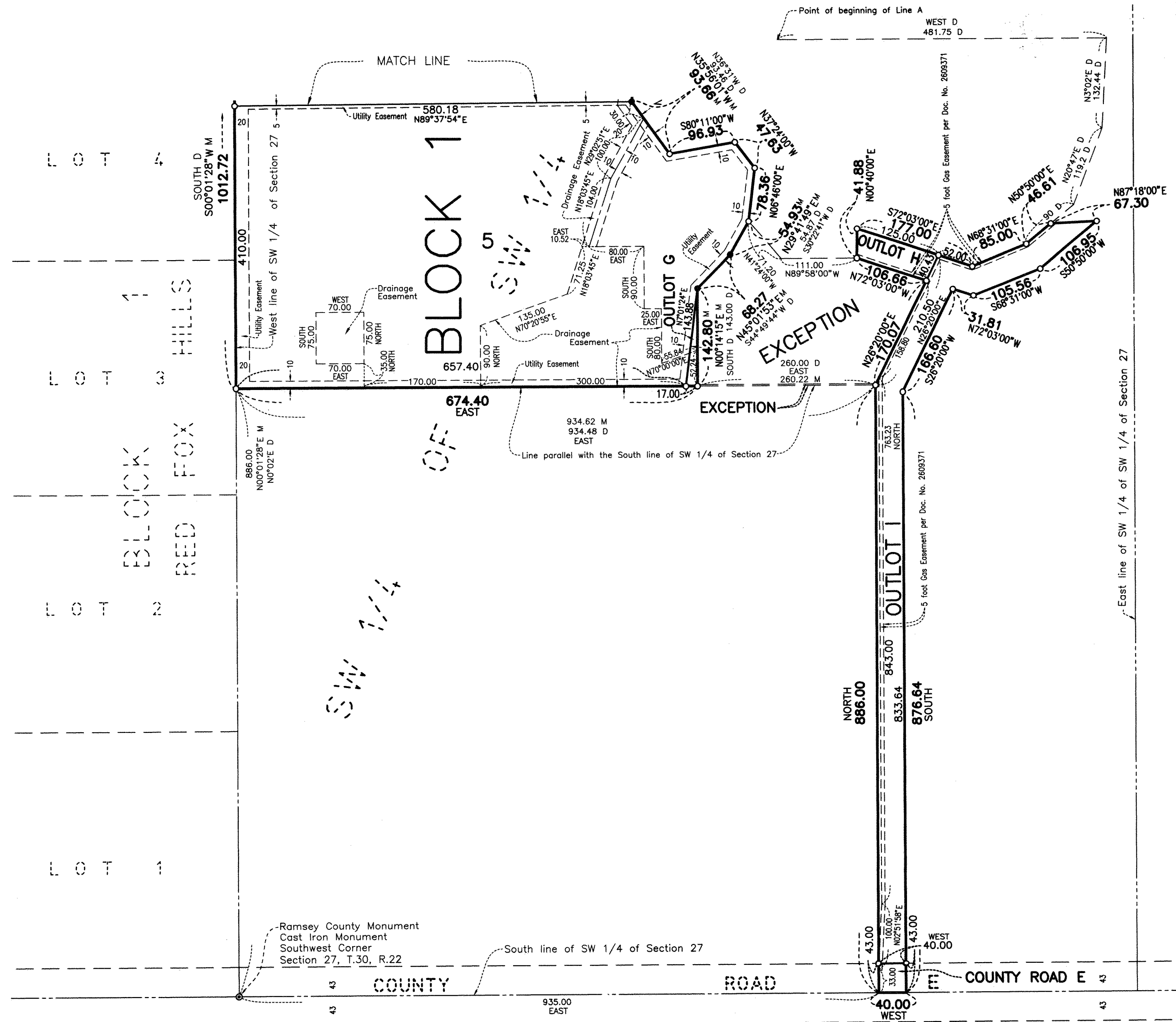


HUNTERS RUN OF GEM LAKE

VICINITY MAP

SECTION 27, T.30N., R.22W.
RAMSEY COUNTY, MINNESOTA

NOT TO SCALE

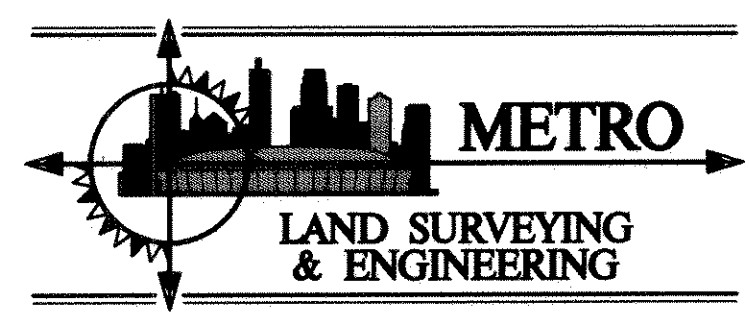


NORTH

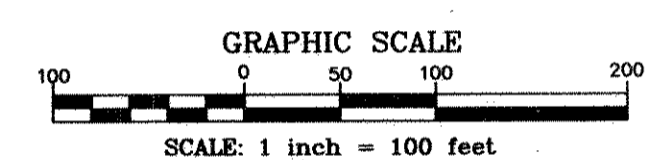
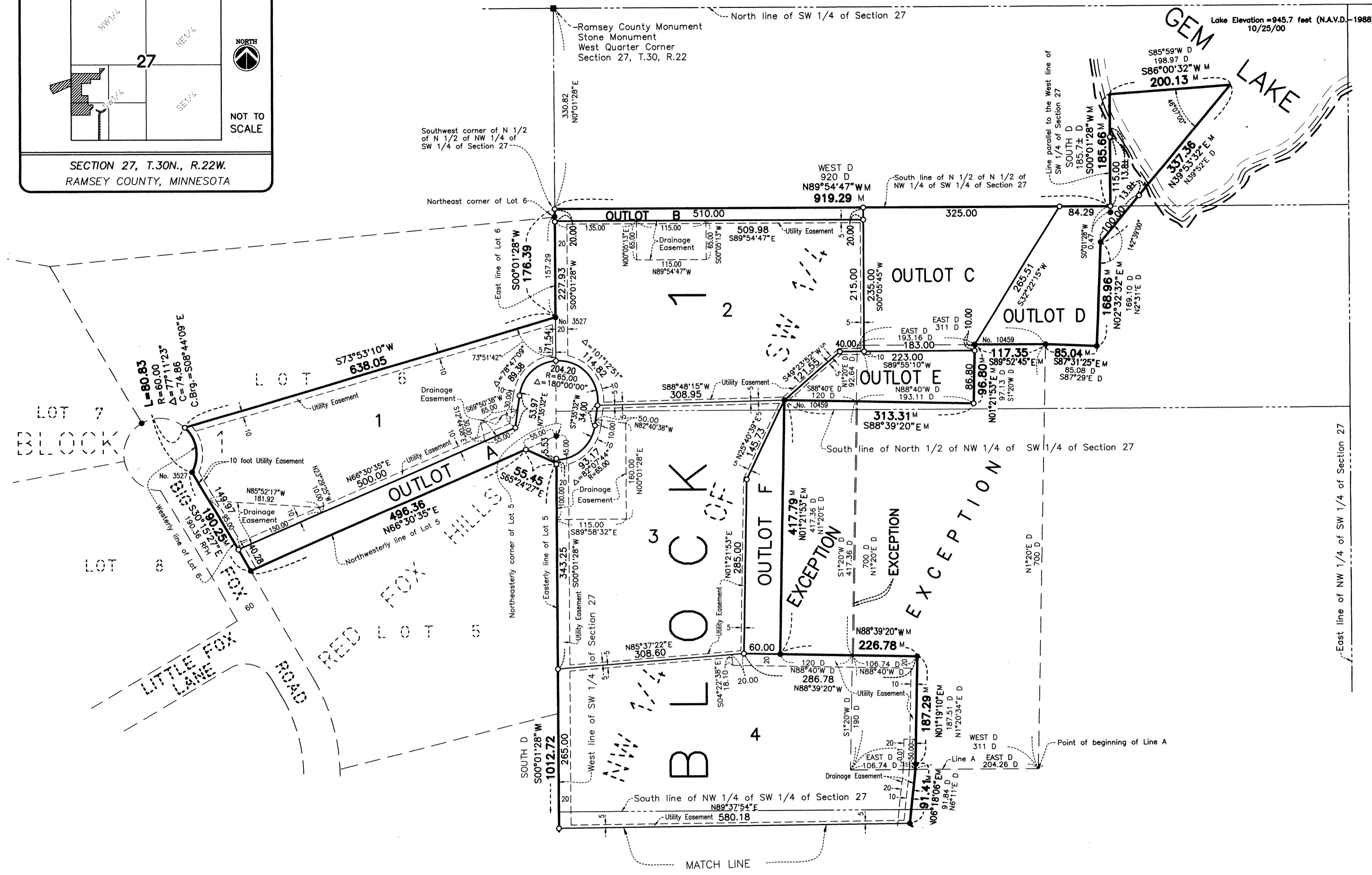
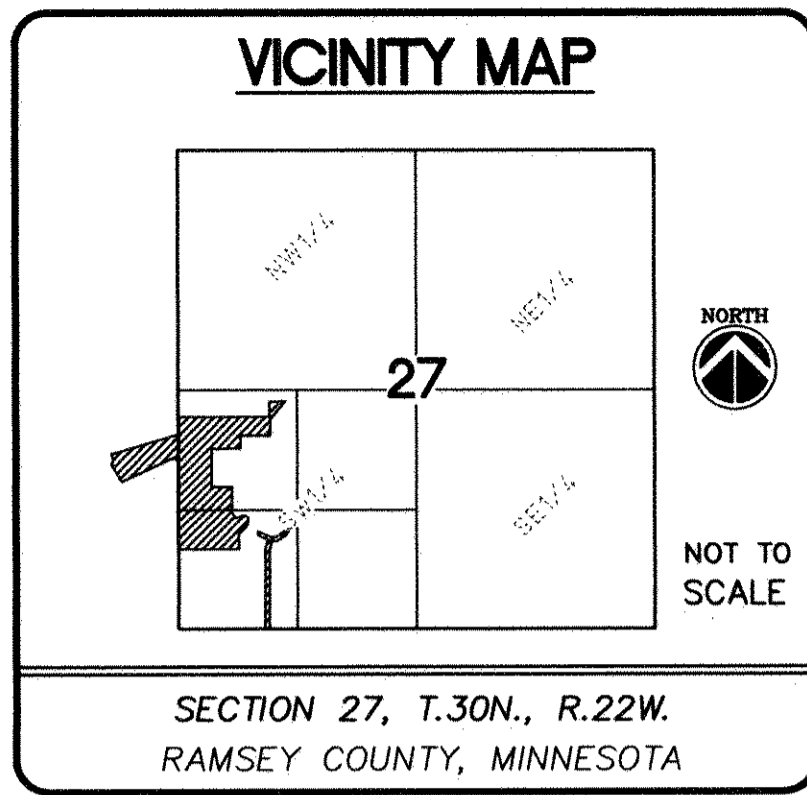
GRAPHIC SCALE

SCALE: 1 inch = 100 feet

- Denotes found 1/2 inch iron pipe, marked as indicated.
 - Denotes 1/2 inch by 14 inch iron pipe, set and marked by R.L.S. No. 17765.
 - D Denotes data as per description.
 - M Denotes measured data.
- The orientation of this bearing system is based upon the south line of the SW 1/4 of Section 27, T.30, R.22 which is assumed to bear EAST.



HUNTERS RUN OF GEM LAKE



- Denotes found 1/2 inch iron pipe, marked as indicated.
- Denotes 1/2 inch by 14 inch iron pipe, set and marked by R.L.S. No. 17765.
- D Denotes data as per description.
- RFH Denotes data as per plat of RED FOX HILLS.
- M Denotes measured data.

The orientation of this bearing system is based upon the south line of the SW 1/4 of Section 27, T.30, R.22 which is assumed to bear EAST.

Lot dimensions are shown offset from the lot line for clarity.

BENCH MARK: Top nut hydrant at southeasterly corner of County Road E and Big Fox Road. Elevation = 958.21 feet (N.A.V.D. 1988).

HIGHEST KNOWN WATER ELEVATION OF GEM LAKE: No information available per Ramsey County Engineering, Minnesota Department of Natural Resources, and Vadnais Lake Area Watershed Management Office. The topography map received March, 1999 from the City of Gem Lake indicates an elevation of 947.8 feet for Gem Lake.

