

VADNAIS HEIGHTS SPORTS COMPLEX

KNOW ALL MEN BY THESE PRESENTS: That the City of Vadnais Heights, A Minnesota municipal corporation, owner of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

That part of Outlot A, DICK AND JANE'S COMMERCIAL CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of said Outlot A; thence on an assumed bearing of North 89 degrees 46 minutes 56 seconds East, along the south line of said Outlot A, a distance of 34.64 feet; thence continuing North 89 degrees 46 minutes 56 seconds East, along the south line of said Outlot A, a distance of 512.71 feet; thence North 00 degrees 08 minutes 51 seconds West a distance of 391.82 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 261.05 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 218.38 feet to the south line of the north 12 feet of said Outlot A; thence South 89 degrees 46 minutes 56 seconds West, along said south line of the north 12 feet of Outlot A, a distance of 99.00 feet to the point of beginning of the land to be described; thence South 00 degrees 00 minutes 00 seconds East a distance of 218.01 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 139.89 feet; thence North 00 degrees 01 minute 35 seconds West a distance of 217.48 feet to said south line of the north 12 feet of Outlot A; thence North 89 degrees 46 minutes 56 seconds East a distance of 139.99 feet to said point of beginning;

And

Those parts of Outlots A and B and Lot 5, Block 1, DICK AND JANE'S COMMERCIAL CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of said Outlot A; thence North 89 degrees 46 minutes 56 seconds East, along the south line of said Outlot A, a distance of 34.64 feet to the point of beginning of the land to be described; thence continuing North 89 degrees 46 minutes 56 seconds East, along said south line of Outlot A, a distance of 512.71 feet; thence North 00 degrees 08 minutes 51 seconds West a distance of 391.82 feet; thence South 90 degrees 00 minutes 00 seconds West, along said south line of the north 12 feet of Outlot A, a distance of 99.00 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 218.01 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 151.89 feet; thence South 00 degrees 02 minutes 11 seconds East a distance of 393.77 feet to said point of beginning;

And

Those parts of Outlots A and B, and Lots 1, 2, 3, 4, and 5, Block 1, DICK AND JANE'S COMMERCIAL CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of said Outlot A; thence North 89 degrees 46 minutes 56 seconds East, along the south line of said Outlot A, a distance of 547.35 feet to the point of beginning of the land to be described; thence continuing North 89 degrees 46 minutes 56 seconds East, along said south line of Outlot A and the south line of said Lots 3 and 4, a distance of 335.68 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 297.50 feet; thence North 89 degrees 51 minutes 50 seconds East a distance of 279.40 feet to the east line of said Lot 3; thence North 14 degrees 21 minutes 56 seconds East, along said east line of Lot 3 and the east line of said Lot 1, a distance of 106.63 feet; thence South 89 degrees 46 minutes 56 seconds West a distance of 97.53 feet; thence North 00 degrees 13 minutes 04 seconds West a distance of 130.76 feet; thence North 00 degrees 13 minutes 04 seconds West a distance of 97.53 feet; thence South 89 degrees 46 minutes 56 seconds West, along said south line of the north 12 feet of said Lots 2, 3, and 5, Block 1; thence South 89 degrees 46 minutes 56 seconds West, along said south line of the north 12 feet of Lots 2, 3, and 5, Block 1 a distance of 184.96 feet; thence South 00 degrees 02 minutes 26 seconds East a distance of 205.55 feet; thence South 89 degrees 59 minutes 52 seconds West a distance of 133.99 feet; thence South 00 degrees 08 minutes 51 seconds East a distance of 406.14 feet to said point of beginning;

And

Those parts of Lots 1 and 2, Block 1, DICK AND JANE'S COMMERCIAL CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of Outlot A of said DICK AND JANE'S COMMERCIAL CENTER; thence North 89 degrees 46 minutes 56 seconds East, along the south line of said Outlot A and Lots 3 and 4, a distance of 883.03 feet to the point of beginning of the land to be described; thence North 89 degrees 51 minutes 50 seconds East a distance of 297.50 feet; thence North 14 degrees 21 minutes 56 seconds East, along said east line of Lot 3 and the east line of said Lot 1, a distance of 106.63 feet to the point of beginning of the land to be described; thence South 89 degrees 46 minutes 56 seconds West a distance of 130.76 feet; thence North 00 degrees 13 minutes 04 seconds West a distance of 130.76 feet; thence North 00 degrees 13 minutes 04 seconds West a distance of 97.53 feet; thence South 89 degrees 46 minutes 56 seconds West a distance of 97.53 feet; thence North 00 degrees 13 minutes 04 seconds West a distance of 130.76 feet to the northeast corner of said Lot 2; thence North 89 degrees 46 minutes 56 seconds East, along said south line of the north 12 feet of Lot 2 and along the north line of said Lot 2, a distance of 113.36 feet to the south line of the north 12 feet of said Lot 2; thence North 00 degrees 08 minutes 51 seconds East, along the east line of said Lot 2, a distance of 33.00 feet to the northwest corner of said Lot 1; thence North 89 degrees 46 minutes 56 seconds East, along the north line of said Lot 1, a distance of 195.45 feet to the northeasterly line of said Lot 1; thence South 37 degrees 55 minutes 34 seconds East, along said northeasterly line, a distance of 52.83 feet to said east line of Lot 1; thence South 14 degrees 21 minutes 56 seconds West, along said east line, a distance of 140.66 feet to said point of beginning;

And

Those parts of Lots 3 and 4, Block 1 of DICK AND JANE'S COMMERCIAL CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of Outlot A of said DICK AND JANE'S COMMERCIAL CENTER; thence North 89 degrees 46 minutes 56 seconds East, along the south line of said Outlot A and Lots 3 and 4, a distance of 883.03 feet to the point of beginning of the land to be described; thence North 89 degrees 51 minutes 50 seconds East a distance of 297.50 feet; thence North 14 degrees 21 minutes 56 seconds East, along said east line of Lot 3 and the east line of said Lot 1, a distance of 106.63 feet to the southeast corner of said Lot 4; thence South 89 degrees 46 minutes 56 seconds West, along said south line of Lot 4, a distance of 203.24 feet to said point of beginning;

And

That part of Outlot A, DICK AND JANE'S COMMERCIAL CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Beginning at the southwest corner of said Outlot A; thence North 89 degrees 46 minutes 56 seconds East along the south line of said Outlot A, a distance of 34.64 feet; thence North 00 degrees 02 minutes 11 seconds West a distance of 393.77 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 12.00 feet; thence North 00 degrees 01 minute 35 seconds West a distance of 217.48 feet to the south line of the north 12 feet of said Outlot A; thence South 00 degrees 08 minutes 51 seconds East, along said west line of Outlot A, a distance of 811.20 feet to said point of beginning;

And

The north 12 feet of Outlots A and B; and the north 12 feet of Lots 3 and 5, Block 1; and the north 12 feet of the west 78.00 feet of Lot 2, Block 1, all of DICK AND JANE'S COMMERCIAL CENTER, according to the recorded plat thereof, Ramsey County, Minnesota.

And that Bryan M. Hansen, single person, and Robert J. Hansen, single person, fee owners of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

Those parts of Outlots A and B, and Lot 5, Block 1, DICK AND JANE'S COMMERCIAL CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

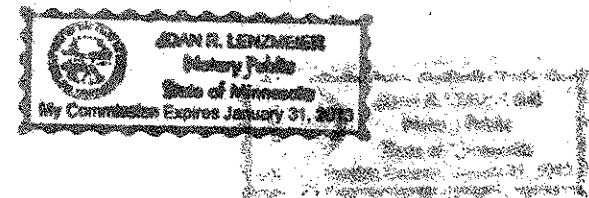
Commencing at the southwest corner of said Outlot A; thence North 89 degrees 46 minutes 56 seconds East, along the south line of said Outlot A, a distance of 547.35 feet; thence North 00 degrees 08 minutes 51 seconds West a distance of 391.82 feet to the point of beginning of the land to be described; thence South 90 degrees 00 minutes 00 seconds West a distance of 261.05 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 218.38 feet to the south line of the north 12 feet of said Outlot A; thence South 89 degrees 46 minutes 56 seconds West, along said south line of the north 12 feet of Outlots A and B and Lot 5, Block 1, a distance of 394.87 feet; thence South 00 degrees 02 minutes 26 seconds East a distance of 205.55 feet; thence South 89 degrees 59 minutes 52 seconds West a distance of 133.99 feet; thence South 00 degrees 08 minutes 51 seconds East a distance of 14.32 feet to said point of beginning.

Have caused the same to be surveyed and platted as VADNAIS HEIGHTS SPORTS COMPLEX and do hereby dedicate to the public for public use forever the public ways and the drainage and utility easement as shown on this plat.

In witness whereof said City of Vadnais Heights, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 7th day of December, 2010

Signed: City of Vadnais Heights, Susan B. Banowetz Mayor and Gerald Urban City Administrator

STATE OF MINNESOTA
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 7th day of December, 2010 by Susan Banowetz, Mayor and Gerald Urban, City Administrator of the City of Vadnais Heights, a Minnesota municipal corporation, on behalf of the corporation.



Joan R. Lemmeier
Joan R. Lemmeier
(Printed Name)
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2013

Also in witness whereof said Bryan M. Hansen, single person, has hereunto set his hand this 19 day of December, 2011

Bryan M. Hansen
Bryan M. Hansen

STATE OF Suffolk
COUNTY OF Suffolk
The foregoing instrument was acknowledged before me this 19th day of December, 2011 by Bryan M. Hansen, single person.

Harris T. Punjabi
HARRIS PUNJABI
(Printed Name)
Notary Public, Suffolk County, Minnesota
My Commission Expires Oct. 24, 2014

Also in witness whereof Barbara F. Pagel and U.S. Bank, NA, a national association, Personal Representatives of the Estate of Robert J. Hansen, a single person, have caused these presents to be signed this 10th day of April, 2011

Barbara F. Pagel
Barbara F. Pagel, Personal Representative of the Estate of Robert J. Hansen

Signed: U.S. Bank, NA a national association, Personal Representative of the Estate of Robert J. Hansen
D.M. O'Rourke
Name VICE PRESIDENT
Title

STATE OF MINNESOTA
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 10th day of April, 2011, by Barbara F. Pagel, Personal Representative of the Estate of Robert J. Hansen.



Joan R. Lemmeier
Joan R. Lemmeier
(Printed Name)
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2013

STATE OF MINNESOTA
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 11th day of April, 2011 by D.M. O'Rourke the Vice President of U.S. Bank, NA, a national association, Personal Representative of the Estate of Robert J. Hansen on behalf of the association.



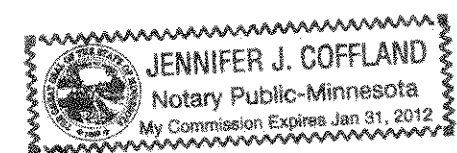
Joan R. Lemmeier
Joan R. Lemmeier
(Printed Name)
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2013

I, Jack Bolke, Professional 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 monuments indicated on this plat will be correctly set within one year; 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 29th day of November, 2010

Jack Bolke
Jack Bolke, Professional Land Surveyor
Minnesota License No. 20281

STATE OF MINNESOTA
COUNTY OF Hennepin
The foregoing Surveyor's Certificate was acknowledged before me this 29th day of November, 2010, by Jack Bolke, a Professional Land Surveyor.



Jennifer J. Coffland
Jennifer J. Coffland
(Printed Name)
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2012

CITY OF VADNAIS HEIGHTS, MINNESOTA
We do hereby certify that on the 7th day of December, 2010, the City Council of the City of Vadnais Heights, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Susan B. Banowetz Mayor and Gerald Urban City Administrator

DEPARTMENT OF PROPERTY RECORDS AND REVENUE
Pursuant to Minnesota Statutes, Section 505.021 Subd. 9, taxes payable in the year 2011 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 22 day of December 22, 2011.

Mark E. Oswald, Director
Department of Property Records and Revenue
by William King, Deputy

RAMSEY 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 23rd day of DECEMBER, 2011.

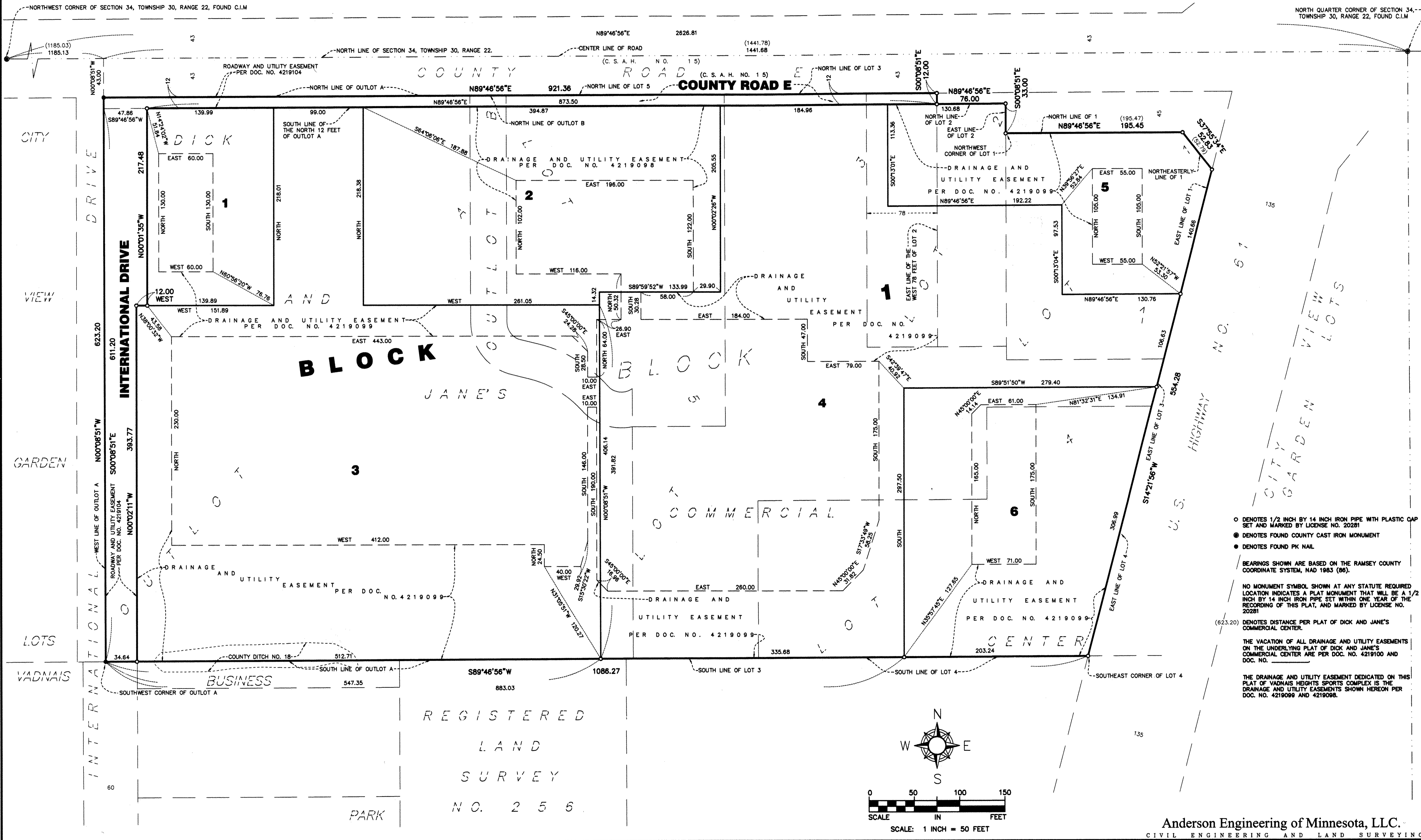
Craig W. Hinzman
Michael B. Flisgen, E.C.
Ramsey County Surveyor
CRAIG W. HINZMAN

COUNTY RECORDER, County of Ramsey, State of Minnesota
I hereby certify that this plat of VADNAIS HEIGHTS SPORTS COMPLEX was filed in the office of the County Recorder for public record on this 23rd day of December, 2011 at 4 o'clock P.M. and was duly filed in Book 125 of Plats, Pages 10 and 11, as Document Number 4313670.

Deputy County Recorder

Anderson Engineering of Minnesota, LLC.
CIVIL ENGINEERING AND LAND SURVEYING

VADNAIS HEIGHTS SPORTS COMPLEX



○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE WITH PLASTIC CAP SET AND MARKED BY LICENSE NO. 20281
 ● DENOTES FOUND COUNTY CAST IRON MONUMENT
 ● DENOTES FOUND PK NAIL

BEARINGS SHOWN ARE BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM, MAD 1983 (86).

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE A 1/2 INCH BY 14 INCH IRON PIPE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, AND MARKED BY LICENSE NO. 20281

(623.20) DENOTES DISTANCE PER PLAT OF DICK AND JANE'S COMMERCIAL CENTER.

THE VACATION OF ALL DRAINAGE AND UTILITY EASEMENTS ON THE UNDERLYING PLAT OF DICK AND JANE'S COMMERCIAL CENTER ARE PER DOC. NO. 4219100 AND DOC. NO. _____

THE DRAINAGE AND UTILITY EASEMENT DEDICATED ON THIS PLAT OF VADNAIS HEIGHTS SPORTS COMPLEX IS THE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON PER DOC. NO. 4219099 AND 4219098.

