



SITE PLAN
1" = 50'-0"



**Certificate
of Survey**

Job Number: 3697
Surveyed For: Wolp & Welch Partnership
Date: 8/20/89
Scale: 1"=50'

From the office of
GEORGI-SCHMIDT & ASSOC. INC.
3092 No. Lexington Ave., Roseville, Mn. 55113
LAND SURVEYING
402-4668

Donald W. Schmidt
REGISTERED LAND SURVEYOR
Mn. Registration No. 10459

I hereby certify that this plat shows a survey made by me of the property described on this plat, and that the corners are correctly placed as shown, that this survey, plan or report was prepared by me, or under my direct supervision; and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

DESCRIPTION: (Parcel "A"-Shopping Center)
Subject to roads and highways taking, and subject to easements of record, that part of the East 368 feet of the Northeast quarter of the Northwest quarter of Section 21, Township 30 North, Range 22 West which lies northerly of the following described lines: Commencing at the Northeast corner of said Northwest quarter; thence South 0 degrees 00 minutes 41 seconds West (assumed bearing) along the East line of said Northwest quarter of Northwest quarter a distance of 341.35 feet to the point of beginning of the lines to be herein described; thence South 89 degrees 56 minutes 06 seconds West 290.25 feet; thence North 41 degrees 27 minutes 09 seconds West 117.41 feet to a point on the North line of said Northeast quarter of Northwest quarter, and there terminating.

DESCRIPTION: (Parcel "B"-Remainder)
That part of the East 628 feet of the NE 1/4 of the NW 1/4 of Section 21, Township 30, Range 22, Ramsey County, Minnesota, except the North 420 feet of the West 200 feet of the East 568 feet of said NE 1/4 of the NW 1/4 and except that part platted as Birch Bend Lane in the plat of Valley Oaks and Wooduck Drive in the plat of Valley Oaks Plat 2. Subject to Centerville Road and easements of record, all of which lies southerly of the following described lines: Commencing at the Northeast corner of said Northwest quarter; thence South 0 degrees 00 minutes 41 seconds West (assumed bearing) along the East line of said Northwest quarter of Northwest quarter a distance of 341.35 feet to the point of beginning of the lines to be herein described; thence South 89 degrees 56 minutes 06 seconds West 290.25 feet; thence North 41 degrees 27 minutes 09 seconds West 117.41 feet to a point on the West line of said East 368 feet, said point being 453.43 feet southerly of the Northwest quarter of Northwest quarter, and there terminating.

DESCRIPTION: (Total)
The East 628 feet of the NE 1/4 of the NW 1/4 of Section 21, Township 30, Range 22, Ramsey County, Minnesota except the North 420 feet of the West 200 feet of the East 568 feet of said NE 1/4 of the NW 1/4 and except that part platted as Birch Bend Lane in the plat of VALLEY OAKS and Wooduck Drive in the plat of VALLEY OAKS PLAT 2. Subject to State Trunk Highway No. 96 and Centerville Road.

I hereby certify to Wolp-Welch Partnership, to Title Service, Inc., to Lutheran Brotherhood and to their successors and assigns, that I have surveyed, on the ground, the property legally described hereon; that this plat of survey is a true, correct and accurate drawing and representation of said property and of the size, location, exterior dimensions and boundaries thereof; that the street addresses, as given me, locations and dimensions of all buildings, and the location of all parking areas, as marked in the field, of any other visible improvements upon said property, of fences, of recorded easements, known or made known to me, of visible easements, of streets, roads and rights-of-way which affect, benefit or burden said property; that there does not appear to be discrepancies, conflicts, gaps, boundary disputes, shortages in area, encroachments of visible improvements over boundary lines from or onto said property; and that no portion of said property is located within any flood plain.

Dated: 8/1/89
Donald W. Schmidt
Donald W. Schmidt, LS, Mn. Registration #10459

NOTES:
Entrances and Exits to Buildings to be shown on Map from Jack Welch- Annex, Elec. Coop.
Parking spaces - 158 counted marked spaces. 1642-923-836
Building Setback Lines to be shown on Map from Jack Welch- NS.E-6133 221-485
Telephone and Gas lines shown hereon located as per utility company. or 221-4921
Electric Company underground lines not located thus not shown- NS 221-264 235
Areas: Building = 21924 sq.ft., more or less.
No. Area = 147834 sq.ft., more or less.
So. Area = 492190 sq.ft., more or less.

JACK WELCH & ASSOCIATES ■ ARCHITECTURE ■ LAND PLANNING ■ CONSTRUCTION ■ CONST. MGMT. ■ 235 E. ROSELAWN, SUITE 14 ■ MAPLEWOOD, MN 55117 ■ 612-877-1401

RECEIVED
AUG 20 1989
WOLP CONSTRUCTION CO.

PROJECT: _____
LOCATION: _____
SHEET TITLE: _____

JOB NUMBER: _____
DRAWN BY: _____
DATE: _____
REVISED: _____

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