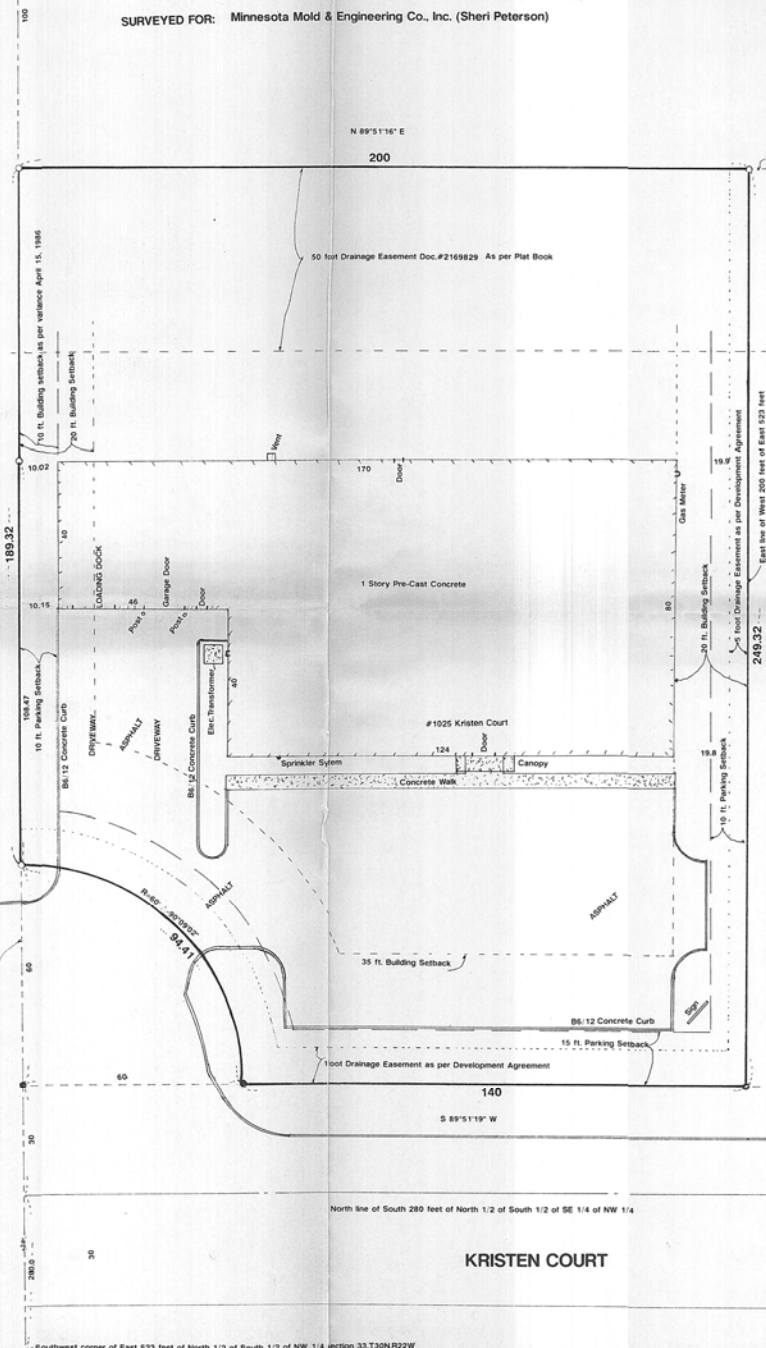


CONSTRUCTION MAP CERTIFICATE AND PLAT OF SURVEY

SURVEYED FOR: Minnesota Mold & Engineering Co., Inc. (Sheri Peterson)

86-4-101

Upon motion by Alder _____, duly sworn, it was RESOLVED, that the applications submitted by _____ for Minnit Tool on Kristen Court and for special use permit to allow industrial use in the office-business district, site plan, and variance to the Code to allow a sideyard setback of 10 feet on the west lot line, are hereby approved conditioned on the recommendations of the City Planner, City Engineer, Fire Department, and further conditioned that a development agreement between the City and the application be entered into."



South line of North 100.0 feet of Southeast 1/4 of Northwest 1/4 Section 33, T30N, R22W



SCALE: 1"=20'

- Denotes iron found in place
- Denotes iron pipe monument set

March 12, 1993

RE: Vadnais Heights, Minnesota
Property at 1025 Kristen Court
SEH File No. 92093

D.P. Holding Partnership
and North Star Bank
4606 Milton Street
Shoreview, MN 55126

To Whom it May Concern

Ms Sherry Peterson of Minnesota Mold requested this letter to address the building elevation of the property at 1025 Kristen Court.

The City of Vadnais Heights, Surface Water Management Plan, dated June 19, 1990 identifies a drainage subdistrict of this property with a design 100 year storm event flooding elevation of 915.4. On this basis, the recommended minimum building elevation is two feet above or 917.4.

The attached aerial topographic map indicates a building elevation between 916.0 and 918.0. If the building elevation is of concern, it should be verified with a field survey.

Sincerely,
Eugene A. Lindholm, P.E.
Eugene A. Lindholm, P.E.
Vadnais Heights City
Engineer, Consultant

NOTES:
Property contains 47032 sq. ft.
Items not located: Trees
Misc. items protruding from building such as, lights, downspouts, electric outlets, clean out pipe, fire alarm, etc.

ZONED: 0-B
Building setbacks as per present requirements:
Front (street side) - 35.0 feet
Interior (side) - 20.0 feet - variance approved for 10.0 feet on West
Parking setbacks as per present requirements:
Front (street side) - 15 feet
Interior (side) - 10 feet

FLOOD PLAIN - ZONE A- as per National Flood Insurance Rate Map, Community panel No. 270385 0001B revised November, 13, 1981. Area of Special Flood Hazards (SFH) and without base flood elevations determined. See copy of letter from SEH regarding Flood Plain and elevations. Plan elevation for first floor of building on subject property is at 918.5 feet or about 1.1 foot above minimum floor elevation of 917.4 feet.

"I, Donald W. Schmidt, a registered land surveyor in and for the State of Minnesota, do hereby certify to North Star Bank and to Chicago Title Insurance Company that this is a true and correct plat of the survey of:

That part of the West 200.0 feet of the East 523.0 feet of the Southeast quarter of the Northwest quarter of Section 33, Township 30, Range 22, Ramsey County, Minnesota, which lies south of the North 100.0 feet of said Southeast quarter of the Northwest quarter of Section 33 and North of a line 30.0 feet northerly of and parallel with the following described line and its westerly extension:

Commencing at the Southwest corner of the East 523.0 feet of the North half of the South half of the Northwest quarter of said Section 33; thence North 0 degrees 07 minutes 00 seconds west, assumed bearing, along the West line of said East 523.0 feet of the North half of the south half of the Northwest quarter of Section 33 a distance of 280.0 feet to the point of beginning of the line to be described; thence South 89 degrees 58 minutes 00 seconds East, parallel with the South line of said North half of the South half of the Northwest quarter of Section 33 a distance of 284.59 feet and said line there terminating.

Except that part thereof which lies within the circumference of a circle having a radius of 60.0 feet. The center of said circle is the southeast corner of the above described property.

and correctly shows the location of all visible buildings, structures and other improvements on the above described premises, including, without limitation, all streets, recorded easements as per Alta Commitment No. TC-35498; visible encroachments, bodies of water and drainage courses, flood plains (see letter from SEH dated March 12, 1993), building set back lines (as per City of Vadnais Heights-see resolution dated April 15, 1986), curb lines and cuts, visible rights-of-ways across the premises, party walls, visible encroachments on or gaps or overlaps with adjoining premises, street or alleys by any of said buildings, structure or other visible improvements situated upon any adjoining premises; and that the improvements do not violate any set back or any other buildings lines according to variances issued and are within flood plain Zone A.

Donald W. Schmidt
Donald W. Schmidt, Land Surveyor
Minnesota Registration #10459
Dated: 3/19/93

KRISTEN COURT

I HEREBY CERTIFY 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.

Donald W. Schmidt