

OAKCLIFF ADDITION

Know All Persons By These Presents that James H. Axness and Nora C. Axness, husband and wife, owners, Acorn Investments, Inc., a Minnesota Corporation, contract purchaser and Builders Development & Finance, Inc., a Minnesota Corporation, mortgagee of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

All that part of the North Half of the Northeast Quarter of the Northeast Quarter of Section 14, Township 28, Range 22 described as follows:

Beginning at the southeast corner of said Northeast Quarter of the Northeast Quarter of the Northeast Quarter; thence West 656.71 feet more or less to the southwest corner of said Northeast Quarter of the Northeast Quarter of the Northeast Quarter; thence North 292.77 feet; thence East 448.60 feet; thence South 86.42 feet; thence East to the east line of said Section 14; thence South along the east line of said Section 14 to the point of beginning; subject to rights acquired by the City of Saint Paul for opening of East Avenue and except that part platted as Oakville Heights Addition.

And

Beginning on the east line of and 189 feet North from the southeast corner of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter; thence South to said corner; thence West 165 feet; thence North 60 feet; thence northwesterly to a point on the southeasterly line of Springside Drive and 407.5 feet northeasterly thereon from the west line of the Northeast Quarter of the Northeast Quarter; thence northeasterly 173 feet on said southeasterly line; thence southeasterly to the point of beginning; except the northwesterly 170 feet thereof.

And

Beginning at the northwest corner of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter; thence East a distance of 165 feet; thence North a distance of 60 feet; thence northwest 145 feet on a line running toward a point on the southeast line of Springside Drive 407.5 feet northeast of its intersection with the west line of the Northeast Quarter of the Northeast Quarter; thence southwest to a point on a line 20 feet northwest of the point of beginning; said line running from the point of beginning to a point on the southeast line of Springside Drive 247.5 feet northeast from the intersection of Springside Drive and the west line of the Northeast Quarter of the Northeast Quarter; thence southeast a distance of 20 feet to the point of beginning.

Have caused the same to be surveyed, platted and known as OAKCLIFF ADDITION and do hereby dedicate to the public for public use forever the lane, avenue, road and drainage and utility easements as shown on the plat.

In witness whereof James H. Axness and Nora C. Axness, husband and wife, have hereunto set their hands this 19 day of September, 1990.

Signed:

James H. Axness
James H. Axness

Nora C. Axness
Nora C. Axness

In witness whereof Acorn Investments, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 22 day of August, 1990.

Signed: Acorn Investments, Inc.

Mark Huber its VICE PRES.

In witness whereof Builders Development & Finance, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 20th day of September, 1990.

Signed: Builders Development & Finance, Inc.

Michael J. Franta its Assistant Vice President

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss

The foregoing instrument was acknowledged before me this 19 day of September, 1990, by James H. Axness and by Nora C. Axness, husband and wife.

Kay A. Huber
Notary Public, Ramsey County, Minnesota
My Commission Expires 9-17-95



STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss

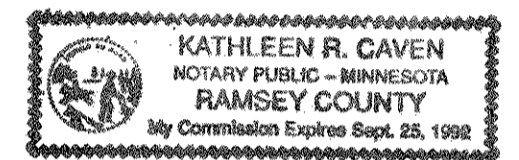
The foregoing instrument was acknowledged before me this 22 day of August, 1990, by MORT J. HUBER, VICE PRES. of Acorn Investments, Inc., a Minnesota Corporation, on behalf of the corporation.



Kay A. Huber
Notary Public, Hennepin County, Minnesota
My Commission Expires 9-17-95

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss

The foregoing instrument was acknowledged before me this 20th day of September, 1990, by Michael J. Franta, Ass. Vice President of Builders Development & Finance, Inc., a Minnesota Corporation, on behalf of the corporation.



Kathleen R. Caven
Notary Public, Ramsey County, Minnesota
My Commission Expires Sept. 25, 1992

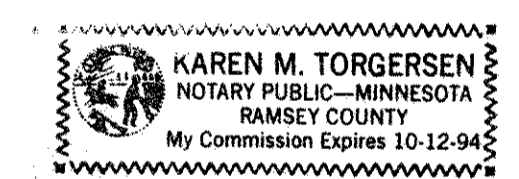
I, David E. Torgersen, hereby certify that I have surveyed and platted the property described in the dedication of this plat as OAKCLIFF ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements or public highways other than as shown thereon.

David E. Torgersen
David E. Torgersen, Registered Land Surveyor
Minnesota Registration Number 17551

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 27th day of July, 1990.

Karen M. Torgersen
Notary Public, Ramsey County, Minnesota
My Commission Expires 10-12-94



Approved and accepted by the City Council of the City of Saint Paul, Minnesota, this 23rd day of October, 1990.

Albert B. Olson
Clerk

Taxes for the year 1990 on land described herein paid, no delinquent taxes and transfer entered, this 23rd day of October, 1990.

Lou McKenna Director
Department of Property Taxation

Jelen Kucetson, Deputy

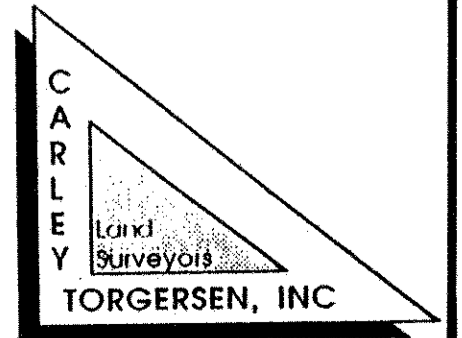
Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 23rd day of OCTOBER, 1990, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of OAKCLIFF ADDITION was filed in this office this 6 day of NOVEMBER, 1990, at 2:55 o'clock P.M., and was filed in Book 106 of Plats, Pages 21 and 22, as Documents Number 2570277.

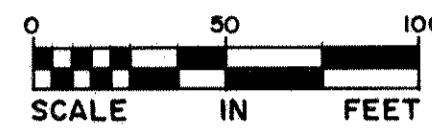
Lou McKenna, County Recorder By _____, Deputy



OAKCLIFF ADDITION



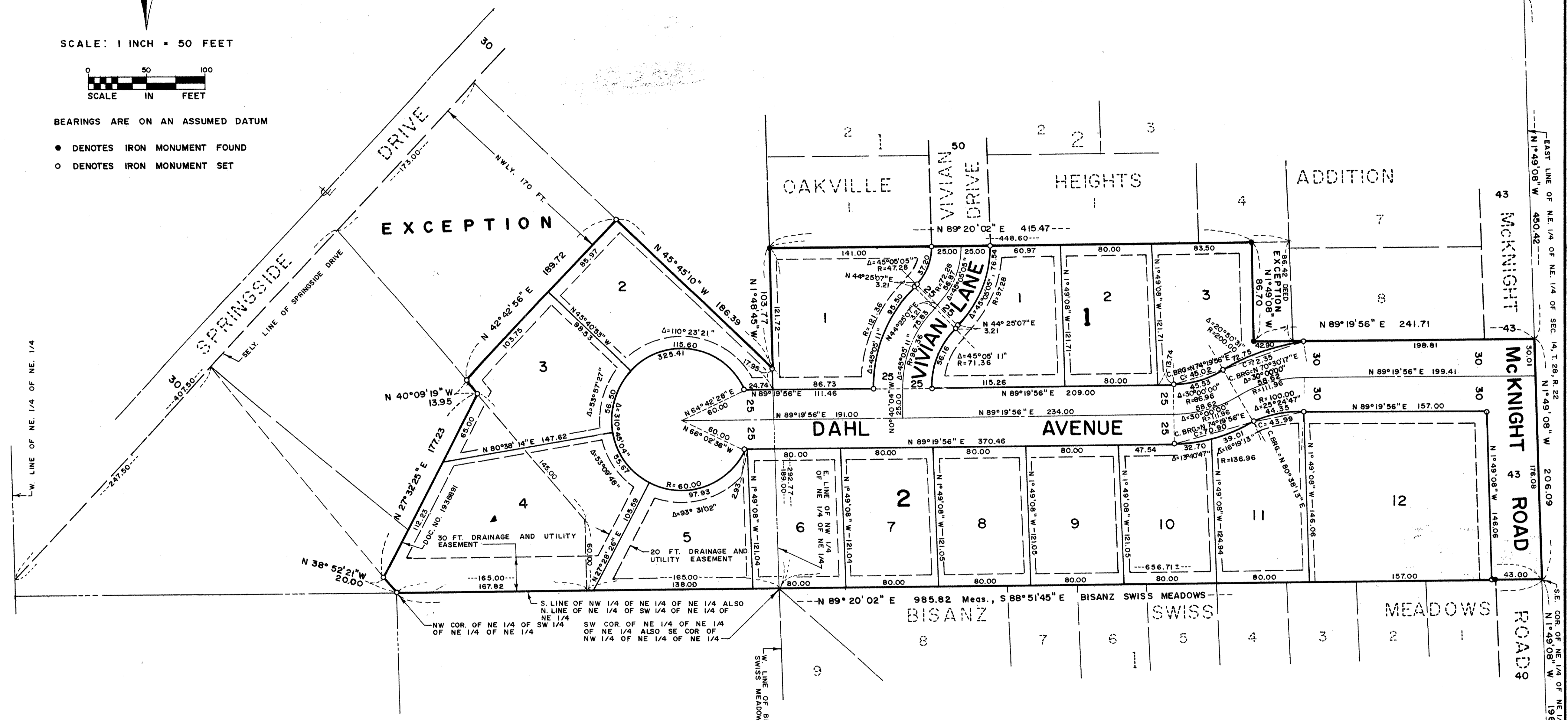
SCALE: 1 INCH = 50 FEET



BEARINGS ARE ON AN ASSUMED DATUM

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET

N.E. COR. OF NE. 1/4 OF SEC. 14, T. 28, R. 22 R.C.M. (C.I.M.)

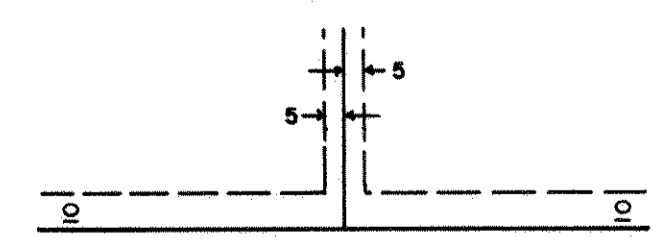


L.W. LINE OF NE. 1/4 OF NE. 1/4

EAST LINE OF NE. 1/4 OF NE. 1/4 OF SEC. 14, T. 28, R. 22
N 1° 49' 08" W 450.42'
MCKNIGHT ROAD
N 1° 49' 08" W 30.01'
N 1° 49' 08" W 206.09'
N 1° 49' 08" W 176.08'
N 1° 49' 08" W 146.06'
SE. COR. OF NE. 1/4 OF NE. 1/4 OF NE. 1/4 OF SEC. 14, T. 28, R. 22
N 1° 49' 08" W 1969.55'

S. LINE OF NW 1/4 OF NE 1/4 OF NE 1/4 ALSO N. LINE OF NE 1/4 OF SW 1/4 OF NE 1/4 OF NE 1/4
 NW COR. OF NE 1/4 OF NE 1/4 OF NE 1/4
 SW COR. OF NE 1/4 OF NE 1/4 OF NE 1/4 ALSO SE COR. OF NW 1/4 OF NE 1/4 OF NE 1/4

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THE PLAT.

SE. COR. OF N.E. 1/4 OF SEC. 14, T. 28, R. 22 R.C.M. (C.I.M.)

