

JESCO PHALEN PLAT 1

Know All Persons By These Presents that Jesco, Inc., a Minnesota corporation, owner of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

Lots 11, 12, 13, 14, 15, 16, Block 3; Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 5, and Lots 1, 2, 3, 4, 5, and 6, Block 6, "Mayme's Addition", according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County.

That part of Hyacinth Avenue, vacated, lying Easterly of a line drawn from the Northwest corner of Lot 1, Block 6, and the Southwest corner of Lot 16, Block 3, and Westerly of a line drawn from the Northeast corner of Lot 1, Block 6, and the Southeast corner of Lot 16, Block 3, "Mayme's Addition" and that part of McAfee Street, vacated, lying Southerly of the Southwesterly extension of the Northwesterly line of Lot 2, Block 5, and Northerly of a line drawn from the Southwest corner of Lot 8, Block 5, to the Southeast corner of Lot 6, Block 6, all in "Mayme's Addition".

Has caused the same to be surveyed, platted and known as JESCO PHALEN PLAT 1 and does hereby dedicate to the public for public use forever the street and the drainage and utility easements as shown on the plat. In witness whereof said Jesco, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 30 day of January, 1992.

Signed: Jesco, Inc.

James P. Hauer its President

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 30 day of January, 1992, by Steven Kilmers, President of Jesco, Inc., a Minnesota corporation, on behalf of the corporation.

Alise M. Van Gulder
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-28-96

I, Robert B. Sikich, hereby certify that I have surveyed and platted the property described in the dedication of this plat as JESCO PHALEN PLAT 1; 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 or public highways other than as shown thereon.

Robert B. Sikich
Robert B. Sikich, Land Surveyor
Minnesota Registration Number 14891

STATE OF MINNESOTA
COUNTY OF Dakota The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 29 day of January, 1992.

Brenda L. Nagel
Notary Public, Ramsey County, Minnesota
My Commission Expires April 30, 1996

Approved and accepted by the City Council of the City of Saint Paul, Minnesota, this 30th day of January, 1992.

Taxes for the year 1992 on land described herein paid, no delinquent taxes and transfer entered, this 3rd day of April, 1992.

Lou McKenna, Director
Department of Property Taxation

By Ed Druffin, Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 9th day of April, 1992, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Ramsey County Surveyor

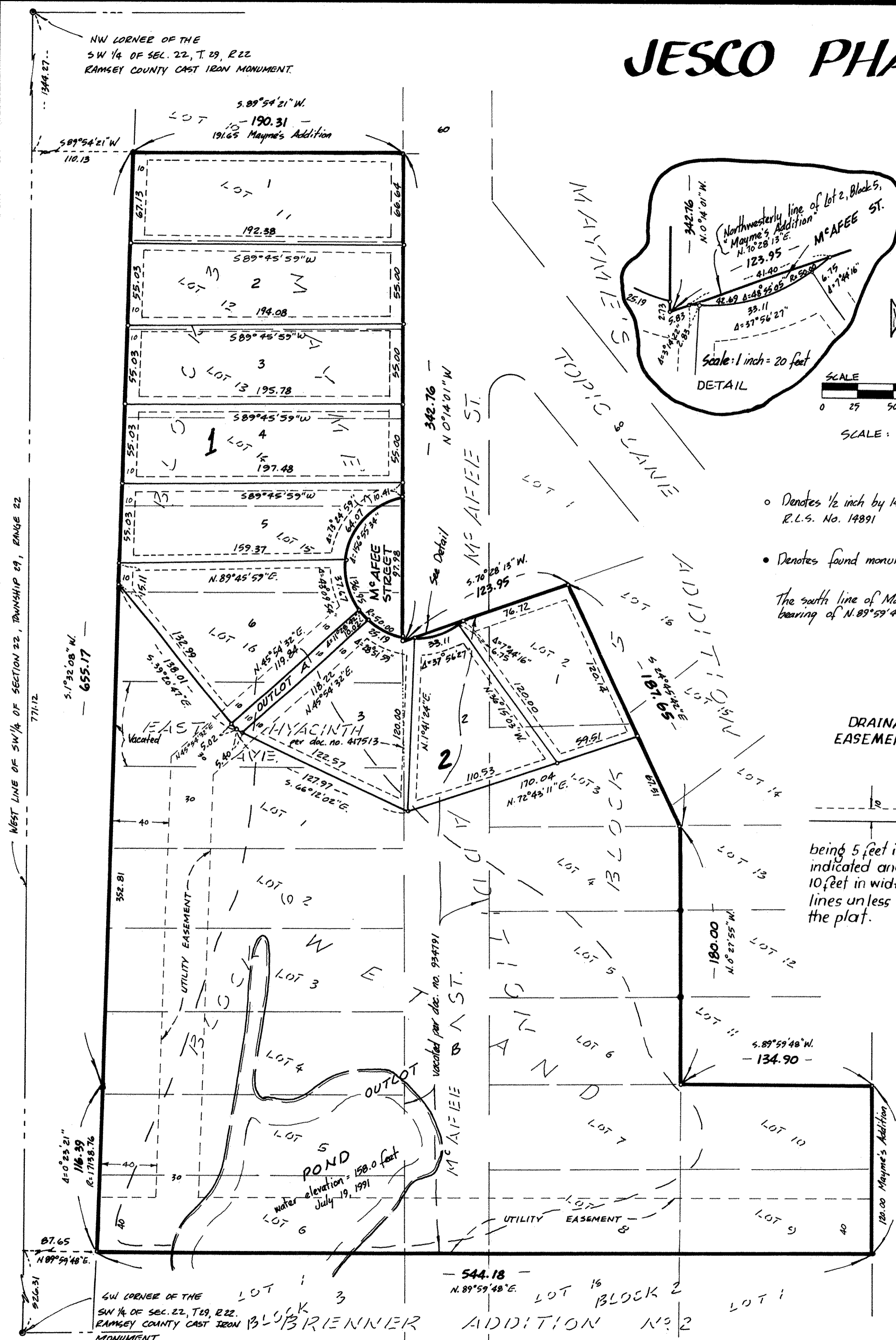
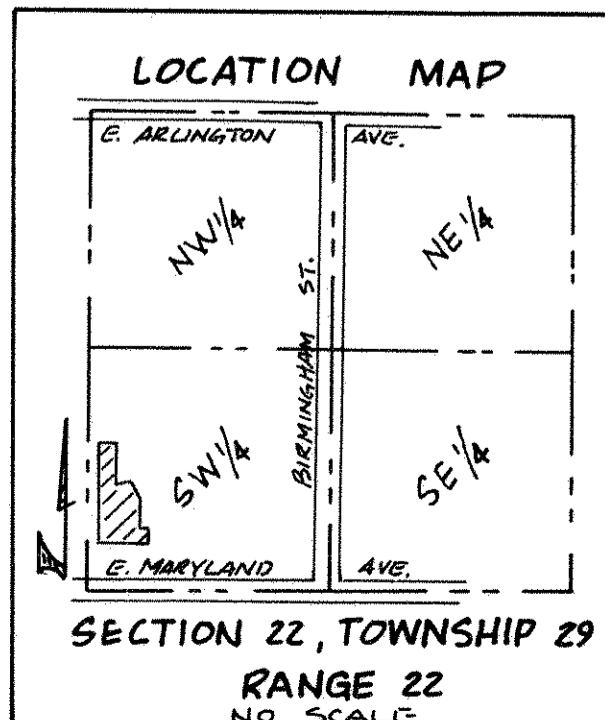
Registrar of Titles
County of Ramsey, State of Minnesota

I hereby certify that this plat of JESCO PHALEN PLAT 1 was filed in this office this 23rd day of April, 1992, at 1:00 o'clock P.M. and was filed in Book 39 of Plats, Page 14, as Document No. 974969

Lou McKenna
Registrar of Titles
By _____, Deputy

BENCH MARK

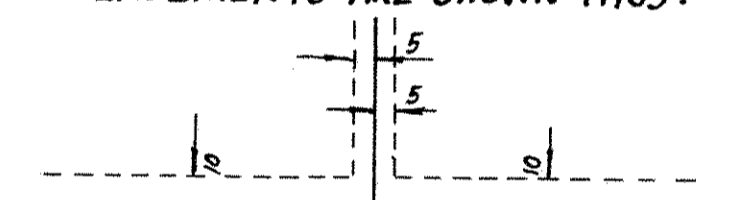
Railroad spike in the power pole at the northeast corner of Lot 1, Block 2, Jesco Phalen Plat 1.
Elevation = 173.87 feet City of St Paul datum



- Denotes 1/2 inch by 14 inch iron monument set and marked R.L.S. No. 14891
- Denotes found monument

The south line of Mayme's Addition has an assumed bearing of N. 89° 59' 48" E.

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 unless otherwise indicated on the plat.