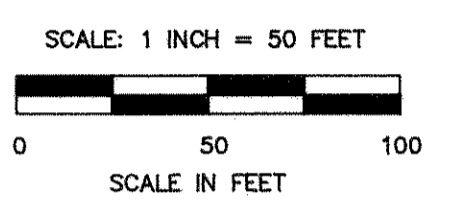
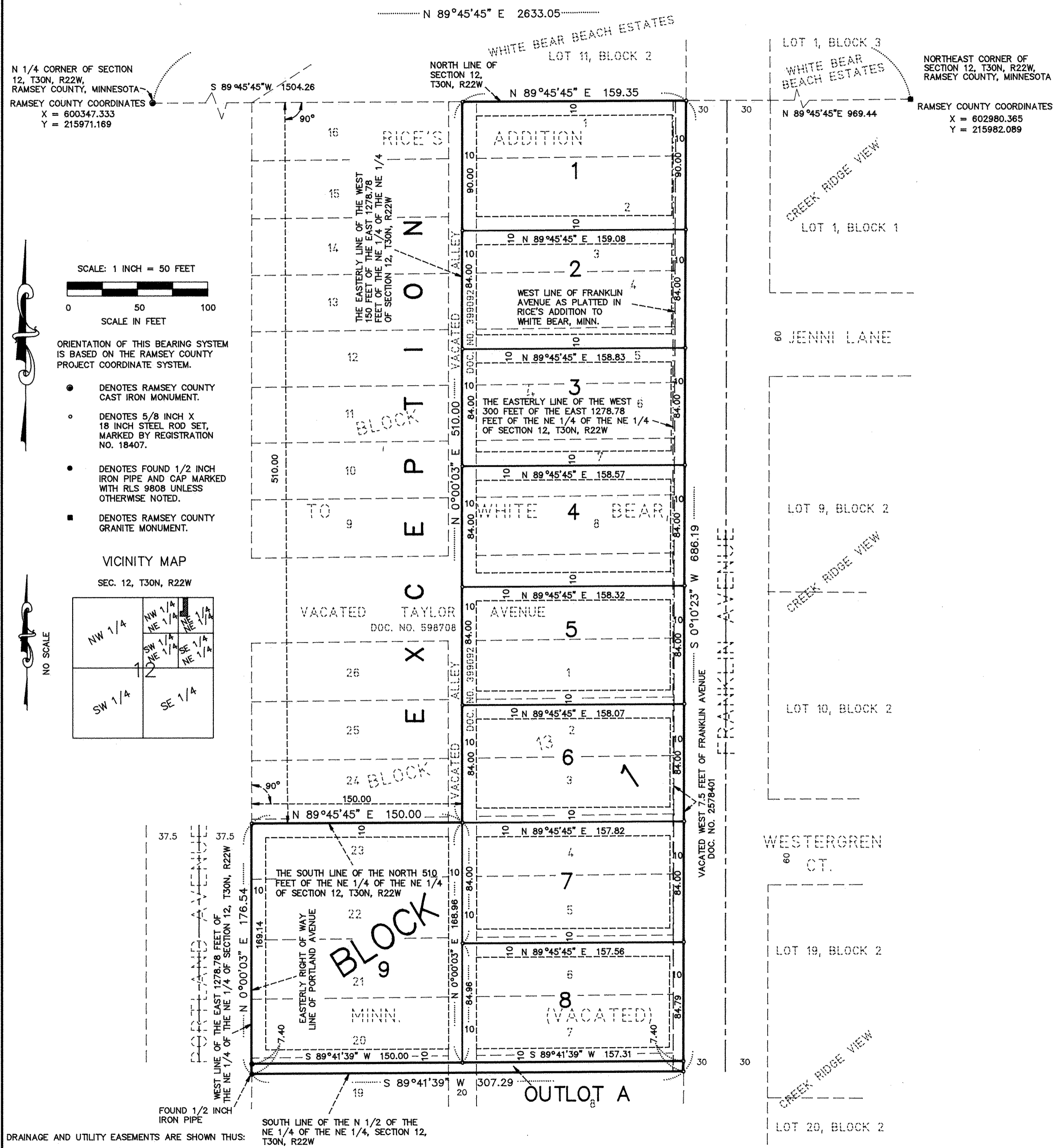


FRANKLIN ESTATES

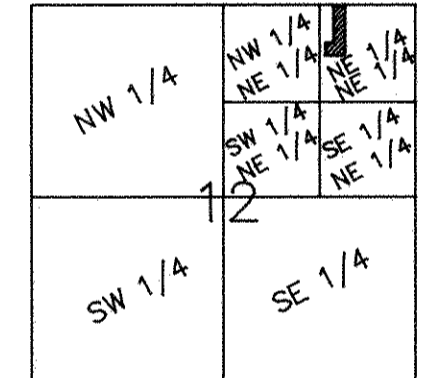
KEMPER & ASSOCIATES, INC.
SURVEYORS & ENGINEERS
INNSBRUCK OFFICE PARK
2722 INTERSTATE HWY. 694
ST. PAUL, MINNESOTA 55112



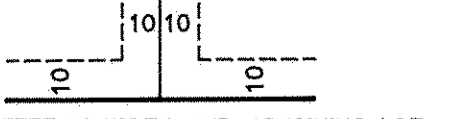
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RAMSEY COUNTY PROJECT COORDINATE SYSTEM.

- DENOTES RAMSEY COUNTY CAST IRON MONUMENT.
- DENOTES 5/8 INCH X 18 INCH STEEL ROD SET, MARKED BY REGISTRATION NO. 18407.
- DENOTES FOUND 1/2 INCH IRON PIPE AND CAP MARKED WITH RLS 9808 UNLESS OTHERWISE NOTED.
- DENOTES RAMSEY COUNTY GRANITE MONUMENT.

VICINITY MAP
SEC. 12, T30N, R22W



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



KNOW ALL MEN BY THESE PRESENTS: That John P. Hurt and Georgianna C. Hurt, husband and wife, owners of the following described property situated in the Township of White Bear, County of Ramsey, State of Minnesota:

The North one-half of the west 300 feet of the east 1278.78 feet of the Northeast Quarter of the Northeast Quarter of Section 12, Township 30 North, Range 22 West, except the north 510 feet of the west 150 feet thereof. Also including that part of the vacated west 7.5 feet of Franklin Avenue as dedicated in Rice's Addition to White Bear, Minn., as per Document No. 2578401, lying between the southerly line of the North one-half of the Northeast Quarter of the Northeast Quarter of said Section 12 and the northerly line of the Northeast Quarter of said Section 12; also including a strip of land within the North one-half of said Northeast Quarter of the Northeast Quarter lying between said vacated west 7.5 feet of Franklin Avenue and the easterly line of the west 300 feet of the east 1278.78 feet of the North one-half of the Northeast Quarter of the Northeast Quarter of said Section 12.

Have caused the same to be surveyed and platted as FRANKLIN ESTATES and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

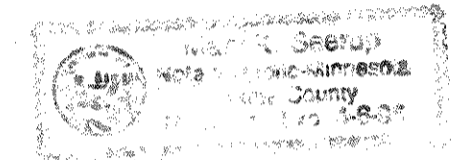
In witness whereof said John P. Hurt and Georgianna C. Hurt, husband and wife, have hereunto set their hands this 18th day of May 1994

John P. Hurt
John P. Hurt

Georgianna C. Hurt
Georgianna C. Hurt

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 18th day of May 1994 by John P. Hurt and by Georgianna C. Hurt, husband and wife.



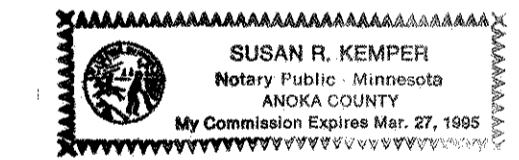
Mary K. Suerup
Notary Public, Dakota County, Minnesota
My Commission Expires 4-6-95

I hereby certify that I have surveyed and platted the property described on this plat as FRANKLIN ESTATES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; 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 as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Mark D. Kemper
Mark D. Kemper, Land Surveyor
Minnesota License No. 18407

STATE OF Minnesota
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 28th day of March 1994 by Mark D. Kemper, a Licensed Land Surveyor.



Susan R. Kemper
Notary Public, Anoka County, Minnesota
My Commission Expires March 27, 1995

Township of White Bear
We do hereby certify that on the 14th day of FEBRUARY 1994, the Board of Supervisors for the Township of White Bear, Ramsey County, Minnesota, approved this plat. All monuments will be set as specified by the Township Board and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Robert Weinberger
Chairman

[Signature]
Clerk

Taxes payable in the year 1994 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 19th day of May 1994.

Lou McKenna Director
Department of Property Taxation
By *[Signature]* Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 19th day of May 1994 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool, R.L.S. by Ronald F. Meyer, Deputy
David D. Claypool, R.L.S.
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota

I hereby certify that this plat of FRANKLIN ESTATES was filed in the office of the County Recorder for public record on this 20th day of MAY 1994 at 2:17 o'clock P.M. and was duly filed in Book 109 of Plats, Page 32, as Document Number 2807452.

Lou McKenna, County Recorder

By _____ Deputy