

VADNAIS TECHNICAL BUSINESS CENTER

KNOW ALL MEN BY THESE PRESENTS: That James D. Denney and Audrey A. Denney, husband and wife, owners of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

That part of the Northwest Quarter of Section 20, Township 30, Range 22, Ramsey County, Minnesota described as lying northwesterly of the northwesterly right of way line of the Minneapolis-St. Paul and Saulte Ste. Marie Railway Company (now known as Soo Line Railway Company) and southerly of the south line of the north 1391.72 feet of said Northwest Quarter and lying northeasterly and northerly of the following described line: Commencing at the northwest corner of the Northwest Quarter of said Section 20; thence South 0 degrees 08 minutes 09 seconds West, assumed bearing, along the west line of said Northwest Quarter a distance of 1730.07 feet; thence easterly at right angles a distance of 421.00 feet to a point hereinafter referred to as Point A; thence southerly at right angles a distance of 140.10 feet; thence deflecting to the left 46 degrees 20 minutes 26 seconds a distance of 330.13 feet to the northwesterly right of way line of the Minneapolis-St. Paul and Saulte Ste. Marie Railway Company (now known as Soo Line Railway Company); thence deflecting to the left 90 degrees 00 minutes 00 seconds along said northwesterly right of way line a distance of 204.02 feet to the point of beginning of the line to be described; thence deflecting to the left 90 degrees 01 minute 04 seconds a distance of 202.84 feet; thence southerly, westerly and northerly a distance of 150.63 feet along a nontangential curve concave to the northeast having a radius of 60.00 feet, a central angle of 143 degrees 50 minutes 12 seconds, a chord of 114.07 feet which bears North 64 degrees 18 minutes 15 seconds West; thence westerly a distance of 118.55 feet along a nontangential curve concave to the southwest having a radius of 219.76 feet, a central angle of 30 degrees 54 minutes 27 seconds, a chord of 117.12 feet which bears North 74 degrees 24 minutes 37 seconds West; thence westerly and tangent to the last described curve a distance of 17.10 feet to Point A; thence perpendicular to the west line of said Northwest Quarter a distance of 421.00 feet to a point on the west line of said Northwest Quarter distant 1730.07 feet southerly of the northwest corner of said Northwest Quarter and said line there terminating.

Have caused the same to be surveyed and platted as VADNAIS TECHNICAL BUSINESS CENTER and do hereby dedicate to the public for public use forever the thoroughfare, cul-de-sac and the drainage and utility easements as shown on this plat.

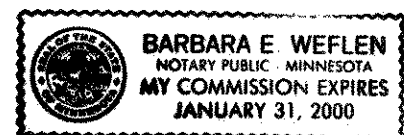
In witness whereof said James D. Denney and Audrey A. Denney, husband and wife, have hereunto set their hands this 6 day of Oct, 1994.

James D. Denney
James D. Denney

Audrey A. Denney
Audrey A. Denney

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 6th day of October, 1994, by James D. Denney and by Audrey A. Denney, husband and wife.



Barbara E. Weflen
Notary Public, Minnesota County, Washington
My Commission Expires Jan. 31 2000

I hereby certify that I have surveyed and platted the property described on this plat as VADNAIS TECHNICAL BUSINESS CENTER; 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.

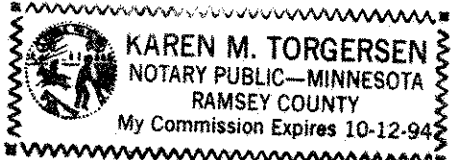
Robert E. Stransky
Robert E. Stransky, Land Surveyor
Minnesota License Number 14945

R.E. Stransky Land Surveyors
2345 Rice Street
Suite 201
Roseville, Minnesota 55113

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 4th day of October, 1994 by Robert E. Stransky, a Licensed Land Surveyor.

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



City of Vadnais Heights

We do hereby certify that on the 18th day of October, 1994, the City Council of the City of Vadnais Heights, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subdivision 1.

Mark A. Waiden, Mayor Gerald J. Urban, 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 4th day of October, 1994.

Lou McKenna, Director
Department of Property Taxation
By J. Bymark, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 24th day of OCTOBER, 1994, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, Land Surveyor
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of VADNAIS TECHNICAL BUSINESS CENTER was filed in the office of the County Recorder for public record on this 27th day of OCTOBER, 1994, at 3:59 o'clock P.M. and was duly filed in Book 110 of Plats, Pages 19 and 20, as Document Number 2837183.

Lou McKenna, County Recorder

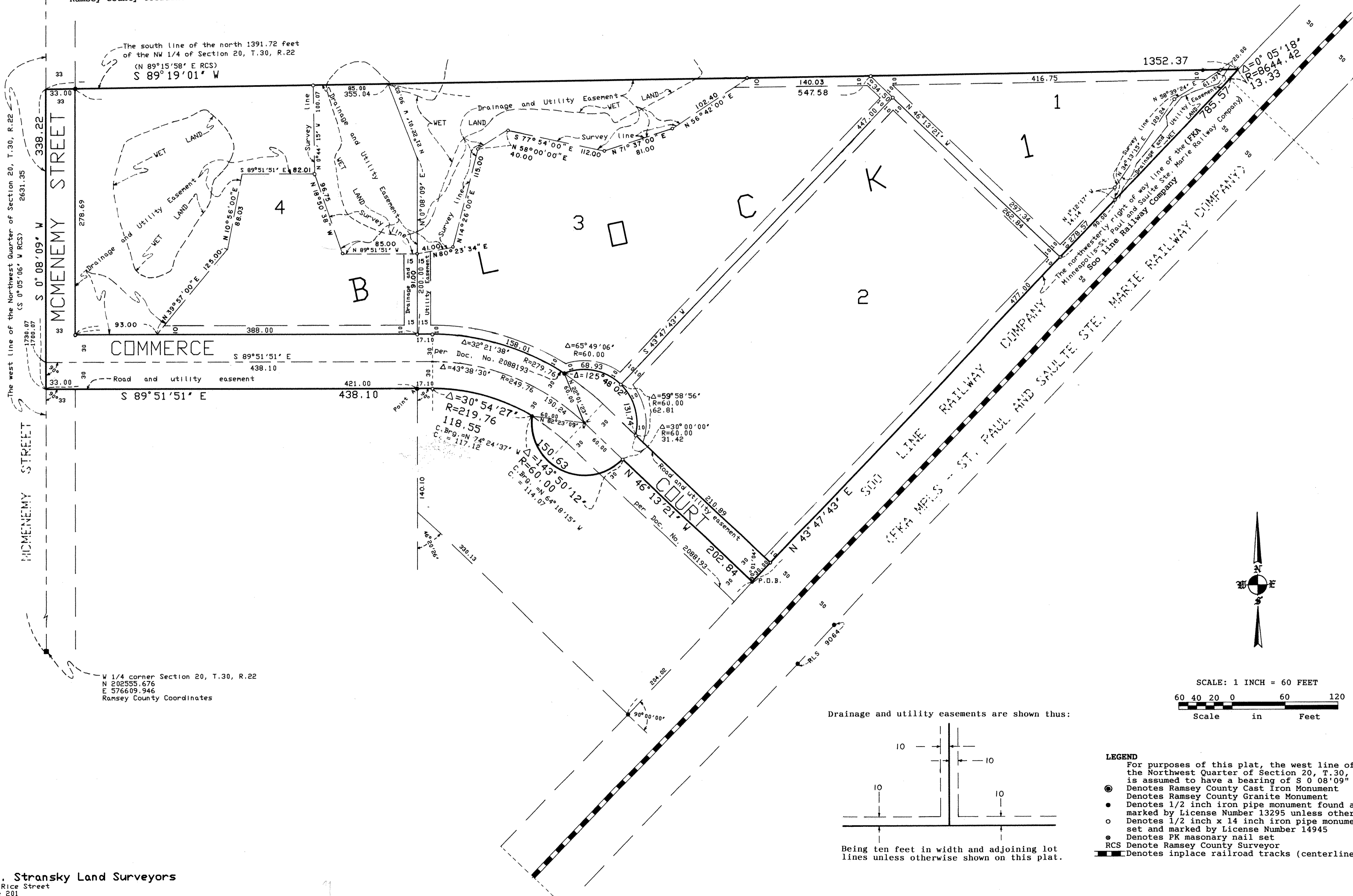
By _____, Deputy

VADNAIS TECHNICAL BUSINESS CENTER

The north line of the NW 1/4 of Section 20
(N 89°15'58" E 2629.10 RCS)

NW corner of the NW 1/4
Section 20, T.30, R.22
N 205187.022
E 576613.854
Ramsey County Coordinates

The south line of the north 1391.72 feet
of the NW 1/4 of Section 20, T.30, R.22
(N 89°15'58" E RCS)
S 89°19'01" W

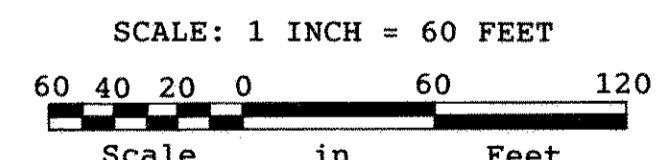


The west line of the Northwest Quarter of Section 20, T.30, R.22
(S 0°05'06" W RCS)
S 0°08'09" W
MCMENEMY STREET

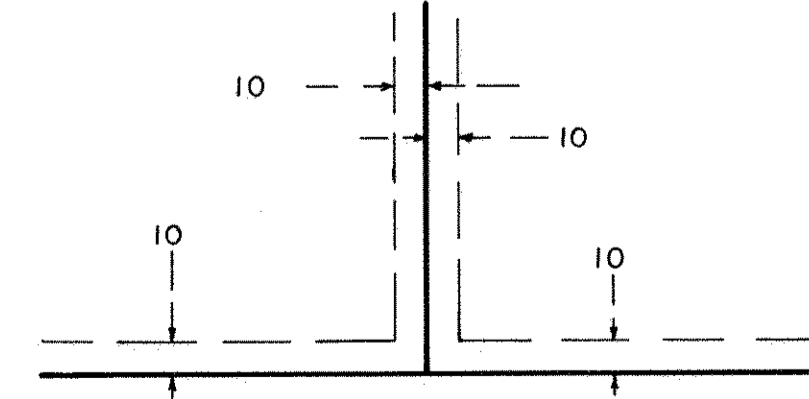
COMMERCE

MCMENEMY STREET

W 1/4 corner Section 20, T.30, R.22
N 202555.676
E 576609.946
Ramsey County Coordinates



Drainage and utility easements are shown thus:



Being ten feet in width and adjoining lot lines unless otherwise shown on this plat.

- LEGEND**
- For purposes of this plat, the west line of the Northwest Quarter of Section 20, T.30, R.22 is assumed to have a bearing of S 0°08'09" W
 - Denotes Ramsey County Cast Iron Monument
 - Denotes Ramsey County Granite Monument
 - Denotes 1/2 inch iron pipe monument found and marked by License Number 13295 unless otherwise noted
 - Denotes 1/2 inch x 14 inch iron pipe monument set and marked by License Number 14945
 - Denotes PK masonry nail set
 - RCS Denote Ramsey County Surveyor
 - ▬▬▬ Denotes in-place railroad tracks (centerline)

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