

JOHN MITCHELL PRESERVE

KNOW ALL MEN BY THESE PRESENTS: That Pratt Investment Company, a Minnesota General Partnership, owner and Eastern Heights Bank, a Minnesota Corporation, mortgagee and Edward L. Pardee, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

The south 1511 feet of the Southwest Quarter of Section 32, Township 30, Range 22 lying westerly of the Northern Pacific Railroad right-of-way, except the North 377.75 feet, Ramsey County, Minnesota;

and

The north 377.75 feet of the south 1511 feet of Section 32, Township 30, Range 22 lying northwesterly of the Northern Pacific Railroad right-of-way, according to the United States Government survey thereof;

and

That part of the Southwest Quarter of Section 32, Township 30, Range 22, Ramsey County, Minnesota, described as follows: Beginning at the northwest corner of the south 1511 feet of said Southwest Quarter; thence northerly along the west line of said Southwest Quarter to its intersection with the southerly line of Vadnais Boulevard as monumented; thence southeasterly, easterly and northeasterly along said southerly line of Vadnais Boulevard as monumented to its intersection with a line parallel with and distant 60.00 feet east of the west line of Government Lot 3 said Section 32; thence southerly along said parallel line to its intersection with the north line of the south 2266.50 feet of said Southwest Quarter; thence easterly along said north line of the south 2266.50 feet to its intersection with the northwesterly right-of-way line of the Burlington Northern Railroad; thence southwesterly along said northwesterly right-of-way line of the Burlington Northern Railroad to its intersection with the north line of said south 1511 feet of said Southwest Quarter; thence westerly along said north line to the point of beginning.

Have caused the same to be surveyed and platted as JOHN MITCHELL PRESERVE and do hereby dedicate to the public for public use forever the thoroughfare and cul-de-sacs and the drainage and utility easements as shown on this plat.

In witness whereof said Pratt Investment Company, a Minnesota General Partnership, has caused these presents to be signed by its proper partner this 16th day of March, 1995.

Signed: Pratt Investment Company
Leonard W. Pratt
Leonard Pratt, General Partner

In witness whereof said Eastern Heights Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 22 day of March, 1995.

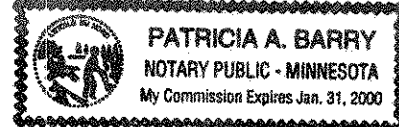
Signed: Eastern Heights Bank
Randy Stille Business Banker
Dennis Falkum Business Banking Manager

In witness whereof said Edward L. Pardee has hereunto set his hand this 24th day of March, 1995.

Edward L. Pardee
Edward L. Pardee

STATE OF MINNESOTA
COUNTY OF Ramsey

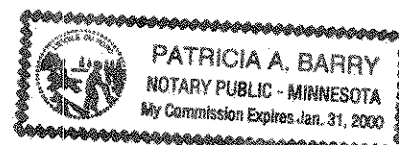
The foregoing instrument was acknowledged before me this 16th day of March, 1995, by Leonard Pratt, General Partner of Pratt Investment Company, a Minnesota General Partnership, on behalf of the partnership.



Patricia A. Barry
Notary Public, Ramsey County, Minnesota
My Commission Expires Jan. 31, 2000

STATE OF MINNESOTA
COUNTY OF Ramsey

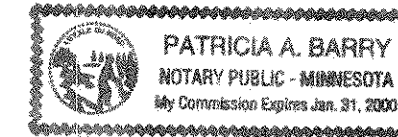
The foregoing instrument was acknowledged before me this 22nd day of March, 1995, by Randy Stille, Business Banker and Dennis Falkum, Business Banking Manager of Eastern Heights Bank, a Minnesota Corporation, on behalf of the corporation.



Patricia A. Barry
Notary Public, Ramsey County, Minnesota
My Commission Expires Jan. 31, 2000

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 24th day of March, 1995, by Edward L. Pardee.



Patricia A. Barry
Notary Public, Ramsey County, Minnesota
My Commission Expires Jan. 31, 2000

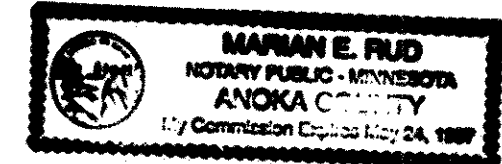
I hereby certify that I have surveyed and platted the property described on this plat as JOHN MITCHELL PRESERVE; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in 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 505.03, Subd. 1, or public highways to be designated other than as shown on this plat.

Ronald P. Alwin
Ronald P. Alwin, Land Surveyor
Minnesota License No. 17765

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 27th day of January, 1995, by Ronald P. Alwin, a Licensed Land Surveyor.

Marian E. Rud
Notary Public, Anoka County, Minnesota
My Commission Expires May 24, 1997



City of Vadnais Heights

We do hereby certify that on the 2nd day of May, 1995, 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, Subd. 1.

Mark G. Haeckel Mayor
Gerald Guban Manager

Taxes payable in the year 1995 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 8th day of June, 1995.

Lou McKenna
Department of Property Taxation

By Deborah K. McShea Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 8th day of JUNE, 1995, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota

I hereby certify that this plat of JOHN MITCHELL PRESERVE was filed in the office of the County Recorder for public record on this 15th day of JUNE, 1995, at 2:10 o'clock P.M. and was duly filed in Book 110 of Plats, Pages 47, 48 and 49 as Document Number

Lou McKenna
County Recorder

By _____ Deputy

Registrar of Titles
County of Ramsey, State of Minnesota

I hereby certify that this plat of JOHN MITCHELL PRESERVE was filed in the office of the Registrar of Titles for public record on this 15th day of JUNE, 1995, at 2:00 o'clock P.M. and was duly filed in Book 90 of Plats, Pages 36, 37 and 38 as Document Number 1092908

Lou McKenna
Registrar of Titles

By _____ Deputy

E. G. RUD & SONS, INC.
Land Surveyors



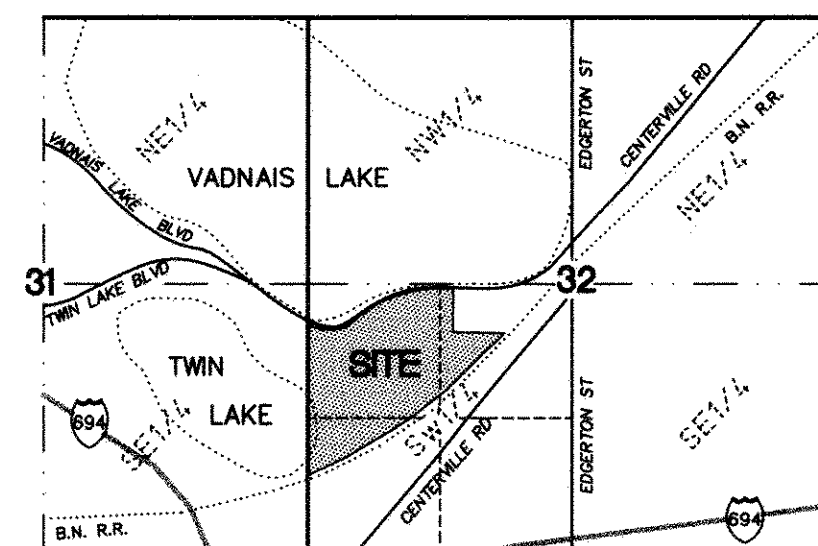
JOHN MITCHELL PRESERVE

Copy

4519

BENCH MARK: Top Nut Hydrant at NW Quadrant Edgerton Street and Vadnais Boulevard
Elevation = 893.26 feet (N.G.V.D. 1988).
WATER ELEVATION: As of June 1993
Elevation = 883.4 feet (N.G.V.D. 1988).
HIGHEST KNOWN WATER ELEVATION: Is 884.5 feet (N.G.V.D. - 1929) according to records of St. Paul Water Utility.

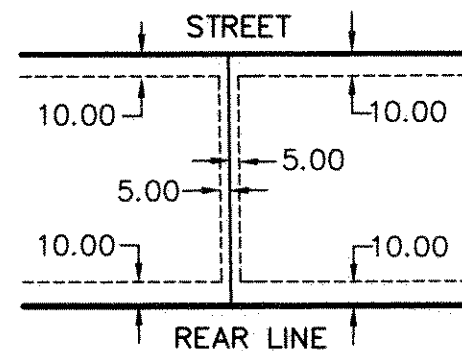
VICINITY MAP



NOT TO SCALE

E. 1/2 SEC. 31 & SEC. 32, T.30 N., R.22 W.
RAMSEY COUNTY, MINNESOTA

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



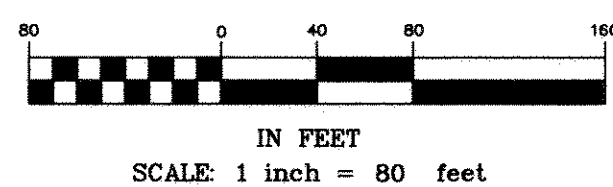
BEING 5 FEET IN WIDTH ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE SOUTH LINE OF THE SW1/4 OF SECTION 32, T.30 N., R. 22 W., WHICH IS ASSUMED TO BEAR N89°58'01"W.

• DENOTES FOUND 1/2 INCH IRON PIPE, MARKED BY R.L.S. NO. 18407.

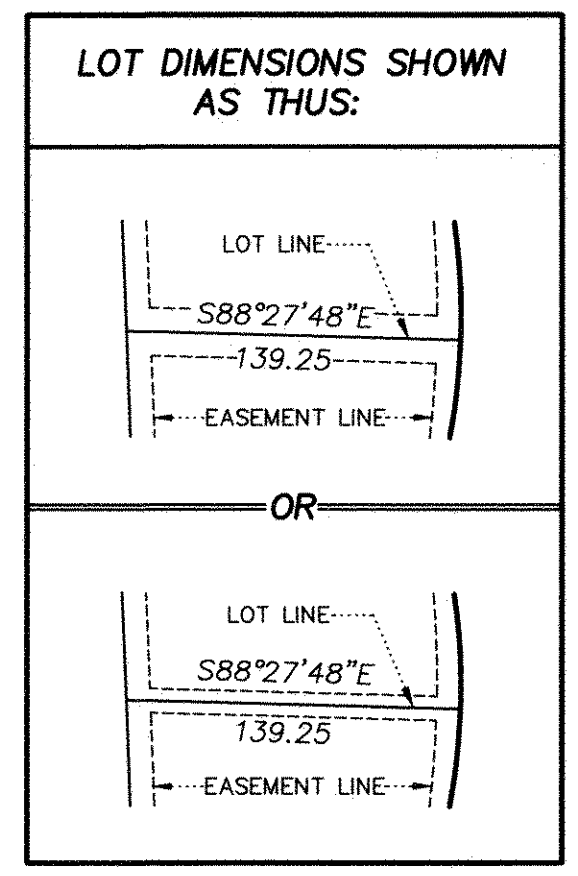
STATUTE REQUIRED LOCATIONS WITH NO MONUMENTS SHOWN WILL BE MONUMENTED BY A 1/2 INCH BY 14 INCH IRON PIPE AND BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

GRAPHIC SCALE



N. LINE OF THE SOUTH 1511 FEET OF THE SW1/4, SECTION 32

E. G. RUD & SONS, INC.
Land Surveyors



NORTH

JOHN MITCHELL PRESERVE



NORTH

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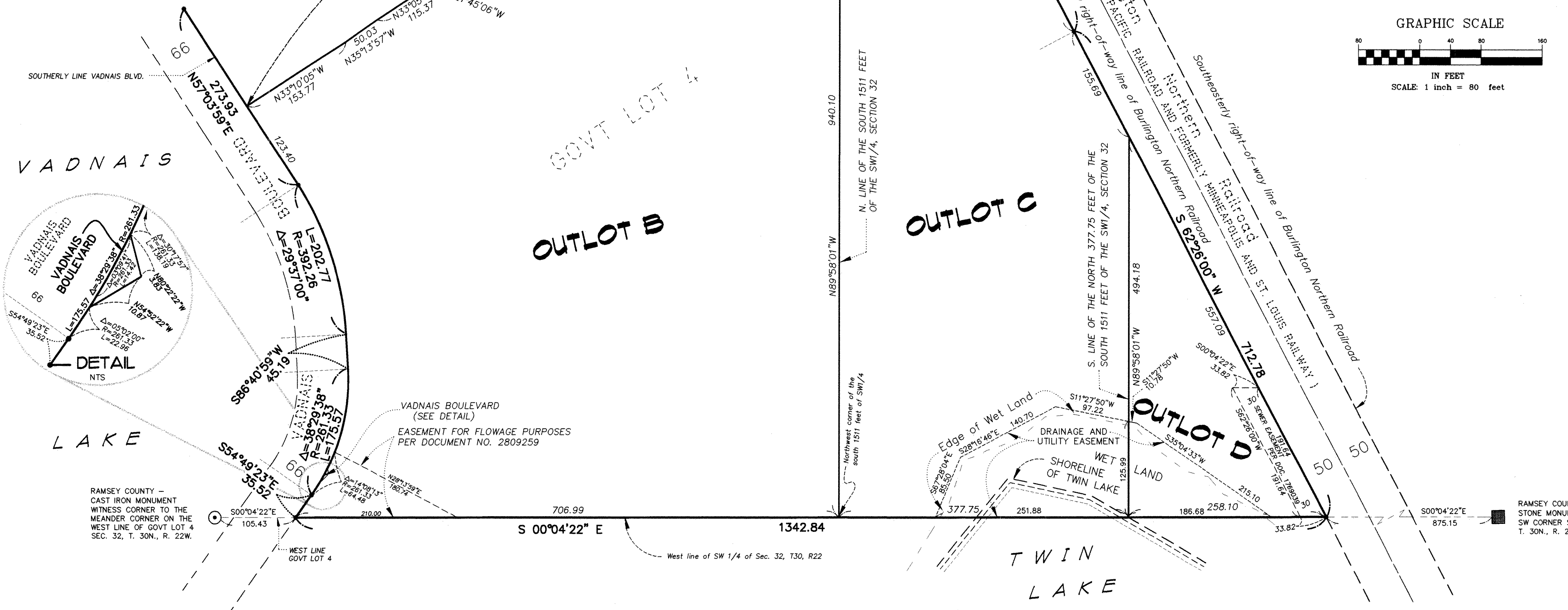
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STATUTE REQUIRED LOCATIONS WITH NO MONUMENTS SHOWN WILL BE MONUMENTED BY A 1/2 INCH IRON PIPE AND BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

GRAPHIC SCALE



IN FEET
SCALE: 1 inch = 80 feet



VADNAIS

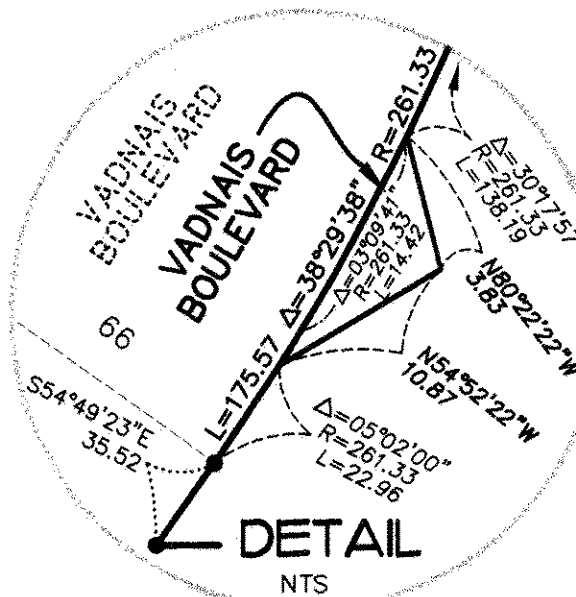
GOVT LOT 4

OUTLOT B

OUTLOT C

OUTLOT D

TWIN LAKE



LAKE

RAMSEY COUNTY - CAST IRON MONUMENT WITNESS CORNER TO THE MEANDER CORNER ON THE WEST LINE OF GOVT LOT 4 SEC. 32, T. 30N., R. 22W.

RAMSEY COUNTY - STONE MONUMENT SW CORNER SEC. 32, T. 30N., R. 22W.

E. G. RUD & SONS, INC.
Land Surveyors



BENCH MARK: Top Nut Hydrant at NW Quadrant Edgerton Street and Vadnais Boulevard
Elevation = 893.26 feet (N.G.V.D. 1988).
WATER ELEVATION: As of June 1993
Elevation = 866.78 feet (N.G.V.D. 1988).
HIGHEST KNOWN WATER ELEVATION:
No information available per Minnesota Dept. of Natural Resources and City of St. Paul records.