

JOHN MITCHELL PRESERVE SECOND ADDITION

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:

Outlot B, and Outlot D, JOHN MITCHELL PRESERVE.

And that Pratt Investment Company, a Minnesota General Partnership, owner and Eastern Heights Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

Outlot C, JOHN MITCHELL PRESERVE.

Have caused the same to be surveyed and platted as JOHN MITCHELL PRESERVE SECOND ADDITION and do hereby dedicated 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 Pratt Investment Company, a Minnesota General Partnership, has caused these presents to be signed by its proper partner this 7th day of August, 1996.

Signed: Pratt Investment Company
Leonard M. 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 officer this 19th day of August, 1996.

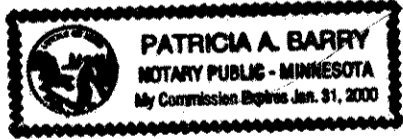
Signed: Eastern Heights Bank
James D. Schmitz
James D. Schmitz, Vice President

In witness whereof said Edward L. Pardee has hereunto set his hand this 6th day of September, 1996.

Edward L. Pardee
Edward L. Pardee

STATE OF MINNESOTA
COUNTY OF Ramsey

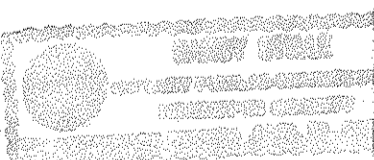
The foregoing instrument was acknowledged before me this 7th day of August, 1996, by Leonard Pratt, General Partner of Pratt Investment Company, a Minnesota General Partnership, on behalf of the partnership.



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

STATE OF MINNESOTA
COUNTY OF Washington

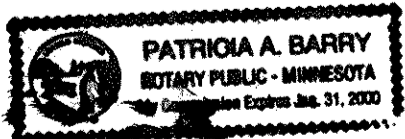
The foregoing instrument was acknowledged before me this 19th day of August, 1996, by James D. Schmitz, Vice President of Eastern Heights Bank, a Minnesota Corporation, on behalf of the corporation.



Randy Stille
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan. 31, 2000

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 6th day of September, 1996, by Edward L. Pardee.



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

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

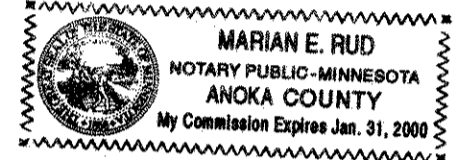
I hereby certify that I have surveyed and platted the property described on this plat as JOHN MITCHELL PRESERVE SECOND ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly 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 505.02, 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 15th day of August, 1996, by Ronald P. Alwin, a Licensed Land Surveyor.

Marian E. Rud
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000



City of Vadnais Heights

We do hereby certify that on the 18th day of June, 1996, 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. Bowler Mayor
Gerald Urban Manager

Taxes payable in the year 1996 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 10th day of December, 1996.

Michele Simmons Director
Department of Property Taxation

By Debra A. Creager Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 11th day of December, 1996 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 SECOND ADDITION was filed in the office of the County Recorder for public record on this 31st day of DECEMBER, 1996, at 12:50 o'clock P.M. and was duly filed in Book 112 of Plats, Pages 44 and 45, as Document Number 2971313.

County Recorder

By _____ Deputy

Registrar of Titles
County of Ramsey, State of Minnesota

I hereby certify that this plat of JOHN MITCHELL PRESERVE SECOND ADDITION was filed in the office of the Registrar of Titles for public record on this 31st day of DECEMBER, 1996, at 1:00 o'clock P.M. and was duly filed in Book 41 of Plats, Pages 41 and 42, as Document Number 1143142.

Registrar of Titles

By _____ Deputy

JOHN MITCHELL PRESERVE SECOND ADDITION

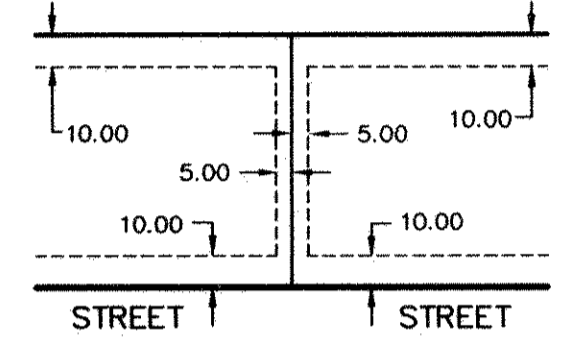
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE SOUTH LINE OF THE SW 1/4 OF SECTION 32, T.30 N., R. 22 W., WHICH IS ASSUMED TO BEAR N89°58'01"W.



VICINITY MAP

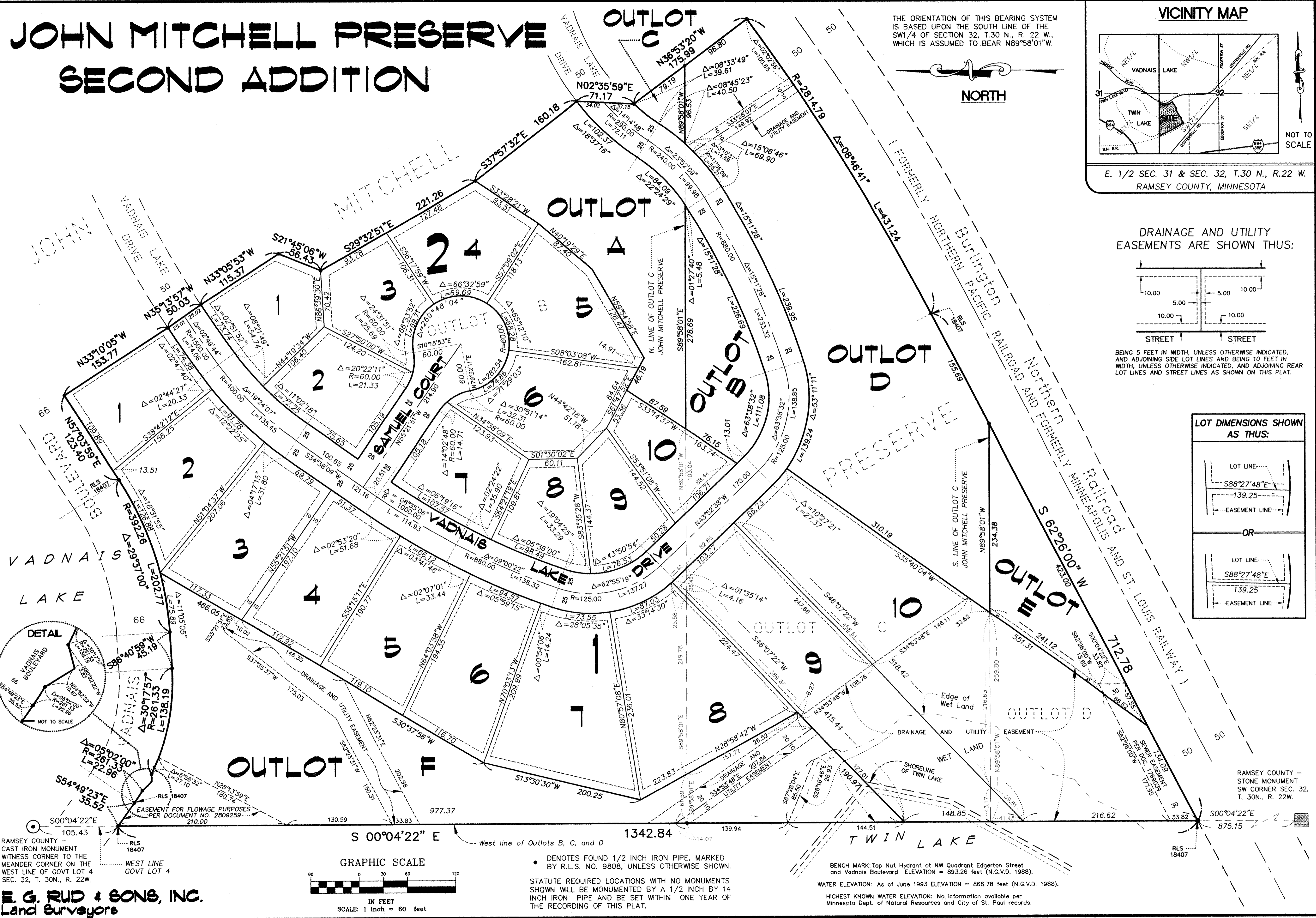
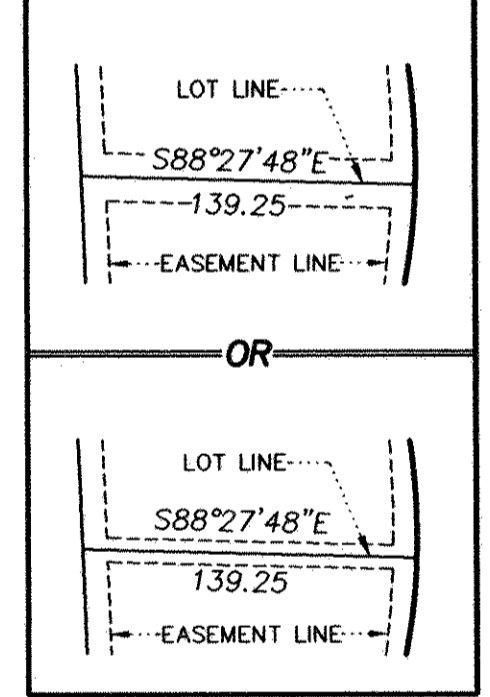
E. 1/2 SEC. 31 & SEC. 32, T.30 N., R.22 W.
RAMSEY COUNTY, MINNESOTA

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



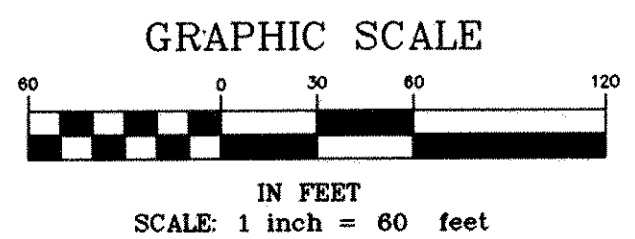
BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING REAR LOT LINES AND STREET LINES AS SHOWN ON THIS PLAT.

LOT DIMENSIONS SHOWN AS THUS:



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.

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



• DENOTES FOUND 1/2 INCH IRON PIPE, MARKED BY R.L.S. NO. 9808, UNLESS OTHERWISE SHOWN.

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.

BENCH MARK: Top Nut Hydrant at NW Quadrant Edgerton Street and Vadnaia 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.

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