

HEIGHTS PLAZA ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Volp Development Company, a Minnesota Corporation, owner and Firstar Bank of Minnesota, N.A., mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

That part of the Northeast Quarter of the Northwest Quarter, Section 21, Township 30, North, Range 22 West, Ramsey County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 07 minutes 50 seconds East (bearings based on the Ramsey County Coordinate System, North American Datum of 1983) along the East line of said Northeast Quarter of the Northwest Quarter, a distance of 569.00 feet; thence South 89 degrees 49 minutes 08 seconds West, parallel with the North line of said Northeast Quarter of the Northwest Quarter, a distance of 266.00 feet; thence South 00 degrees 07 minutes 50 seconds East, parallel with the East line of said Northeast Quarter of the Northwest Quarter, a distance of 23.00 feet; thence South 89 degrees 49 minutes 08 seconds West, parallel with the North line of said Northeast Quarter of the Northwest Quarter, a distance of 127.00 feet; thence North 00 degrees 07 minutes 50 seconds West, parallel with the East line of said Northeast Quarter of the Northwest Quarter, a distance of 172.00 feet, to the South line of the North 420.00 feet of said Northeast Quarter of the Northwest Quarter; thence North 89 degrees 49 minutes 08 seconds East along said South line of the North 420.00 feet of said Northeast Quarter of the Northwest Quarter, a distance of 25.00 feet to the West line of the East 368.00 feet of said Northeast Quarter of the Northwest Quarter; thence North 00 degrees 07 minutes 50 seconds West, along said West line of the East 368.00 feet of said Northeast Quarter of the Northwest Quarter, a distance of 420.00 feet to the North line of said Northeast Quarter of the Northwest Quarter; thence East along the North line of said Northeast Quarter of the Northwest Quarter to the point of beginning of the parcel of land described.

AND

That part of the East 628 feet of the Northeast Quarter of the Northwest Quarter of Section 21, Township 30, Range 22, Ramsey County, Minnesota, except the North 420 feet of the West 200 feet of the East 568 feet of said Northeast Quarter of the Northwest Quarter and except that part platted as VALLEY OAKS all of which lies Southerly of the following described lines:

Commencing at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 07 minutes 50 seconds East (bearings based on the Ramsey County Coordinate System, North American Datum of 1983) along the East line of said Northeast Quarter of the Northwest Quarter, a distance of 569.00 feet to the point of beginning of the lines to be described; thence South 89 degrees 49 minutes 08 seconds West, parallel with the North line of said Northeast Quarter of the Northwest Quarter, a distance of 266.00 feet; thence South 00 degrees 07 minutes 50 seconds East, parallel with the East line of said Northeast Quarter of the Northwest Quarter, a distance of 23.00 feet; thence South 89 degrees 49 minutes 08 seconds West, parallel with the North line of said Northeast Quarter of the Northwest Quarter, a distance of 127.00 feet; thence North 00 degrees 07 minutes 50 seconds West, parallel with the East line of said Northeast Quarter of the Northwest Quarter, a distance of 172.00 feet, to the South line of the North 420.00 feet of said Northeast Quarter of the Northwest Quarter; thence Westerly along said South line to the West line of the East 628.00 feet of said Northeast Quarter of the Northwest Quarter, and said described lines there terminating.

Except that part of said East 628.00 feet of the Northeast Quarter of the Northwest Quarter lying Westerly and Northerly of the following described lines:

Beginning at the Southeast corner of Birch Bend Lane, dedicated in the plat of Valley Oaks; thence Southerly, along the Southerly extension of the East line of said Birch Bend Lane, a distance of 60.00 feet; thence Westerly, at right angles, a distance of 60.00 feet to the West line of said East 628.00 feet of the Northeast Quarter of the Northwest Quarter, and there terminating.

Have caused the same to be surveyed and platted as HEIGHTS PLAZA ADDITION and do hereby dedicate to the public for public use forever the thoroughfares, cul-de-sac, pedestrian way and the drainage and utility easements as shown on this plat.

In witness whereof said Volp Development Company, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 6th day of July, 1998.

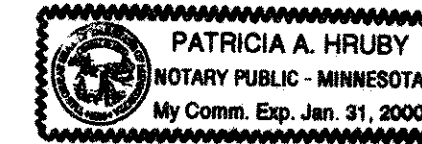
Signed: Volp Development Company

Clarence R. Volp
Clarence R. Volp, President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 6th day of July, 1998 by Clarence R. Volp, President of Volp Development Company, a Minnesota Corporation, on behalf of the corporation.

Patricia A. Hruby
Notary Public, Washington County, Minnesota
My Commission Expires Jan. 31, 2000



In witness whereof said Firstar Bank of Minnesota, N.A., has caused these presents to be signed by its proper officer this 8th day of September, 1998.

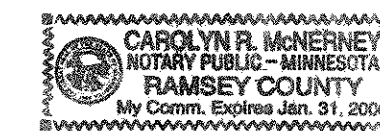
Signed: Firstar Bank of Minnesota

Gary Mahney, Vice-President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 8th day of September, 1998 by Gary Mahney, Vice-President of Firstar Bank of Minnesota, N.A., on behalf of the association.

Carolyn R. McInerney
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2000



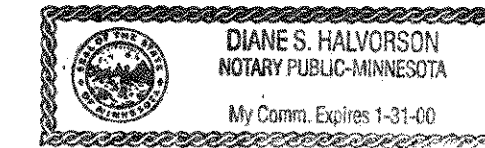
I hereby certify that I have surveyed and platted the property described on this plat as HEIGHTS PLAZA ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed 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.

Blake L. Rivard
Blake L. Rivard, Land Surveyor
Minnesota License No. 19421

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 14th day of May, 1998 by Blake L. Rivard, a Licensed Land Surveyor.

Diane S. Halvorsen
Notary Public, Anoka County, Minnesota
My Commission Expires 01-31-00



City of Vadnais Heights

We do hereby certify that on the 2nd day of June, 1998, 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.

Susan L. Bauvoet
Mayor

Gerald J. Huber
Clerk

Taxes payable in the year 1998 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 15th day of September 98.

Norothy McClung Director
Department of Property Taxation

By Jennifer Adair Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 15th day of September, 1998 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

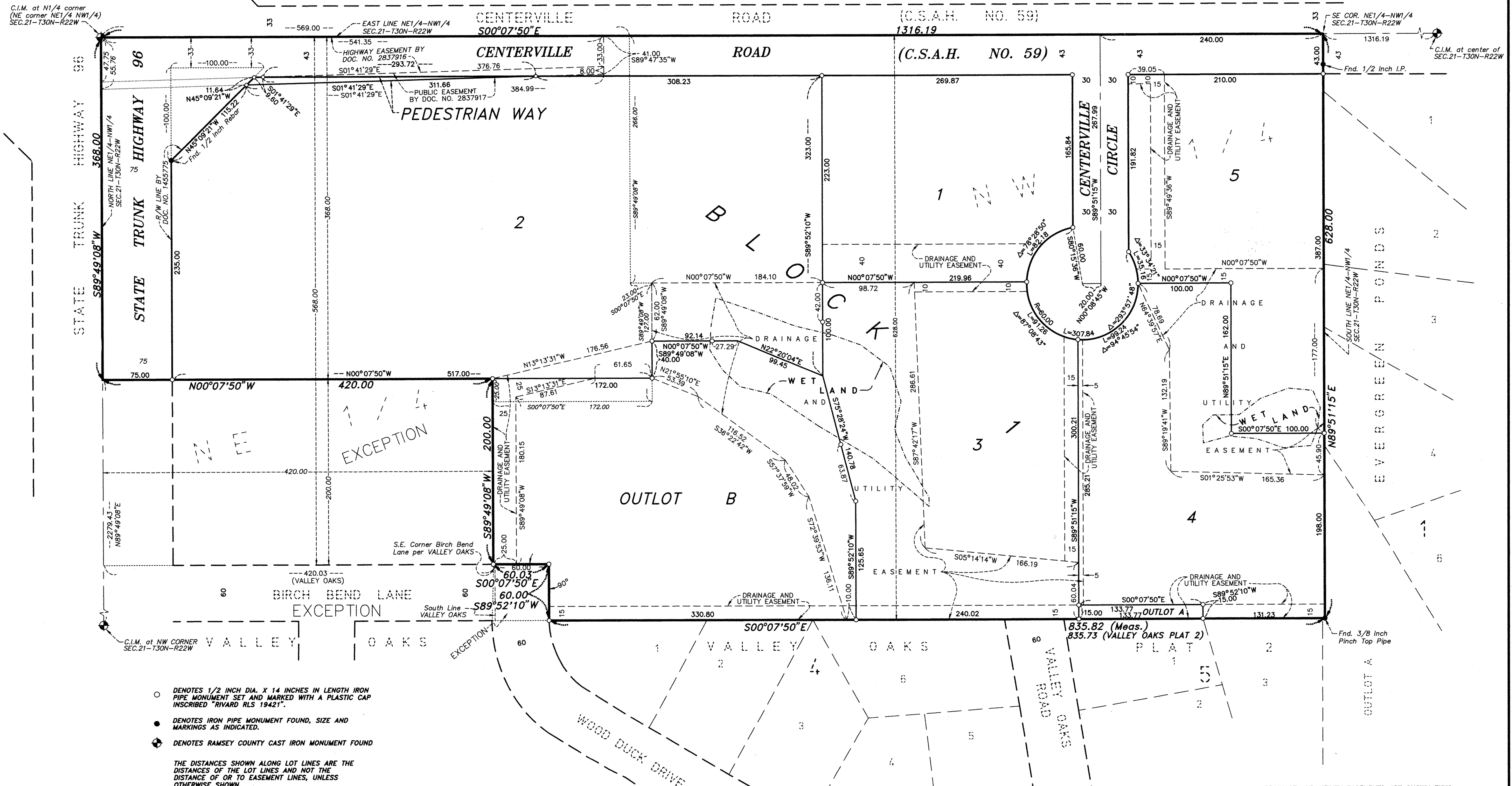
Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of HEIGHTS PLAZA ADDITION was filed in the office of the Registrar of Titles for public record on this 2nd day of November, 1998, at 4:30 o'clock P.M. and was duly filed in Book 42 of Plats, Pages 22 and 23, as Document Number 1504320.

Deputy Registrar of Titles



MIDWEST
Land Surveyors & Civil Engineers, Inc.

HEIGHTS PLAZA ADDITION

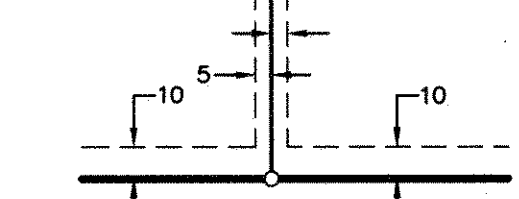


- DENOTES 1/2 INCH DIA. X 14 INCHES IN LENGTH IRON PIPE MONUMENT SET AND MARKED WITH A PLASTIC CAP INSCRIBED "RIVARD RLS 19421".
- DENOTES IRON PIPE MONUMENT FOUND, SIZE AND MARKINGS AS INDICATED.
- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT FOUND

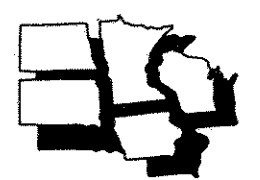
THE DISTANCES SHOWN ALONG LOT LINES ARE THE DISTANCES OF THE LOT LINES AND NOT THE DISTANCE OF OR TO EASEMENT LINES, UNLESS OTHERWISE SHOWN.

ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON RAMSEY COUNTY COORDINATES, NORTH AMERICAN DATUM OF 1983.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING REAR LOT LINES AND RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



MIDWEST
Land Surveyors & Civil Engineers, Inc.

