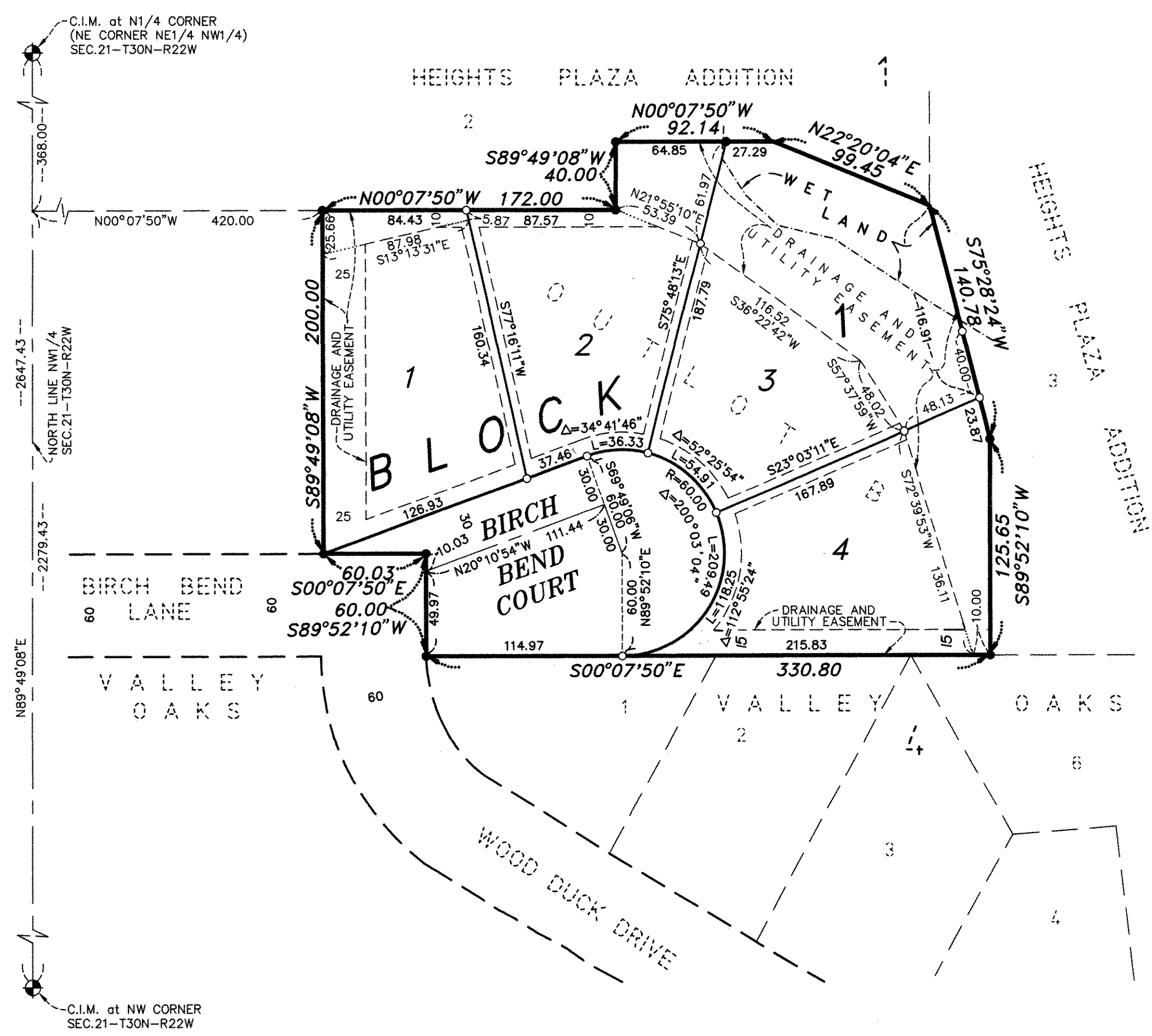


BIRCH BEND ADDITION



C.I.M. at N1/4 CORNER
(NE CORNER NE1/4 NW1/4)
SEC.21-T30N-R22W

NORTH LINE NW1/4
SEC.21-T30N-R22W

N89°49'08"E

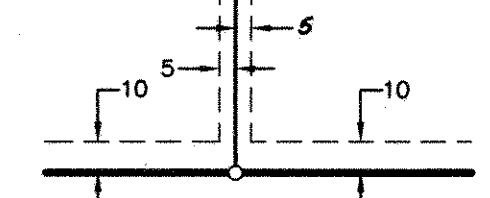
C.I.M. at NW CORNER
SEC.21-T30N-R22W

- 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 1/2 INCH DIA. IRON PIPE MONUMENT FOUND, MARKED "RIVARD RLS 19421".
- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT FOUND

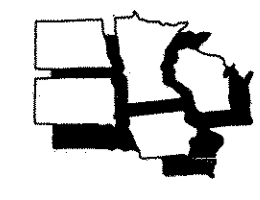
THE DISTANCES SHOWN ALONG LOT LINES ARE THE DISTANCES OF THE LOT LINES AND NOT THE DISTANCE OF OR TO EASEMENT LINES, UNLESS OTHERWISE SHOWN.

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

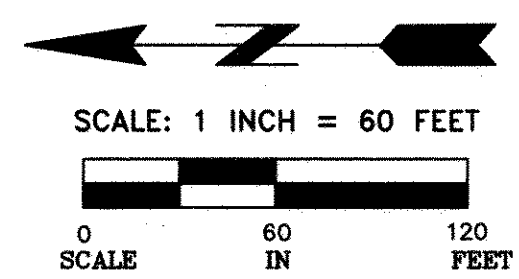
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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.



KNOW ALL MEN BY THESE PRESENTS: That Pratt Investment Company, a Minnesota General Partnership, owner of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

Outlot B, HEIGHTS PLAZA ADDITION, according to the recorded plat thereof Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as BIRCH BEND ADDITION and does hereby dedicate to the public for public use forever the 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 general partner this 16th day of August, 1999.

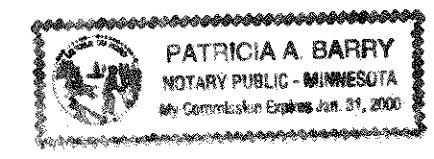
Signed: Pratt Investment Company

Leonard W. Pratt
Leonard Pratt, General Partner

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 16th day of August, 1999 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



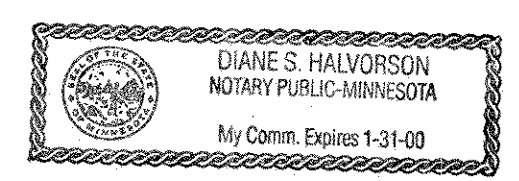
I hereby certify that I have surveyed and platted the property described on this plat as BIRCH BEND ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in 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 13th day of August, 1999 by Blake L. Rivard, a Licensed Land Surveyor.

Diane S. Halvorson
Notary Public, Anoka County, Minnesota
My Commission Expires 01-27-00



City of Vadnais Heights

We do hereby certify that on the 17th day of August, 1999, 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.

ASusan L. Banovec
Mayor
Herald Gurban
Clerk

Taxes payable in the year 1999 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 29th day of November, 1999.

Dorothy Melling Director
Department of Property Taxation
By *Jennifer Sullivan* Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 22nd day of December, 1999 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 BIRCH BEND ADDITION was filed in the office of the Registrar of Titles for public record on this 14th day of December, 1999, at 11:00 o'clock A.M. and was duly filed in Book 43 of Plats, Page 17, as Document Number 1584303.

Deputy Registrar of Titles