

PEDERSEN HEIGHTS

KNOW ALL MEN BY THESE PRESENTS: That Lynn Hass and Wayne F. Hass, wife and husband, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 8, Montville-Dayton & Warrens Prospect Addition, an Addition to the City of St. Paul except that part of the South 160.00 feet of said Lot 8 which lies West of the East 251.21 feet of said Lot 8.

Has caused the same to be surveyed and platted as PEDERSEN HEIGHTS, and does hereby dedicate to the public for public use forever the thoroughfare and the drainage and utility easements as shown on this plat.

In witness whereof said Lynn Hass and Wayne F. Hass, wife and husband, have hereunto set their hands this 9th day of May, 2000.

Lynn Hass
Lynn Hass
Wayne F. Hass
Wayne F. Hass

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 9 day of May 2000, 2000, by Lynn Hass, and Wayne F. Hass, wife and husband.

Sharon A. Macaulay
Notary Public, Ramsey County, Minnesota
My Commission Expires 01-31-2005

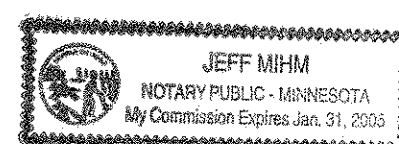


I hereby certify that I have surveyed and platted the property described on this plat as PEDERSEN HEIGHTS; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the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

Michael E. Cannon
Michael E. Cannon, Land Surveyor
Minnesota License No. 40035

STATE OF Minnesota
COUNTY OF Dakota

The foregoing Surveyor's Certificate was acknowledged before me this 9th day of May, 2000, by Michael E. Cannon, a Licensed Land Surveyor.



Jeff Mihm
Notary Public, Dakota County, Minnesota
My Commission Expires Jan. 31st, 2005

City of Saint Paul

I do hereby certify that on the 19th day of April, 2000, the City Council of the City of Saint Paul, 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.

Frederick K. Owsa
Clerk

Taxes payable in the year 2000 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 10th day of May, 2000.

Dorothy McClung, Director
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 11th day of May, 2000 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

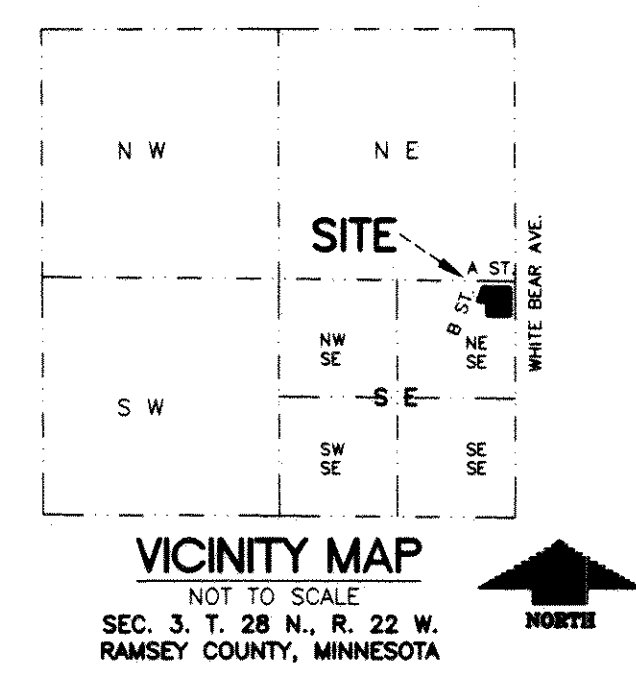
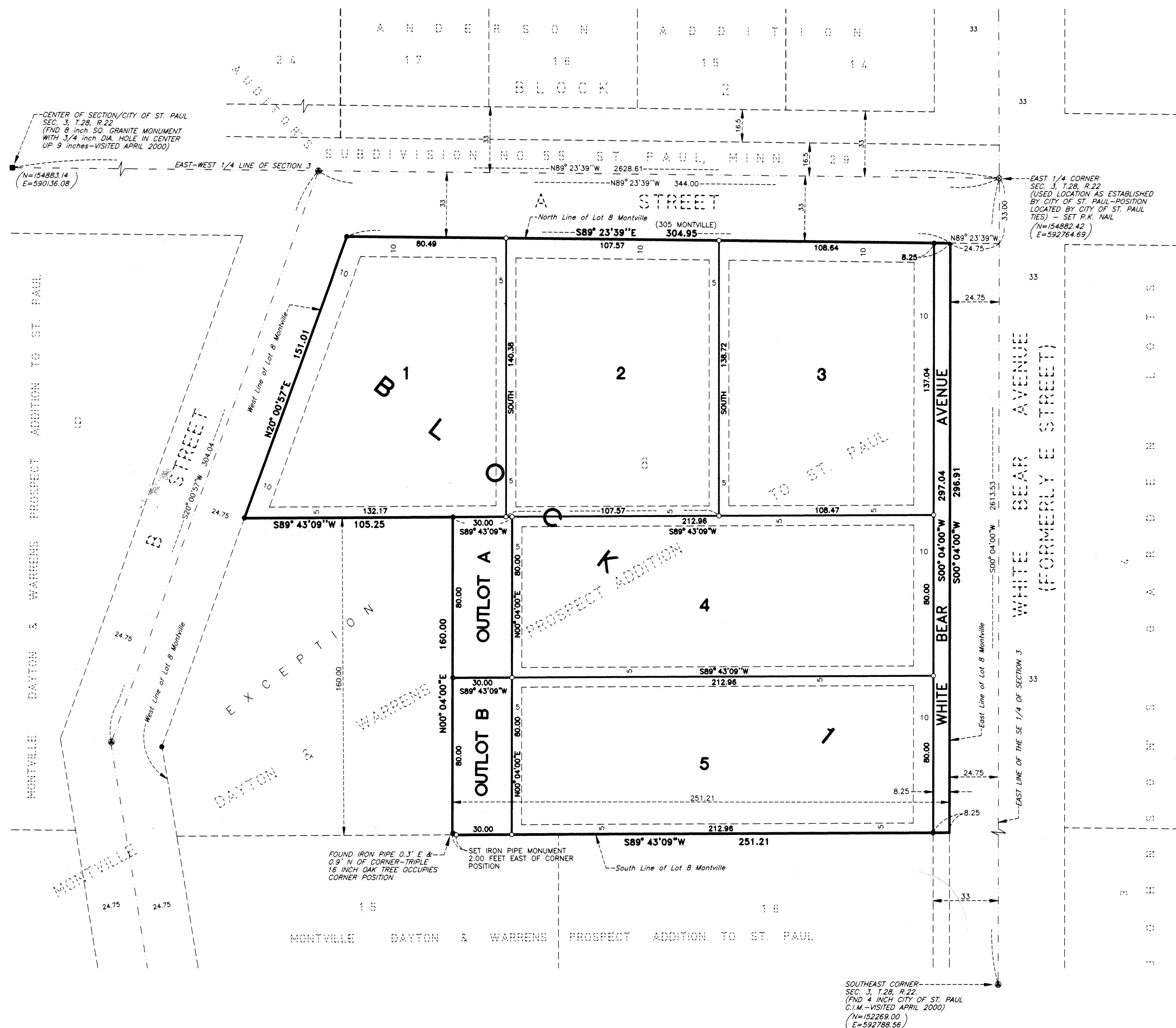
By: Ronald E. Meyer, Deputy
David D. Claypool, L.S.
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of PEDERSEN HEIGHTS was filed in the office of the Registrar of Titles for public record on this 15th day of May, 2000, at 1:00 o'clock P.M. and was duly filed in Book 43 of Plats, Pages 15 and 16, as Document Number 1600902.

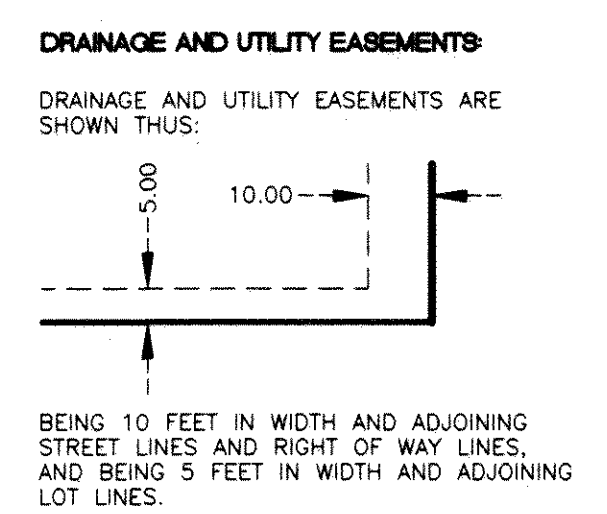
Deputy Registrar of Titles

**LOUCKS
MCLAGAN**

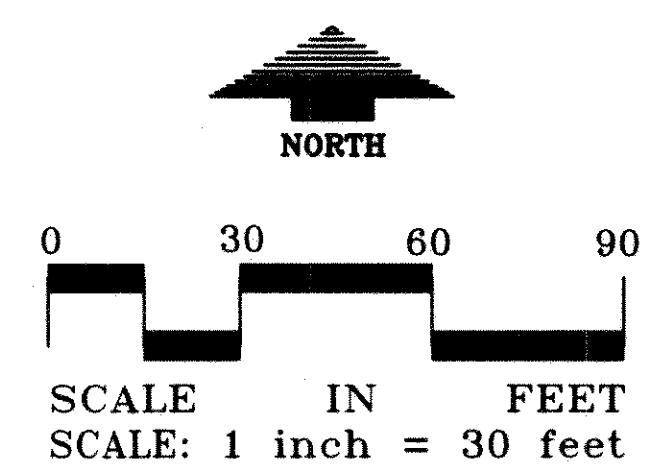
PEDERSEN HEIGHTS



- LEGEND:**
- 3/4 inch by 18 inch iron pipe monument set/capped with License No. 40035
 - 1/2 inch iron pipe monument found-no cap
 - ⊙ Found City of Saint Paul 4 inch cast iron monument
 - Granite monument, referenced by City of St. Paul in 1999.
 - Montville (305) denotes Montville Dayton & Warrens Prospect Addition to St. Paul
 - denotes previously recorded data
 - N denotes NORTHING (Coordinates for Section Corner monuments per Ramsey County NAD 83.)
 - E denotes EASTING



BEARING REFERENCE:
The East-West 1/4 Line of Section 3, T.28N., R.22W. is assumed to bear N89°23'39"W.



LOUCKS
MCLAGAN