

VADNAIS HEIGHTS CITY CENTER 2ND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Wal-Mart Realty Company, an Arkansas corporation, fee owner of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

Lot 1, Block 1, VADNAIS HEIGHTS CITY CENTER;

AND

That part of the North Half of the South Half of the North Half of the Northwest Quarter of Section 33, Township 30, Range 22, Ramsey County, Minnesota, lying South of Lot 1, Block 1, VADNAIS HEIGHTS CITY CENTER, according to the recorded plat and lying Northeasterly, Northerly and Westerly of the following described line:

Commencing at the Northwest corner of said Northwest Quarter of Section 33; thence North 89 degrees 51 minutes 11 seconds East, assumed bearing, along the North line of said Northwest Quarter 298.55 feet; thence South 00 degrees 10 minutes 42 seconds East 729.97 feet; thence Southeasterly 110.58 feet along a tangential curve, concave to the Northeast, having a radius of 415.00 feet and a central angle of 15 degrees 16 minutes 02 seconds, to the intersection of a South line of said Lot 1, Block 1, VADNAIS HEIGHTS CITY CENTER and the point of beginning of said line; thence continuing Southeasterly 106.71 feet, along the southeasterly extension of the last described curve, concave to the Northeast, having a radius of 415.00 feet and a central angle of 14 degrees 43 minutes 58 seconds; thence South 30 degrees 10 minutes 42 seconds East, tangent to last described curve, 59.40 feet to the intersection of the South line of said North Half of the South Half of the North Half of the Northwest Quarter; thence North 89 degrees 51 minutes 13 seconds East, along said South line, 169.84 feet; thence North 59 degrees 49 minutes 18 seconds East 178.35 feet; thence Northeasterly 112.69 feet, along a tangential curve, concave to the Southeast, having a radius of 215.00 feet and a central angle of 30 degrees 01 minute 54 seconds; thence North 89 degrees 51 minutes 12 seconds East, tangent to last-described curve, 476.49 feet to the intersection of a line bearing South 08 degrees 16 minutes 46 seconds West from a point on the South line of said Lot 1, Block 1, VADNAIS HEIGHTS CITY CENTER, distant 232.60 feet Westerly of the Southeast corner of said Lot 1; thence North 08 degrees 16 minutes 46 seconds East 213.81 feet to said point on the South line of said Lot 1 and said line there terminating;

AND

That part of the South Half of the South Half of the North Half of the Northwest Quarter of Section 33, Township 30, Range 22, Ramsey County, Minnesota described as follows:

Commencing at the Northwest corner of said Northwest Quarter of Section 33; thence North 89 degrees 51 minutes 11 seconds East, assumed bearing, along the North line of said Northwest Quarter 298.55 feet; thence South 00 degrees 10 minutes 42 seconds East, 729.97 feet; thence Southeasterly 217.29 feet along a tangential curve, concave to the Northeast, having a radius of 415.00 feet and a central angle of 30 degrees 00 minutes 00 seconds; thence South 30 degrees 10 minutes 42 seconds East 59.40 feet to the intersection of the North line of said South Half of the South Half of the North Half of the Northwest Quarter and to the point of beginning of tract to be described; thence North 89 degrees 51 minutes 13 seconds East, along said North line, 169.84 feet; thence South 59 degrees 49 minutes 18 seconds West 147.04 feet to the intersection of a line bearing South 30 degrees 10 minutes 42 seconds East from the point of beginning; thence North 30 degrees 10 minutes 42 seconds West 85.00 feet to the point of beginning;

AND

Lot 2, Block 1, VADNAIS HEIGHTS CITY CENTER;

EXCEPT:

Beginning at the Northeast corner of said Lot 2, Block 1, VADNAIS HEIGHTS CITY CENTER; thence South 4 degrees 53 minutes 49 seconds East (the North line of said Lot 2 has an assumed bearing of South 89 degrees 51 minutes 11 seconds West) along the East line of said Lot 2 a distance of 234.28 feet; thence South 89 degrees 51 minutes 11 seconds West, 211.63 feet; thence North 00 degrees 08 minutes 49 seconds West, 233.47 feet (to the North line of said Lot 2); thence North 89 degrees 51 minutes 11 seconds East (along said North line) a distance of 192.23 feet to the point of beginning;

AND EXCEPT:

Commencing at the Northeast corner of said Lot 2, Block 1, VADNAIS HEIGHTS CITY CENTER; thence South 89 degrees 51 minutes 11 seconds West, bearing based on the recorded plat of VADNAIS HEIGHTS CITY CENTER, a distance of 192.23 feet to the point of beginning; thence South 00 degrees 08 minutes 49 seconds East, a distance of 233.47 feet; thence South 41 degrees 58 minutes 35 seconds West a distance of 47.53 feet to a point on the southwesterly line of said Lot 2, Block 1; thence northwesterly along a non-tangential curve concave to the Southwest, said curve has a radius of 164.50 feet, delta angle of 11 degrees 28 minutes 27 seconds, arc length of 32.94 feet and a chord that bears North 54 degrees 24 minutes 35 seconds West, a distance of 32.89 feet to a point of tangency; thence tangent to said curve North 60 degrees 08 minutes 48 seconds West, a distance of 105.46 feet to a tangent curve; thence Northwesterly along said tangent curve concave to the Northeast, said curve has a radius of 108.50 feet, a delta angle of 59 degrees 59 minutes 59 seconds and an arc length of 113.62 feet and a chord that bears North 30 degrees 08 minutes 50 seconds West, a distance of 108.50 feet to a point of tangency; thence tangent to said curve North 00 degrees 08 minutes 49 seconds West, a distance of 90.09 feet to a tangent curve; thence Northeasterly along said tangent curve concave to East, said curve has a radius of 33.50 feet, a delta angle of 32 degrees 30 minutes 03 seconds, an arc length of 19.00 feet and a chord which bears North 16 degrees 06 minutes 12 seconds East, a distance of 18.75 feet to the North line of said Lot 2; thence North 89 degrees 51 minutes 11 seconds East, along said North line of said Lot 2, Block 1, a distance of 198.91 feet to the point of beginning.

Has caused the same to be surveyed and platted as VADNAIS HEIGHTS CITY CENTER 2ND ADDITION, and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Wal-Mart Realty Company, an Arkansas corporation, has caused these presents to be signed by its proper officer this 4th day of March, 2011.

Signed: Wal-Mart Realty Company, an Arkansas corporation

[Signature], as Director

STATE OF ARKANSAS
COUNTY OF Benton

The foregoing instrument was acknowledged before me this 4th day of March, 2011 by Frank V. Rampalone, as Director of Wal-Mart Realty Company, an Arkansas corporation, on behalf of the corporation.

[Signature]
Notary Public, Benton County, Arkansas
My Commission Expires 11-1-2015

Amanda M. Johnson
Notary Printed Name

AMANDA M. JOHNSON
NOTARY PUBLIC
Benton County, Arkansas
My Commission Expires 11/1/2015

I, Marcus F. Hampton, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments indicated on this plat are set; that there are no water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification, and all public ways are shown and labeled on this plat.

Dated this 14 day of FEBRUARY, 2011.

[Signature]
Marcus F. Hampton, Professional Land Surveyor
Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 14th day of February, 2011, by Marcus F. Hampton, a Professional Land Surveyor.

[Signature]
Notary Public, Hennepin County, Minnesota

Rachelle Anderson
Notary Printed Name

My Commission Expires Jan. 31, 2012

CITY OF VADNAIS HEIGHTS

We hereby certify that on the 15th day of February, 2011, the City Council of the City of Vadnais Heights, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.08, Subd. 2, have been fulfilled.

[Signature] Mayor

[Signature] Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2011 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 15th day of March, 2011.

Mark E. Oswald, Director By: [Signature] Deputy
Department of Property Records and Revenue

COUNTY SURVEYOR

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this 21 day of March, 2011.

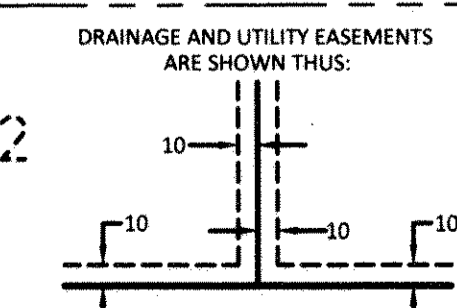
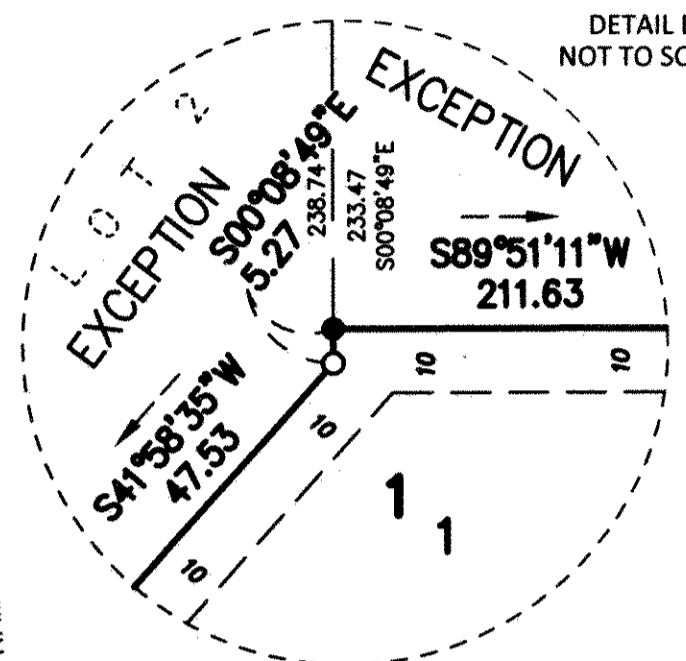
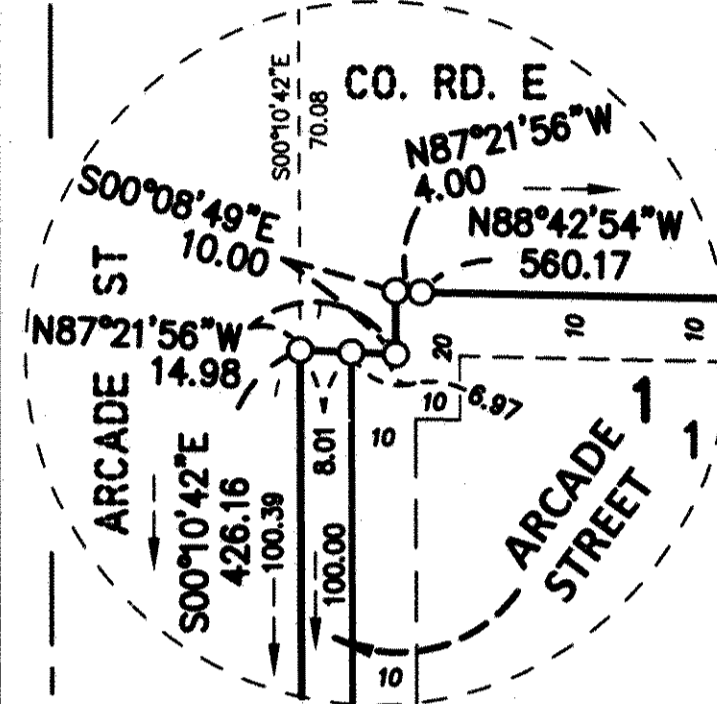
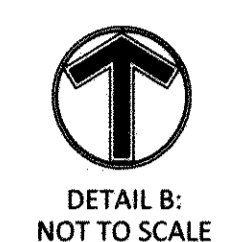
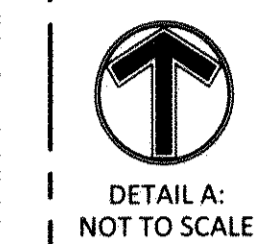
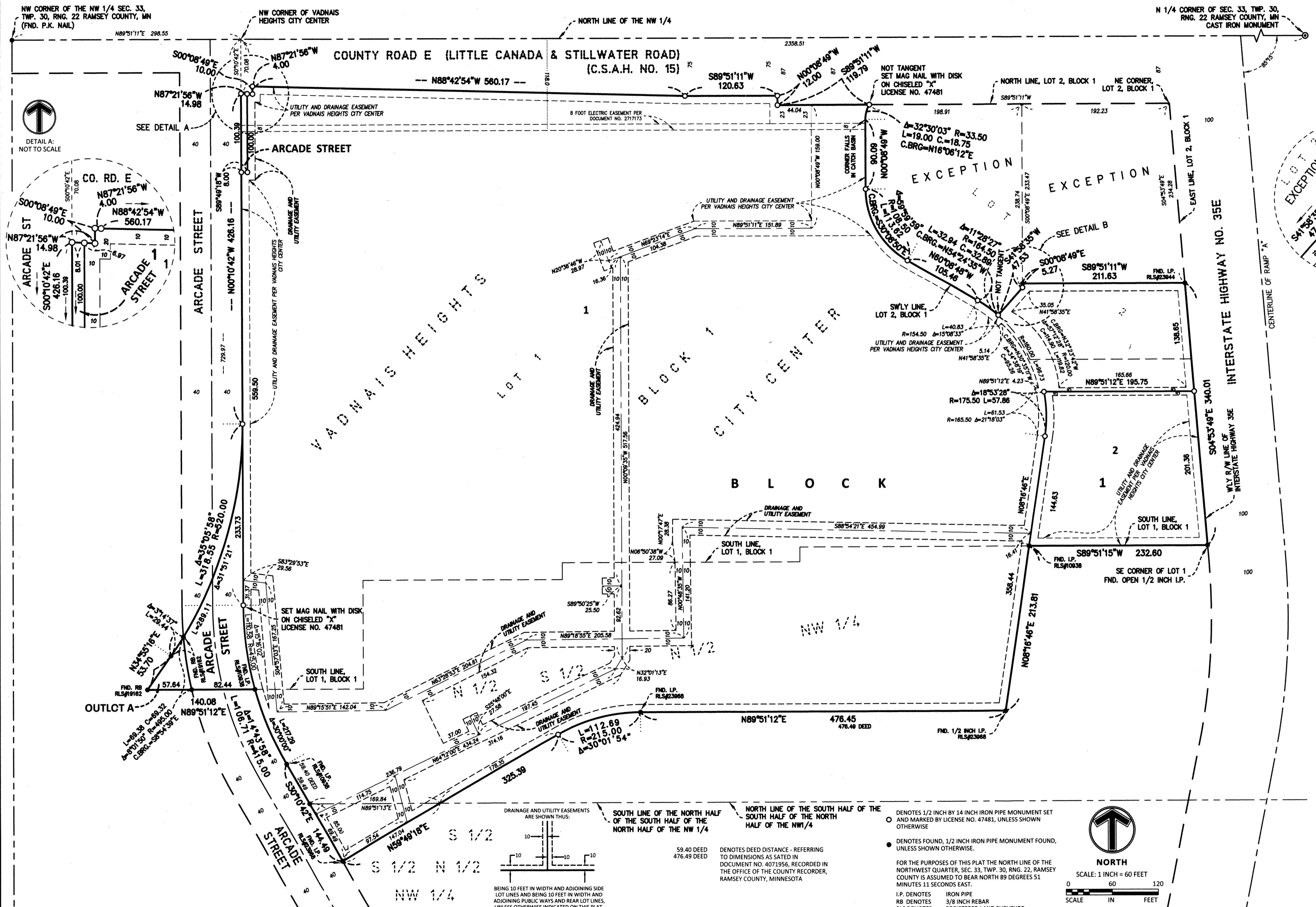
[Signature]
Michael Feibiger, P.L.S.
Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of VADNAIS HEIGHTS CITY CENTER 2ND ADDITION was filed in the office of the County Recorder for public record on this 15th day of March, 2011 at 4:00 o'clock P.M. and was duly filed in Book 124 of Plats, Pages 40 and 41 as Document Number 4271553

_____, Deputy County Recorder

VADNAIS HEIGHTS CITY CENTER 2ND ADDITION



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

59.40 DEED
476.49 DEED

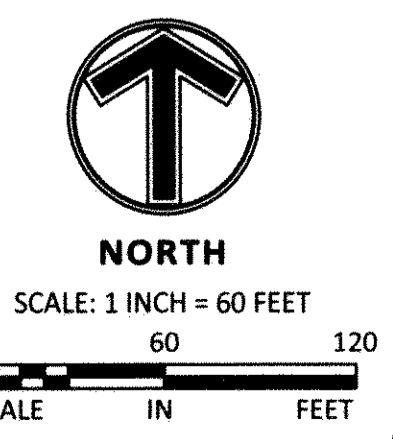
NOTES DEED DISTANCE - REFERRING TO DIMENSIONS AS SATED IN DOCUMENT NO. 4071956, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, RAMSEY COUNTY, MINNESOTA

• DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 47481, UNLESS SHOWN OTHERWISE

• DENOTES FOUND, 1/2 INCH IRON PIPE MONUMENT FOUND, UNLESS SHOWN OTHERWISE.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHWEST QUARTER, SEC. 33, TWP. 30, RANG. 22, RAMSEY COUNTY IS ASSUMED TO BEAR NORTH 89 DEGREES 51 MINUTES 11 SECONDS EAST.

I.P. DENOTES IRON PIPE
R.B. DENOTES 3/8 INCH REBAR
R.L.S. DENOTES REGISTERED LAND SURVEYOR



MFRA, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING