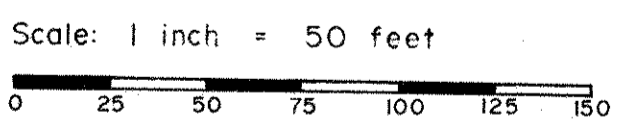
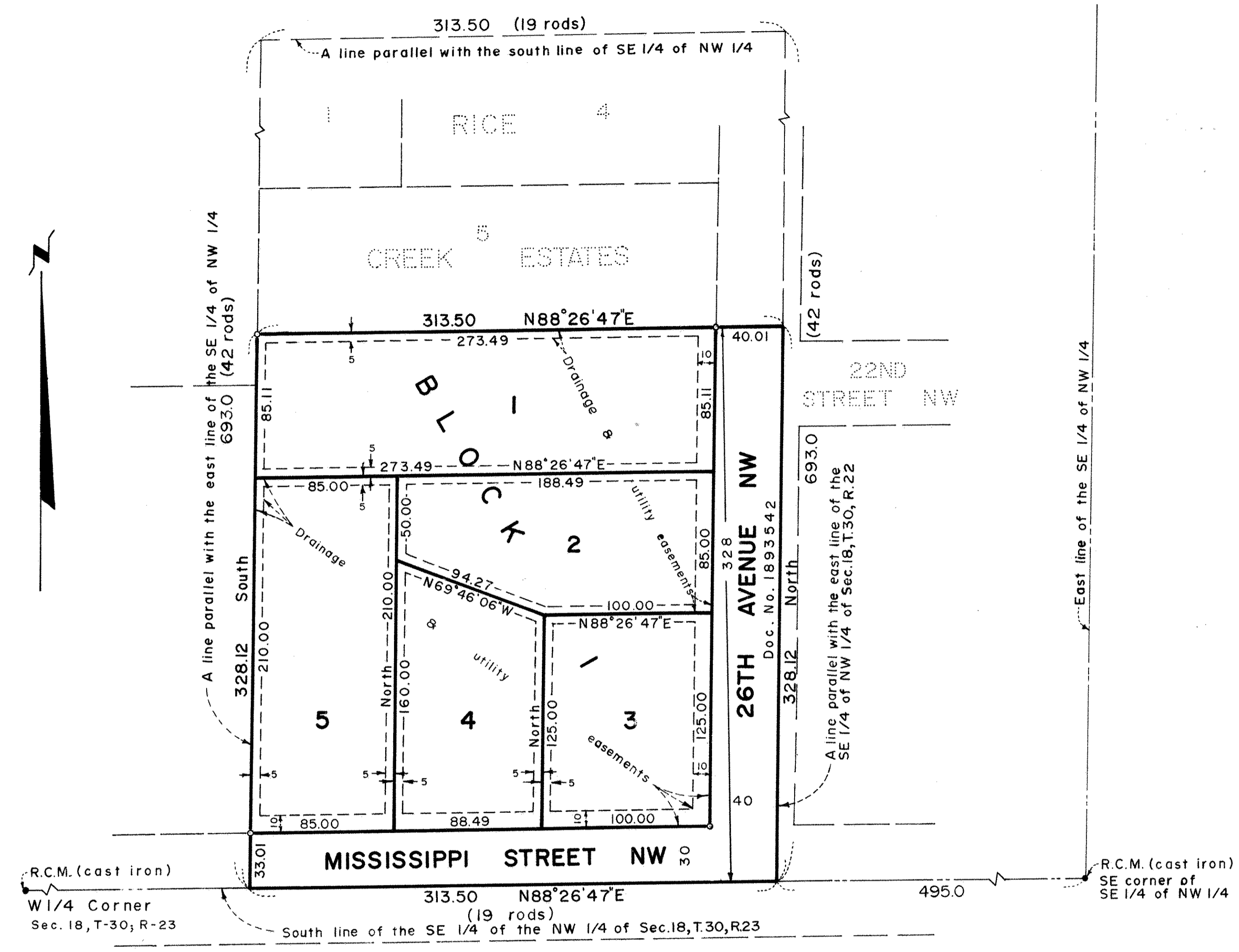


PENNISTON FIRST ADDITION



Bearings shown are on an assumed datum
 o Denotes iron monument

Drainage and utility easements as shown above are 10 feet in width adjoining all street lines and 5 feet in width adjoining all side and rear lot lines

DEMARS - GABRIEL
 LAND SURVEYORS, INC.

Know All Persons By These Presents that Returns, Inc., a Minnesota corporation, fee owner, and John F. Penniston Company, Inc., a Minnesota corporation, contract purchaser of the following described property situated in the City of New Brighton, Ramsey County, Minnesota:

The south 328 feet of that part of the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 30, Range 23, described as follows: Commencing at a point in the south boundary line of the Southeast 1/4 of the Northwest 1/4 of said Section 18, which point is 495 feet west of the southeast corner of said Southeast 1/4 of the Northwest 1/4 of said Section 18; thence west along the south boundary line of said Southeast 1/4 of the Northwest 1/4 of said Section 18 a distance of 19 rods; thence north on a line parallel with the east boundary line of said Southeast 1/4 of the Northwest 1/4 a distance of 42 rods; thence east on a line parallel with the south boundary line of said Southeast 1/4 of the Northwest 1/4 a distance of 19 rods; thence south on a line parallel with the east boundary line of said Southeast 1/4 of the Northwest 1/4 a distance of 42 rods to the point of beginning.

Have caused the same to be surveyed, platted and known as PENNISTON FIRST ADDITION, and do hereby dedicate to the public for public use forever street, avenue, and the utility and drainage easements as shown on the plat.

In witness whereof said Returns, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal hereunto affixed this _____ day of _____, A.D. 197____, and John F. Penniston Company, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 22nd day of FEBRUARY, 1978.

RETURNS, INC. JOHN F. PENNISTON COMPANY, INC.
 By: _____, Its President By: John F. Penniston, Its President
 Robert J. Cutshall John F. Penniston
 By: _____, Its Treasurer
 Carl O. Holmer

STATE OF MINNESOTA
 COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____, 197____, by Robert J. Cutshall, President, and Carl O. Holmer, Treasurer, of Returns, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
 My commission expires _____

STATE OF MINNESOTA
 COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____, 197____, by John F. Penniston, President of John F. Penniston Company, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
 My commission expires _____

I, Gary L. Gabriel, hereby certify that I have surveyed and platted the property described in the dedication of this plat as PENNISTON FIRST ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; 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 wetlands, easements, or public highways other than as shown thereon.

Gary L. Gabriel, Land Surveyor
 Minnesota Registration No. 9066

STATE OF MINNESOTA
 COUNTY OF HENNEPIN
 The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this _____ day of _____, 197____.

Notary Public, Hennepin County, Minnesota
 My commission expires _____

Approved and accepted by the City Council of New Brighton, Minnesota, this 14th day of February, 1978.

James Sander, Mayor
Ada Samson (Deputy), Clerk

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 24th day of February, 1978.

F. R. Kvidera
 F. R. Kvidera
 Acting Ramsey County Surveyor

No delinquent taxes and transfer entered this 24th day of February, 1978.

Lee McHanna, Director
 Department of Property Taxation
 By V. Gasa, Deputy

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA
 I hereby certify that this plat of PENNISTON FIRST ADDITION was filed in this office this _____ day of _____, 197____, at _____ o'clock _____ M. and was filed in Book _____ of Plats, page _____, and that the copies were compared with the Official Plat and found to be true and correct copies thereof.

County Recorder
 By _____, Deputy