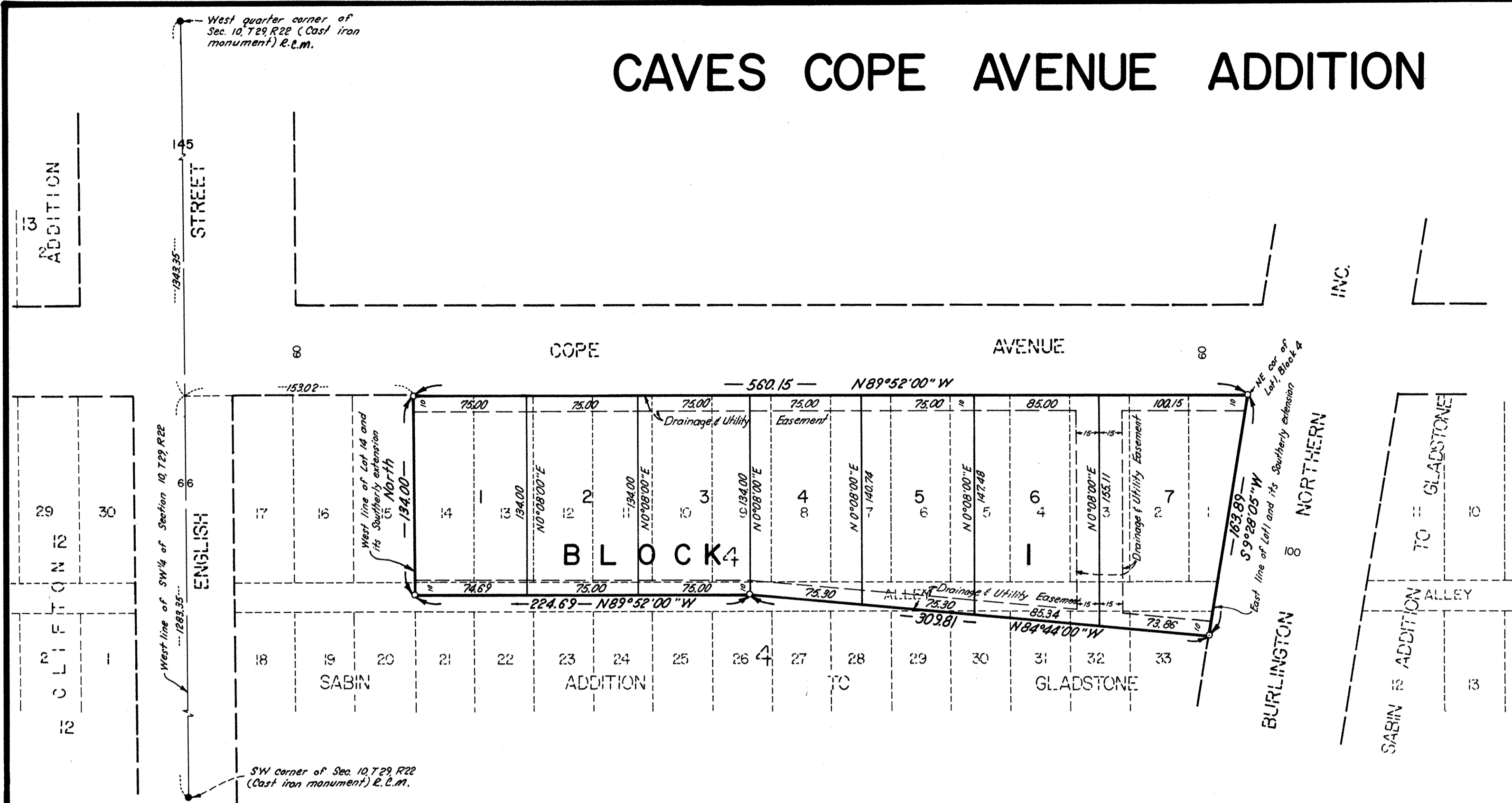


CAVES COPE AVENUE ADDITION



○ Denotes Iron Monument Set
 ● Denotes Iron Monument Found
 Bearings Are On An Assumed Datum

SCALE: 1 INCH = 50 FEET

Located in the Southwest quarter of Section 10, Township 29 North, Range 22 West.

Know All Persons By These Presents that Ed Cave & Sons, Inc., a Minnesota Corporation, fee owner of the following described property situated in the City of Maplewood, Ramsey County, Minnesota:

Lots 1 thru 14 inclusive, Block 4 and that part of the vacated alley adjoining said Lots 1 thru 14, Block 4 lying Northerly of a line described as commencing at the Northeast corner of Lot 1, Block 4; thence South 9 degrees 28 minutes 05 seconds West, assumed bearing, along the East line of said Lot 1 and its Southerly extension 163.89 feet to the point of beginning of the line to be described; thence North 84 degrees 44 minutes West 309.81 feet; thence North 89 degrees 52 minutes West 224.69 feet to its intersection with the Southerly extension of the West line of Lot 14, Block 4 and there terminating.

All in SABIN ADDITION TO GLADSTONE, Ramsey County, Minnesota. Has caused the same to be surveyed, platted, and known as CAVES COPE AVENUE ADDITION and does hereby dedicate to the public for public use forever the drainage and utility easements as shown on the plat.

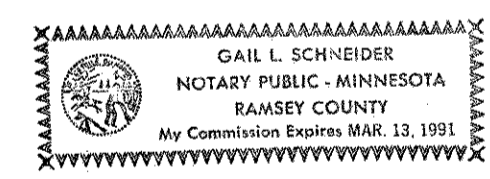
Ed Cave & Sons, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 2nd day of December, 1985.

Signed: Ed Cave & Sons, Inc.

Samuel S. Cave
 Samuel S. Cave, President

Diane C. Cave
 Diane C. Cave, Secretary

STATE OF MINNESOTA
 COUNTY OF RAMSEY
 The foregoing instrument was acknowledged before me this 2nd day of Dec., 1985, by Samuel S. Cave, President and by Diane C. Cave, Secretary of Ed Cave & Sons, Inc. a Minnesota Corporation, on behalf of the corporation.

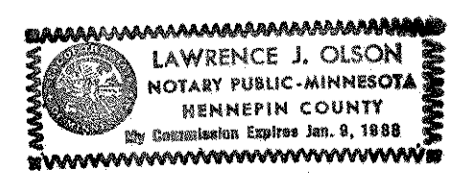


Gail L. Schneider
 Notary Public, Ramsey County, Minnesota
 My Commission Expires: MAR. 13, 1991

I, Rodney H. Halvorson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as CAVES COPE AVENUE 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, or public highways other than as shown thereon.

Rodney H. Halvorson
 Rodney H. Halvorson, Land Surveyor
 Minnesota Registration No. 10947

STATE OF MINNESOTA
 COUNTY OF HENNEPIN
 The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 26th day of November, 1985.



Lawrence J. Olson
 Notary Public, Hennepin County, Minnesota
 My Commission Expires: 1-9-88

Approved and accepted by the City Council of the City of Maplewood, Minnesota, this 9th day of December, 1985.

John Grew Mayor
Lucius E. Anselmi Clerk

Taxes for the year 1985 on land described herein paid, no delinquent taxes and transfer entered, this 16th day of December, 1985.

Low McKenna Director
 Department of Property Taxation
 By Shawn Krutson Deputy

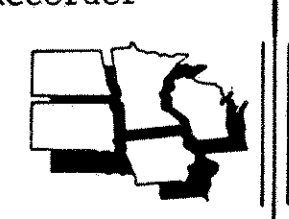
Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 17th day of December, 1985, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
 David D. Claypool
 Acting Ramsey County Surveyor

County Recorder
 County of Ramsey
 State of Minnesota

I hereby certify that this plat of CAVES COPE AVENUE ADDITION was filed in this office this 18th day of DECEMBER, 1985, at 3:10 o'clock P. M. and was filed in Book 99 of Plats, Page 4, as Document No. 2293663.

By John C. McLaughlin County Recorder Deputy



MIDWEST LAND SURVEYORS, INC.