

WEXFORD HEIGHTS 1ST ADDITION

Know All Persons By These Presents that JUO Company, a Minnesota partnership, fee owner and Investors Savings Bank, F.S.B., a U.S. Corporation, mortgagee of the following described property situated in the City of New Brighton, Ramsey County, State of Minnesota:

That part of the South 1/2 of the South 1/2 of the Southeast quarter of the Southwest quarter of Section 30, Township 30, Range 23, described as follows: Commencing 161 feet West of the southeast corner monument and extending West 14 feet; thence continuing north from center of road 160 feet; thence extending east 14 feet; thence south to point of beginning.

Together with:

That part of the South 1/2 of the South 1/2 of the Southeast quarter of the Southwest quarter of Section 30, Township 30, Range 23, Ramsey County, Minnesota, described as follows: Beginning at a point on the south line thereof distant 175 feet west from the southeast corner thereof; thence west along the south line thereof 100 feet; thence north at right angles 160 feet; thence east at right angles 100 feet; thence south at right angles 160 feet to the point of beginning.

Together with:

Tract "C", Registered Land Survey No. 135, files of Registrar of Titles, County of Ramsey.

Together with:

Those parts of the Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter, Section 30, Township 30, Range 23, described as beginning at a point on the East line of said Northeast quarter of the Southwest quarter 117.5 feet South from the Northeast corner of the South half of said Northeast quarter of the Southwest quarter; thence West, at right angles to said East line, 348.5 feet; thence South, at right angles 125 feet; thence East, at right angles, to an intersection with the center line of Silver Lake Road; thence North, along said center line, to an intersection with a line extending East, at right angles to said East line, from the point of beginning; thence West to the point of beginning.

And that JUO Company, a Minnesota partnership, fee owner of the following described property situated in the City of New Brighton, Ramsey County, State of Minnesota:

Those parts of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, Section 30, Township 30, Range 23, described as beginning at a point on the East line of said Northeast Quarter of the Southwest Quarter 62.5 feet North from the Northeast corner of the South Half of said Northeast Quarter of the Southwest Quarter; thence East, at right angles to said East line, to the center line of Silver Lake Road; thence South along said center line to an intersection with a line extending East, at right angles to said East line, from a point on said East line 117.5 feet South from said Northeast corner of the South Half of said Northeast Quarter of the Southwest Quarter; thence West along said perpendicular line to a point thereon 348.5 feet West from said East line; thence South, at right angles, 125 feet; thence East, at right angles, to an intersection with said center line of Silver Lake Road; thence South along said center line to the South line of said Northwest Quarter of the Southeast Quarter; thence West along said South line and along the South line of said Northeast Quarter of the Southwest Quarter to the Southwest corner of said Northeast Quarter of the Southwest Quarter; thence North along the West line of said Northeast Quarter of the Southwest Quarter to the Northwest corner of the South Half of said Northeast Quarter of the Southwest Quarter; thence East along the North line of said South Half of the Northeast Quarter of the Southwest Quarter a distance of 36 feet; thence Northerly to a point 108 feet North from the North line of said South Half of the Northeast Quarter of the Southwest Quarter and 50 feet East from the West line of said Northeast Quarter of the Southwest Quarter; thence Easterly to the point of beginning.

Except:

That part of the Northeast Quarter of the Southwest Quarter, Section 30, Township 30, Range 23, described as beginning at a point on the East line of said Northeast Quarter of the Southwest Quarter 62.5 feet North from the Northeast corner of the South Half of said Northeast Quarter of the Southwest Quarter; thence South along said East line to the North line of the South Half of said Northeast Quarter of the Southwest Quarter; thence West along said North line to a point 36 feet East of the West line of said Northeast Quarter of the Southwest Quarter; thence Northerly to a point 108 feet North from the North line of said South Half of the Northeast Quarter of the Southwest Quarter and 50 feet East from the West line of said Northeast Quarter of the Southwest Quarter; thence Easterly to the point of beginning.

Southwest Quarter; thence Northerly to a point 108 feet North from the North line of said South Half of the Northeast Quarter of the Southwest Quarter and 50 feet East from the West line of said Northeast Quarter of the Southwest Quarter; thence Easterly to the point of beginning, except that part thereof lying East of the following described line: Commencing at a point in the center of Silver Lake Road, which point is 110 feet South from and 60.2 feet East from the center of said Section 30; thence running West parallel with and 110 feet South of the North line of the North Half of said Northeast Quarter of the Southwest Quarter a distance of 746.5 feet to an iron marker and the point of beginning of the line to be described; thence running South at right angles to the South line of said North Half of the Northeast Quarter of the Southwest Quarter and there terminating.

Together with:

The North 1/2 of the Southeast quarter of the Southwest quarter of Section 30, Township 30, Range 23, except Silver Lake Road.

Together with:

The North 1/2 of the South 1/2 of the Southeast quarter of the Southwest quarter of Section 30, Township 30, Range 23 West.

Together with:

Tracts A, B, J, K, L, M and N, Registered Land Survey No. 135, files of Registrar of Titles, County of Ramsey.

And that the City of New Brighton, a Minnesota Municipal corporation, fee owner of the following described property situated in the City of New Brighton, Ramsey County, State of Minnesota:

That part of the Northeast Quarter of the Southwest Quarter, Section 30, Township 30, Range 23, described as beginning at a point on the East line of said Northeast Quarter of the Southwest Quarter 62.5 feet North from the Northeast corner of the South Half of said Northeast Quarter of the Southwest Quarter; thence South along said East line to the North line of the South Half of said Northeast Quarter of the Southwest Quarter; thence West along said North line to a point 36 feet East of the West line of said Northeast Quarter of the Southwest Quarter; thence Northerly to a point 108 feet North from the North line of said South Half of the Northeast Quarter of the Southwest Quarter and 50 feet East from the West line of said Northeast Quarter of the Southwest Quarter and there terminating.

Have caused the same to be surveyed, platted and known as WEXFORD HEIGHTS 1ST ADDITION and do hereby dedicate to the public for public use forever the circles, lane, drive, court, roads, drainage easements and drainage and utility easements as shown on the plat.

JUO Company, a Minnesota partnership, has caused these presents to be signed by its proper partner this 22nd day of AUGUST, 1991.

Signed: JUO Company

[Signature] its Partner

Investors Savings Bank, F.S.B., a U.S. Corporation, has caused these presents to be signed by its proper officers this 23rd day of August, 1991.

Signed: Investors Savings Bank, F.S.B.

[Signature] its Ex. Vice Pres.
[Signature] its Vice Pres.

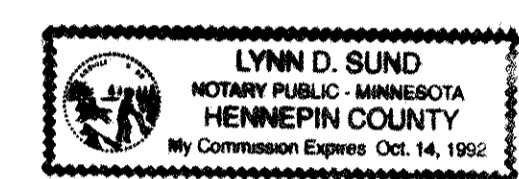
City of New Brighton, a Minnesota Municipal corporation, has caused these presents to be signed by its proper officers this 22nd day of August, 1991.

Signed: City of New Brighton

[Signature], Mayor
[Signature], Clerk

STATE OF MINNESOTA
COUNTY OF HENNEPIN

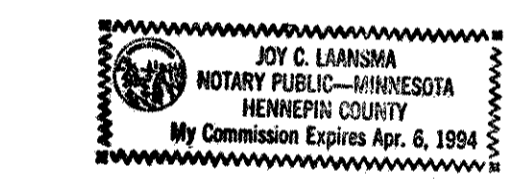
The foregoing instrument was acknowledged before me this 22nd day of AUGUST, 1991, by RICHARD UTER, PARTNER of JUO Company, a Minnesota partnership, on behalf of the partnership.



[Signature]
Notary Public,
Hennepin County, Minnesota
My Commission Expires October 14, 1992

STATE OF MINNESOTA
COUNTY OF HENNEPIN

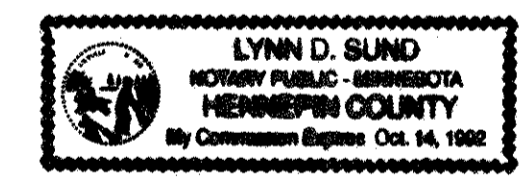
The foregoing instrument was acknowledged before me this 23rd day of August, 1991, by John J. Bohmann, Jr., Executive Vice President and by David G. Kuebelbeck, Vice President of Investors Savings Bank, F.S.B., a U.S. Corporation, on behalf of the corporation.



[Signature]
Notary Public,
Hennepin County, Minnesota
My Commission Expires April 6, 1994

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 22nd day of AUGUST, 1991, by Robert J. Benke, Mayor and by Margaret Egan, Clerk of the City of New Brighton, a Minnesota Municipal corporation, on behalf of the corporation.



[Signature]
Notary Public,
Hennepin County, Minnesota
My Commission Expires October 14, 1992

I, John C. Larson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as WEXFORD HEIGHTS 1ST 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.

[Signature]
John C. Larson, Land Surveyor
Minnesota License No. 12294

STATE OF MINNESOTA
COUNTY OF DAKOTA

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 21st day of AUGUST, 1991.

[Signature]
Notary Public,
HENNEPIN County, Minnesota
My Commission Expires AUGUST 7, 1994

Approved and accepted by the City Council of the City of New Brighton, Minnesota, this 22nd day of August, 1991.

[Signature] Mayor
[Signature] Clerk

Taxes for the year 1991 on land described herein paid, no delinquent taxes and transfer entered, this 28th day of August, 1991.

[Signature] Director
Department of Property Taxation

[Signature] Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 28th day of August, 1991, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

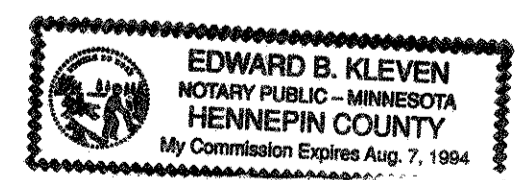
[Signature]
David D. Claypool, Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

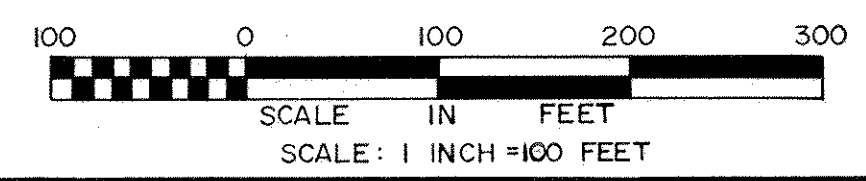
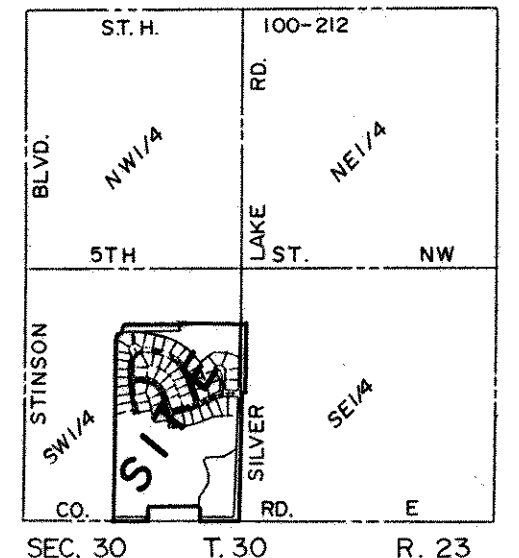
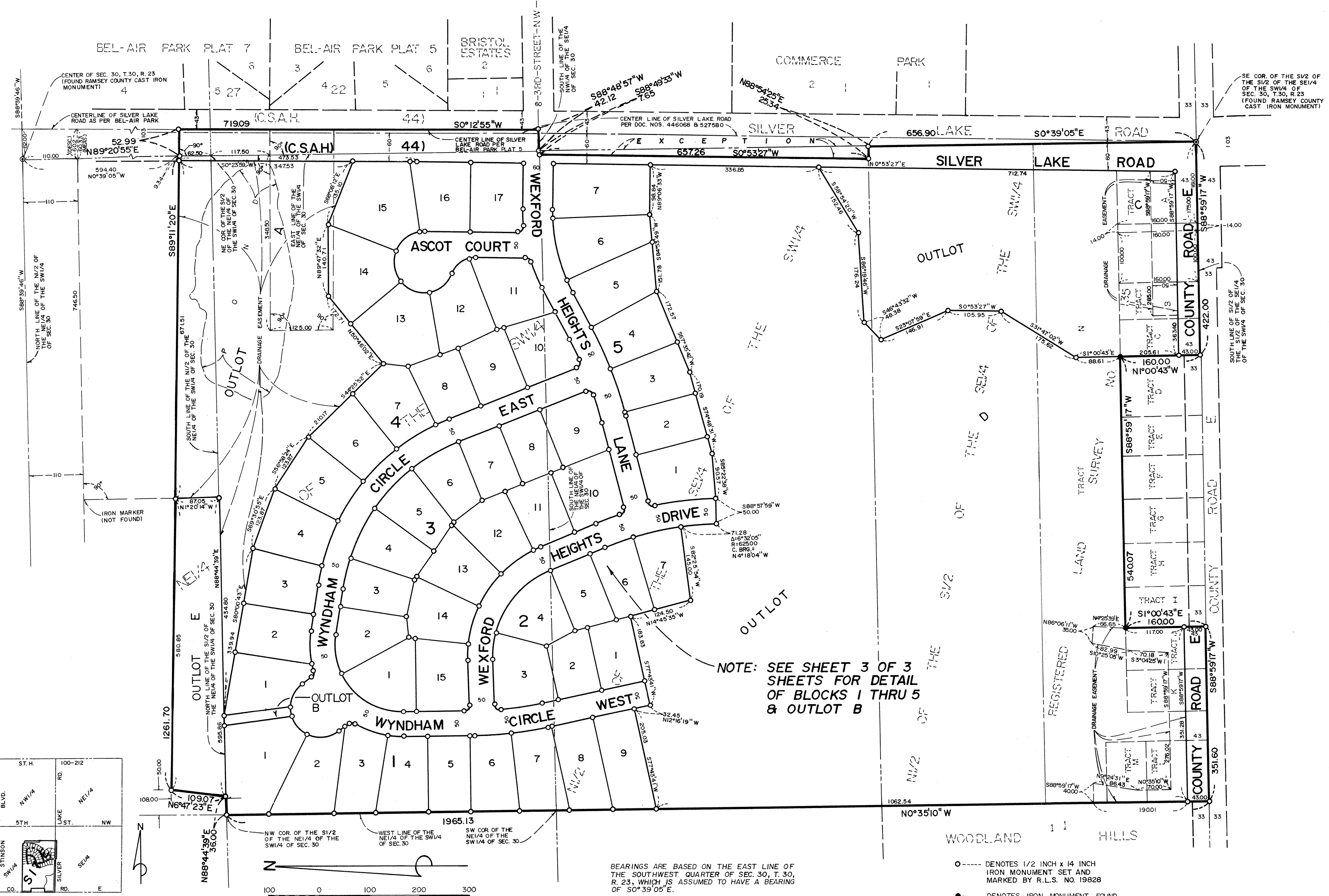
I hereby certify that this plat of WEXFORD HEIGHTS 1ST ADDITION was filed in this office this 30 day of August, 1991, at 4:00 o'clock P.M. and was filed in Book 39 of Plats, Pages 4, 5 and 6, as Document No. 957105.

Lou McKenna, Registrar of Titles

By _____ Deputy



WEXFORD HEIGHTS 1ST ADDITION



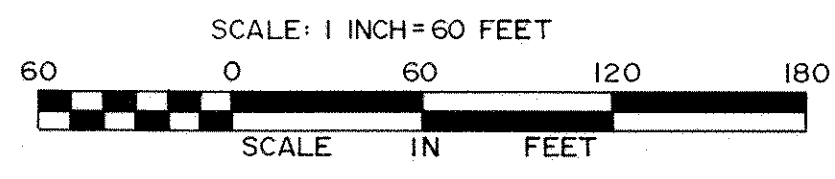
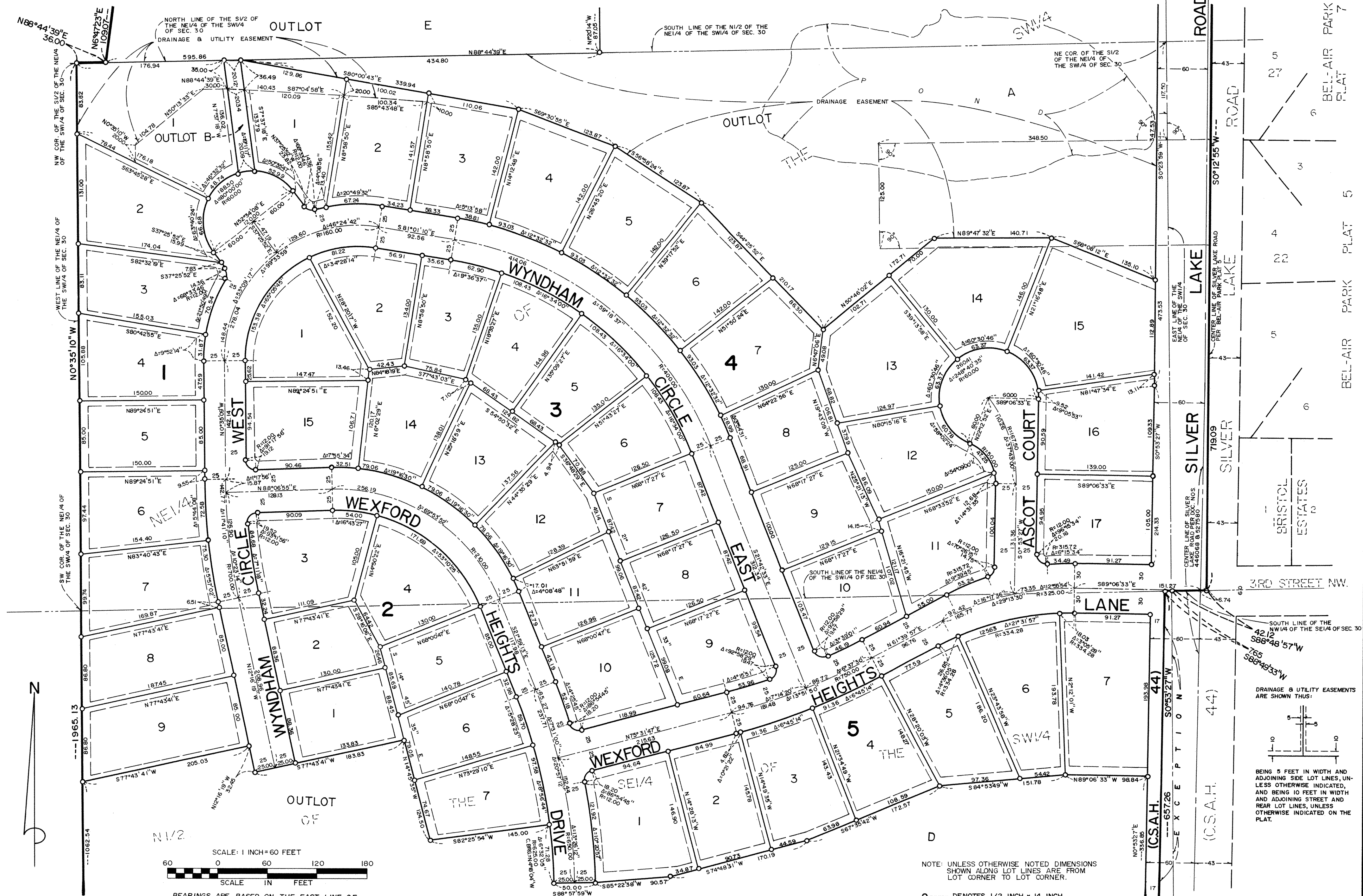
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SEC. 30, T. 30, R. 23, WHICH IS ASSUMED TO HAVE A BEARING OF $50^{\circ}39'05''E$.

- DENOTES 1/2 INCH x 14 INCH IRON MONUMENT SET AND MARKED BY R.L.S. NO. 19828
- DENOTES IRON MONUMENT FOUND

JAMES R. HILL, INC.

SHEET 2 OF 3 SHEETS

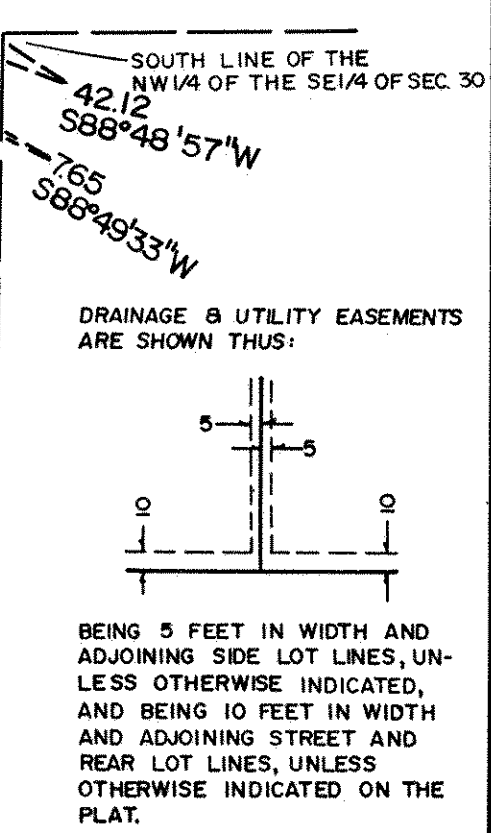
WEXFORD HEIGHTS 1ST ADDITION



BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SEC. 30, T. 30, R. 23, WHICH IS ASSUMED TO HAVE A BEARING OF S0°39'05"E.

NOTE: UNLESS OTHERWISE NOTED DIMENSIONS SHOWN ALONG LOT LINES ARE FROM LOT CORNER TO LOT CORNER.

○ DENOTES 1/2 INCH x 14 INCH IRON MONUMENT SET AND MARKED BY R.L.S. NO. 19828



DETAIL

JAMES R. HILL, INC.

SHEET 3 OF 3 SHEETS