

BIRCH BAY

KNOW ALL MEN BY THESE PRESENTS: That The Rottlund Company, Inc., a Minnesota corporation, owner, and Premier Bank, a Minnesota corporation, mortgagee of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

Lots 1, 2, 3, 5, 7 and 8, Block 2, White Bear Gateway Business Park, according to the recorded plat thereof;
Also Lots 4 and 6, Block 2, said White Bear Gateway Business Park, except that part thereof of said Lots 4 and 6, described as follows: Beginning at a point in the southeasterly line of said Lot 6, distant 1.03 feet northeasterly of the most southerly corner of said Lot 6; thence on an assumed bearing of North 48 degrees 23 minutes 00 seconds East, along the southeasterly line of said Lot 6, a distance of 117.12 feet; thence North 41 degrees 43 minutes 00 seconds West, 183.50 feet; thence South 48 degrees 17 minutes 00 seconds West, 101.89 feet; thence South 36 degrees 58 minutes 00 seconds East, 183.93 feet to the point of beginning;
And also except that part thereof described as follows: Beginning at the southeast corner of Lot 8, said Block 2; thence on an assumed bearing of South 48 degrees 23 minutes 00 seconds West, along the southerly line of said block, 181.90 feet; thence North 33 degrees 43 minutes 58 seconds West, 493.33 feet; thence North 14 degrees 46 minutes 14 seconds West, 61.17 feet; thence North 64 degrees 00 minutes 00 seconds East, 35.00 feet; thence North 32 degrees 03 minutes 46 seconds East, 238.30 feet; thence South 82 degrees 29 minutes 20 seconds East, 270.00 feet to the east line of said block; thence South 0 degrees 00 minutes 40 seconds West, along said east line, to the point of beginning.

That the City of White Bear Lake, a Minnesota municipal corporation, owner of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

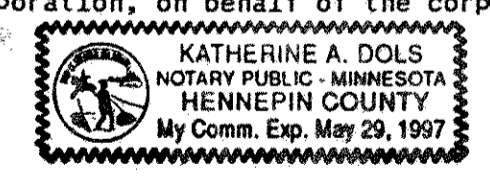
That part of Lots 7 and 8, Block 2, White Bear Gateway Business Park, described as follows:
Beginning at the southeast corner of Lot 8, said Block 2; thence on an assumed bearing of South 48 degrees 23 minutes 00 seconds West, along the southerly line of said block, 181.90 feet; thence North 33 degrees 43 minutes 58 seconds West, 493.33 feet; thence North 14 degrees 46 minutes 14 seconds West, 61.17 feet; thence North 64 degrees 00 minutes 00 seconds East, 35.00 feet; thence North 32 degrees 03 minutes 46 seconds East, 238.30 feet; thence South 82 degrees 29 minutes 20 seconds East, 270.00 feet to the east line of said block; thence South 0 degrees 00 minutes 40 seconds West, along said east line to the point of beginning.

Have caused the same to be surveyed and platted as BIRCH BAY and do hereby dedicate to the public for public use forever the thoroughfare and drainage and utility easements as shown on this plat.

In witness whereof said The Rottlund Company, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 7th day of May, 19 93. In witness whereof said Premier Bank, a Minnesota corporation, has caused these presents to be signed by its proper officers this 5th day of May, 19 93. In witness whereof said City of White Bear Lake, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 19th day of MAY, 19 93.

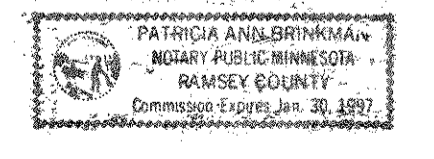
SIGNED: THE ROTTLUND COMPANY, INC. [Signature] its EXECUTIVE VICE PRESIDENT
SIGNED: PREMIER BANK [Signature] its Sr. Vice President
[Signature] its Asst. Vice President
SIGNED: CITY OF WHITE BEAR LAKE [Signature] its Mayor
[Signature] its Clerk

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 4th day of May, 19 93 by Todd M. Stutz, Executive Vice President of The Rottlund Company, Inc., a Minnesota corporation, on behalf of the corporation.



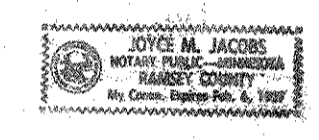
[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires May 29, 1997

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 5th day of May, 19 93 by Mark S. Novitski, Sr. Vice President and by Edward R. Gausman, Asst. Vice President of Premier Bank, a Minnesota corporation, on behalf of the corporation.



[Signature]
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-30-97

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 19th day of MAY, 19 93 by Harvey Mares, Mayor and by MARIE SATHRE, Clerk of the City of White Bear Lake, a Minnesota municipal corporation, on behalf of the corporation.

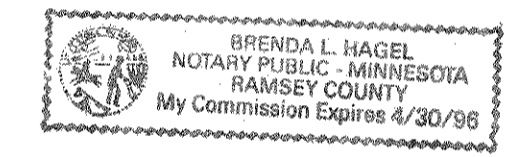


[Signature]
Notary Public, RAMSEY County, Minnesota
My Commission Expires 4-6-97

I hereby certify that I have surveyed and platted the property described on this plat as BIRCH BAY; 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 will be 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.

[Signature]
Robert B. Sikich, Land Surveyor
Minnesota License Number 14891

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing Surveyor's Certificate was acknowledged before me this 3rd day of May, 19 93 by Robert B. Sikich, a Licensed Land Surveyor.



[Signature]
Notary Public, Ramsey County, Minnesota
My Commission Expires April 30, 1996

CITY OF WHITE BEAR LAKE
We do hereby certify that on the 19th day of MAY, 19 93, the City Council of the City of White Bear Lake, 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.

[Signature] Mayor
[Signature] Clerk

Taxes payable in the year 1993 on the land herein described have been paid, also there are no delinquent taxes and transfer entered, this 23rd day of June, 19 93.

[Signature], Director
Department of Property Taxation
By [Signature], Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 23rd day of June, 19 93 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

[Signature]
David D. Claypool, R.L.S.
Ramsey County Surveyor

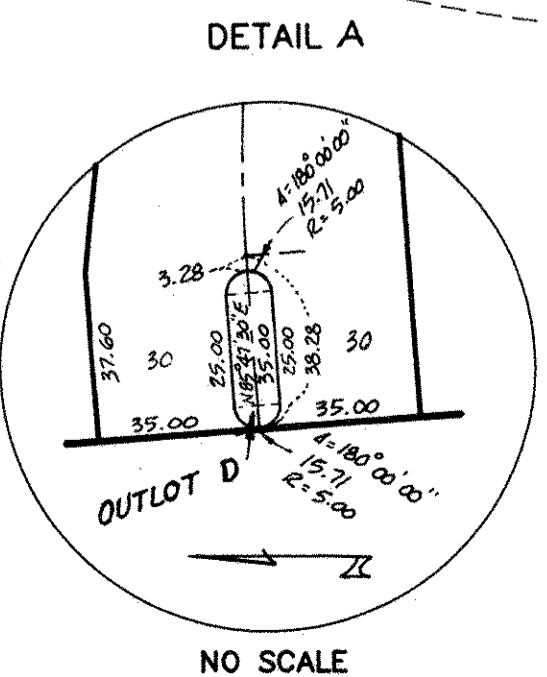
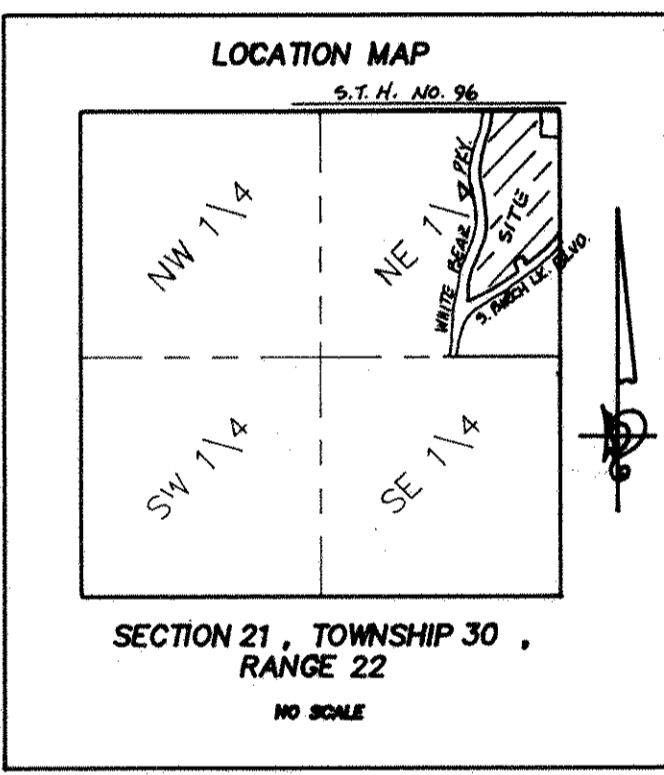
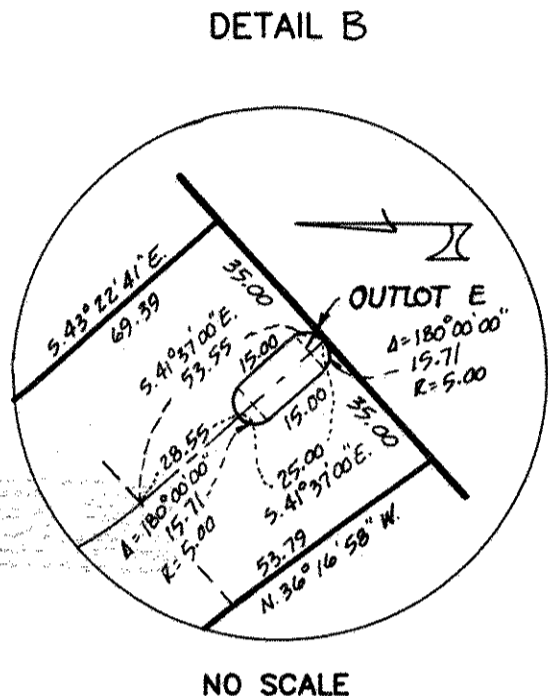
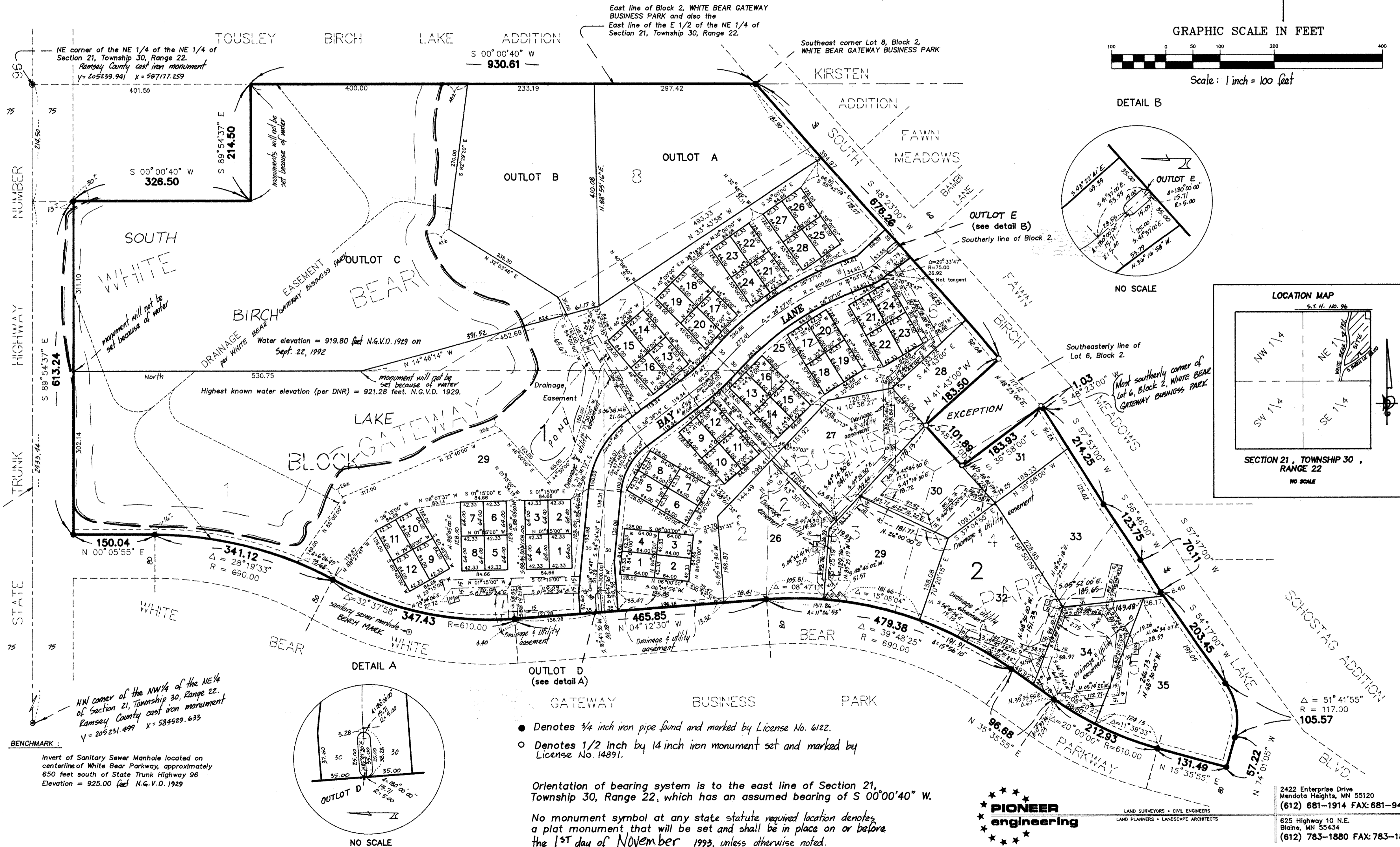
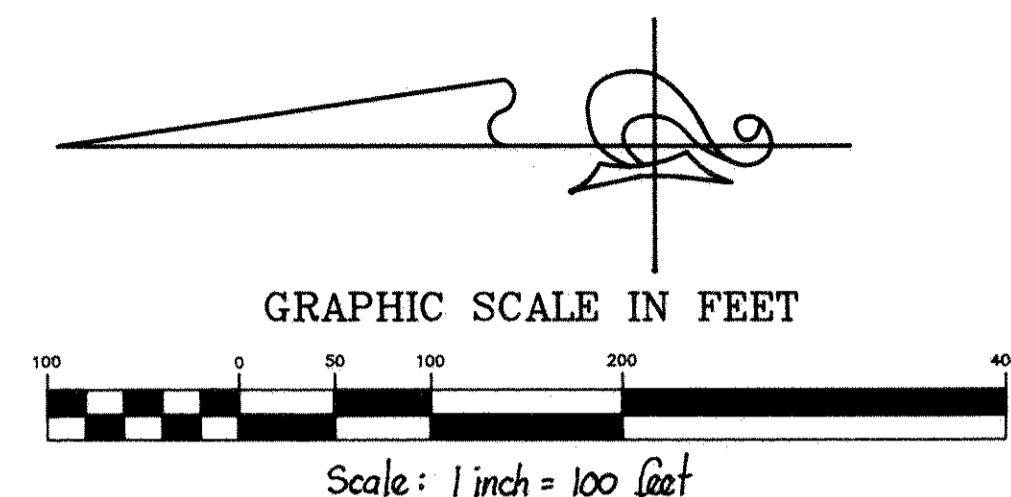
COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of BIRCH BAY was filed in the office of the County Recorder for public record this 28 day of JUNE, 19 93, at 11:09 o'clock A.M. and was duly filed in Book 108 of Plats, Pages 25 and 26, as Document Number 2730935.

[Signature], County Recorder
By [Signature], Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BIRCH BAY

being 10 feet in width and adjoining street lines unless otherwise indicated on the plat



NE corner of the NE 1/4 of the NE 1/4 of Section 21, Township 30, Range 22. Ramsey County cast iron monument. Y = 205239.941 X = 507177.259

East line of Block 2, WHITE BEAR GATEWAY BUSINESS PARK and also the East line of the E 1/2 of the NE 1/4 of Section 21, Township 30, Range 22.

Southeast corner Lot 8, Block 2, WHITE BEAR GATEWAY BUSINESS PARK

North line of the E 1/2 of the NE 1/4 of Section 21, Township 30, Range 22.

STATE TRUNK HIGHWAY 96

NW corner of the NW 1/4 of the NE 1/4 of Section 21, Township 30, Range 22. Ramsey County cast iron monument. Y = 205231.499 X = 584529.633

BENCHMARK: Invert of Sanitary Sewer Manhole located on centerline of White Bear Parkway, approximately 650 feet south of State Trunk Highway 96. Elevation = 925.00 feet N.G.V.D. 1929

- Denotes 3/4 inch iron pipe found and marked by License No. 6122.
- Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 14891.

Orientation of bearing system is to the east line of Section 21, Township 30, Range 22, which has an assumed bearing of S 00°00'40" W.

No monument symbol at any state statute required location denotes a plat monument that will be set and shall be in place on or before the 1st day of November, 1993, unless otherwise noted.



LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(612) 681-1914 FAX: 681-9488
625 Highway 10 N.E.
Blaine, MN 55434
(612) 783-1880 FAX: 783-1883