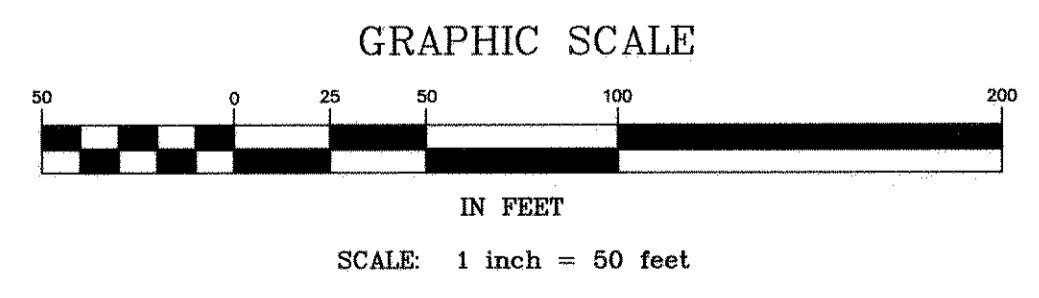
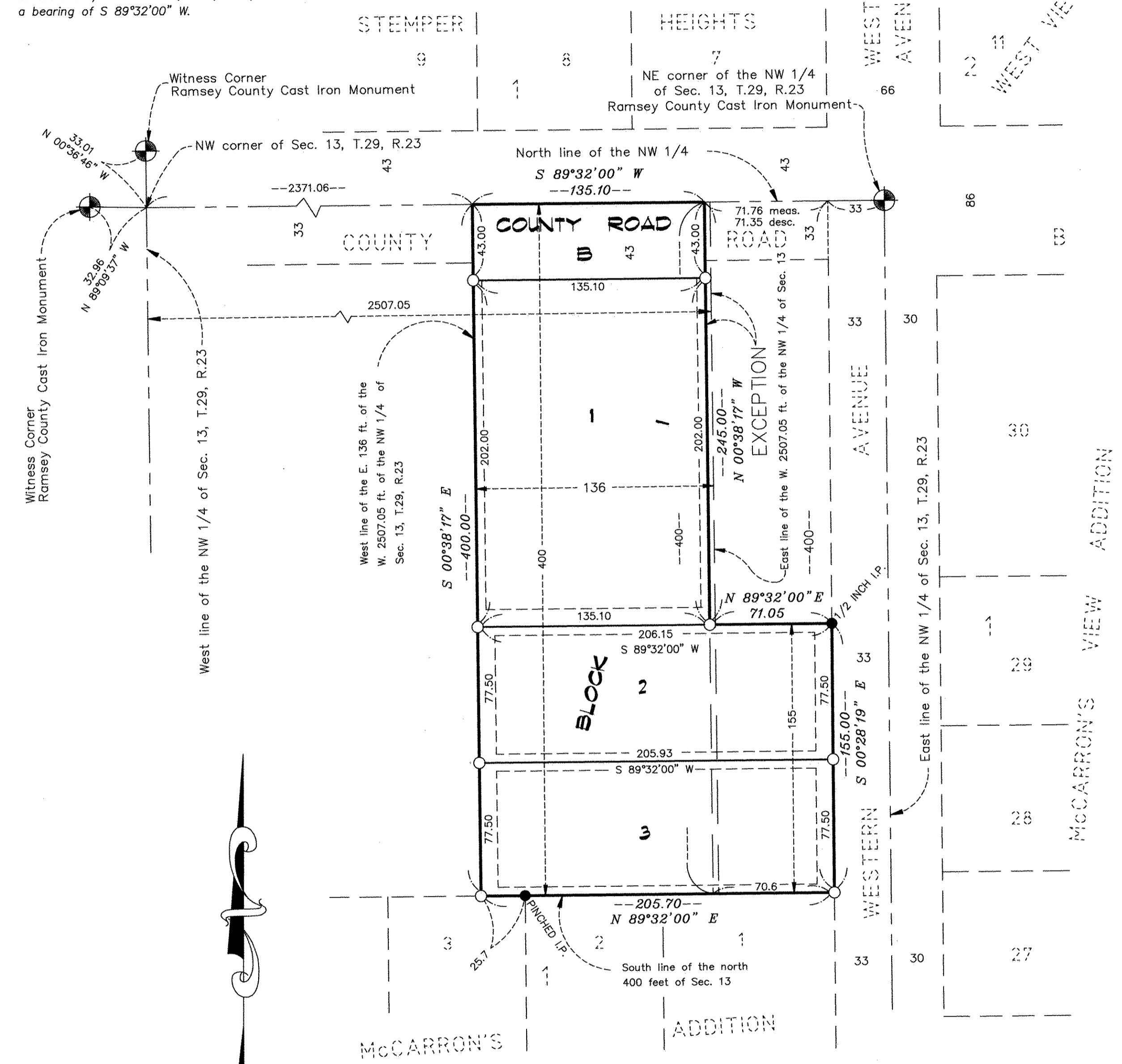


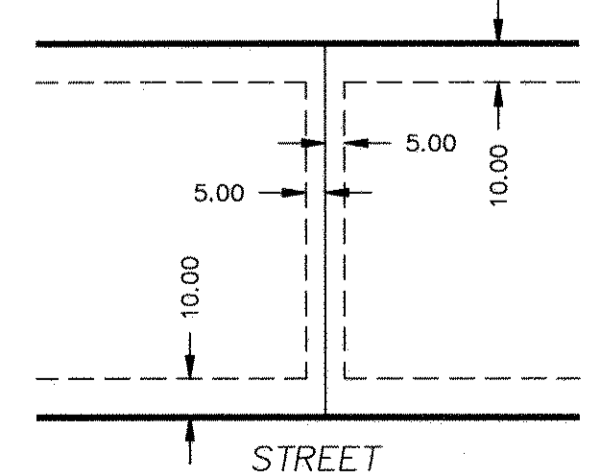
WESTERN AVENUE ADDITION

- Denotes 1/2 inch by 18 inch iron pipe to be set and marked by R.L.S. No. 9808 within one year of the recording of this plat.
- Denotes iron pipe found.

The orientation of this bearing system is based on the North line of the NW 1/4 of Sec. 13, T.29, R.23, which is assumed to have a bearing of S 89°32'00" W.



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 5 FEET IN WIDTH ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH ADJOINING REAR LOT LINES AND STREET LINES UNLESS OTHERWISE INDICATED ON THIS PLAT.

KNOW ALL MEN BY THESE PRESENTS: That Robert N. Bigelbach and Carole A. Bigelbach, husband and wife, fee owners and First State Bank of Isanti, a Minnesota Corporation, mortgagee of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

The east 136 feet of the west 2507.05 feet of the north 400 feet of the Northwest Quarter of Section 13, Township 29, Range 23, Ramsey County, Minnesota, Excepting therefrom any part thereof included within the following described property:

All that part of the Northeast Quarter of Northwest Quarter of Section 13, Township 29 North, Range 23 West, Ramsey County, Minnesota, described as follows:

Beginning at a point on the north line of said Section distant 33 feet west of the northeast corner of said Quarter Section; thence south on a line parallel with the east line of said Quarter Section 400 feet; thence west on a line parallel with the north line of said Section, 70.6 feet; thence north on a line parallel with the west line of said Section, 400 feet to a point on the north line of said Section; thence east along the north line of said Section 71.35 feet to the point of beginning, except the south 155 feet thereof.

Together with the south 155 feet of that part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 29, Range 23, Ramsey County, Minnesota described as follows: Beginning at a point on the north line of said Section distant 33 feet west of the northeast corner of said Quarter Section; thence south on a line parallel with the east line of said Quarter Section 400 feet; thence west on a line parallel with the north line of said Section, 70.6 feet; thence north on a line parallel with the west line of said Section, 400 feet to a point on the north line of said Section; thence east along the north line of said Section, 71.35 feet to the point of beginning.

Have caused the same to be surveyed and platted as WESTERN AVENUE ADDITION 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 Robert N. Bigelbach and Carole A. Bigelbach, husband and wife, have hereunto set their hands this 9th day of November, 1994.

Robert N. Bigelbach
Robert N. Bigelbach

Carole A. Bigelbach
Carole A. Bigelbach

In witness whereof said First State Bank of Isanti, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 9th day of November, 1994.

Signed: [Signature] Executive V.P.

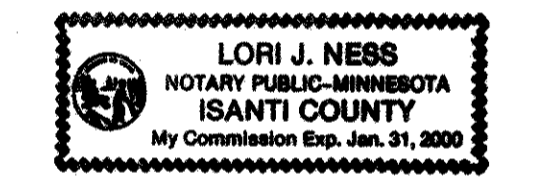
[Signature] V.P.

State of Minnesota)
County of Anoka)
The foregoing instrument was acknowledged before me this 9th day of November, 1994 by Robert N. Bigelbach and by Carole A. Bigelbach, husband and wife.



Marian E. Rud
Notary Public, Anoka County, Minnesota
My Commission Expires May 24, 1997

State of Minnesota)
County of Isanti)
The foregoing instrument was acknowledged before me this 9th day of November, 1994 by Kevin L. Johnson Executive V.P. and by Robert B. Hyland V.P. of First State Bank of Isanti, a Minnesota Corporation, on behalf of the corporation.



Lori J. Ness
Notary Public, Isanti County, Minnesota
My Commission Expires 1/31/2000

I hereby certify that I have surveyed and platted the property described on this plat as WESTERN AVENUE ADDITION; 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.

State of Minnesota)
County of Anoka)
The foregoing Surveyor's Certificate was acknowledged before me this 8th day of November, 1994 by Ernest G. Rud, a Licensed Land Surveyor.



Ernest G. Rud
Ernest G. Rud, Land Surveyor
Minnesota License No. 9808

Marian E. Rud
Notary Public, Anoka County, Minnesota
My Commission Expires May 24, 1997

City of Roseville
We do hereby certify that on the 22nd day of August, 1994, the City Council of the City of Roseville, 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.

James A. Johnson
Mayor

David R. Sankoff
Manager

Taxes payable in the year 1994 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 15th day of Nov, 1994.

Lou McKenna
Department of Property Taxation

By Jamie Valente, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 15th day of NOVEMBER, 1994 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota
I hereby certify that this plat of WESTERN AVENUE ADDITION was filed in the office of the County Recorder for public record on this day of NOVEMBER, 1994, at 2:56 o'clock P.M. and was duly filed in Book 110 of Plats, Page 22 as Document Number 2840615.

Lou McKenna, County Recorder
By _____, Deputy

E. G. RUD & SONS, INC.
Land Surveyors