

VADNAIS SQUARE


KNOW ALL MEN BY THESE PRESENTS: That Vadnais Land, L.L.C., a limited liability company under the laws of the State of Minnesota, owner of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

- That part of Lot 30, Stockdale Farms, Ramsey County, Minnesota, which lies Easterly of the following described line: Commence at a point on the South line of said lot 403.3 feet Easterly of the Southwest corner of said lot; thence Northerly parallel with the East line of said lot to the Northwesterly line of said lot;
Except that part described as follows: Beginning at a point on the Southerly line of Section 28, Township 30 North, Range 22 West, a distance of 848.30 feet Easterly of the Southwest corner of said Section 28; thence Northerly parallel to the Easterly line of said Lot 30 a distance of 320.31 feet; thence Westerly parallel to the Southerly line of said Section 28 a distance of 130 feet; thence Southerly parallel to the Easterly line of said Lot 30 a distance of 320.31 feet; thence Easterly 130 feet to point of beginning;
And
- That part of Lot 30, Stockdale Farms, Ramsey County, Minnesota, described as follows:
Beginning at a point on the South line of said Lot 30 distant 303.3 feet East from the southwest corner of said Lot 30; thence northerly, parallel with the East line of said Lot, a distance of 287.2 feet, more or less, to the Northwest line of said Lot, which is the point of beginning of the land to be described; thence East, parallel with the South line of said Lot, a distance of 100.0 feet; thence Northerly, parallel with the East line of said Lot, to a point on the Northwesterly line of said Lot; thence Southwesterly along the Northwesterly line to the point of beginning;
And
- That part of Lots 28 and 29, Stockdale Farms, Ramsey County, Minnesota, described as follows: Commencing at a point on the South line of said Lot 29, distant 777 feet West of the Southeast corner of said lot; thence continuing West on said South line of said lot, 470.4 feet to a point; thence North on a line parallel with the East line of said Lot 29, 1325.4 feet to a point in the North line of Lot 28 of said Stockdale Farms; thence Northeasterly on the North line of said Lot 28 to a point being found by prolonging North a line parallel to the East lines of said Lots 28 and 29, 777 feet West therefrom; thence South on the last mentioned line to the point of beginning, according to the duly recorded plat thereof, situate in Ramsey County, Minnesota, which lies Northwesterly of a line run parallel with and distant 88 feet Northwesterly of the following described line:
From a point on the South line of Section 28, Township 30 North, Range 22 West, distant 1054.88 feet West of the South quarter corner thereof, run Southwesterly at an angle of 76 degrees 00 minutes with said South section line for 100 feet to the point of beginning of the line to be described; thence run Northeasterly on the last described course for 176.53 feet; thence deflect to the right on a 10 degrees 00 minute curve (delta angle 22 degrees 30 minutes) for 225 feet; thence on tangent to said curve for 415.61 feet; thence deflect to the left on a 6 degrees 00 minute curve (delta angle 22 degrees 27 minutes 13 seconds) for 374.23 feet and there terminating.
And excepting from all that part of the above described tract, adjoining and Northwesterly of the above described strip, which lies Southeasterly of the following described line: From a point on the above described line, distant 584.14 feet Southwesterly of its point of termination, run Northwesterly at right angles to said above described line for 88 feet to the point of beginning of the line to be described; thence run Northeasterly to a point distant 110 feet Northwesterly (measured at right angles) from a point on the above described line, distant 484.14 feet Southwesterly of its point of termination; thence run Northeasterly and parallel with said above described line for 200 feet and there terminating;
And
- That part of Lot 30, Stockdale Farms, Ramsey County, described as follows:
Beginning at a point on the southerly line of Section 28, Township 30 North, Range 22 West, a distance of 848.30 feet easterly of the southwest corner of said Section 28; thence northerly parallel to the easterly line of said Lot 30 a distance of 320.31 feet; thence westerly parallel to the southerly line of said Section 28 a distance of 130 feet; thence southerly parallel to the easterly line of said Lot 30 a distance of 320.31 feet; thence easterly 130 feet to the point of beginning;
And
- That part of Tract A, Registered Land Survey No. 291, lying Southerly of the following described line:
Beginning at a point on the west line of said Tract A 439.56 feet South of the Northwest corner of said Tract A (said west line bears South 00 degrees 24 minutes 16 seconds East); thence South 77 degrees 54 minutes 16 seconds East 198.49 feet to the Easterly line of said Tract A and there terminating;
And
- That part of Lot 30, Stockdale Farms, Ramsey County, Minnesota, described as follows, to-wit: Commencing at the Southwest corner of the said Lot 30 (which point is 33 feet North of the Southwest corner of Section 28, Township 30, Range 22), thence East along the South line of said Lot 30 and parallel with the South line of said Section 28 a distance of 303.3 feet; thence Northerly and parallel with the East line of said Lot 30 a distance of 287.2 feet, more or less, to a point on the Northwesterly line of said Lot 30; thence Southwesterly along the Northwesterly line of said Lot 30 a distance of 418.25 feet, more or less, to the point of beginning.
That part of Lot 30, Stockdale Farms, Ramsey County, Minnesota, described as follows: Beginning at a point on the South line of said Lot 30 distant 303.3 feet East from the Southwest corner of said Lot 30; thence Northerly, parallel with the East line of said Lot 30, a distance of 287.2 feet, more or less, to the Northwest line of said Lot 30; thence East, parallel with the South line of said Lot 30 a distance of 100.0 feet; thence Southerly to a point on the South line of said Lot 30 distant 100.0 feet East from the point of beginning; thence West 100.0 feet to the point of beginning and there terminating.
And
- Lots 28 and 29, Stockdale Farms, Ramsey County, Minnesota, except that part of Lots 28 and 29 described as follows: Commencing at the southeast corner of Lot 29, Stockdale Farms, Ramsey County, Minnesota; thence west on the south line of said lot 777 feet to a point; thence north on a line parallel to the east line of said Lot 29 1768.2 feet to the northerly line of Lot 28 in said Stockdale Farms; thence northeasterly on the northerly line of said Lot 28 to the northeast corner of said Lot 28; thence south on the east lines of Lots 28 and 29 to the place of beginning, and also except that part of Lots 28 and 29 described as follows:
Commencing at a point in the south line of Lot 29 of Stockdale Farms, Ramsey County, Minnesota, 777 feet west of the southeast corner of said lot; thence continuing west on said south line of said lot, 470.4 feet to a point; thence north on a line parallel with the east line of said Lot 29 1325.4 feet to a point in the north line of Lot 28 of said Stockdale Farms; thence Northeasterly on the north line of said Lot 28, to a point therein being the northwest corner of tract of land in said Lots 28 and 29 conveyed to one John Valento and Esther Valento; said point being found by prolonging north a line parallel to the east lines of said Lots 28 and 29 777 feet west therefrom; thence south on said last mentioned line being the west line of John Valento's and Esther Valento's land to the southwest corner thereof, being a point in the south line of said Lot 29 777 feet west of the southeast corner of said Lot 29, the place of beginning.

Has caused the same to be surveyed and platted as VADNAIS SQUARE and does hereby dedicate to the public for public use forever the thoroughfare and the drainage and utility easements as shown on this plat.

In witness whereof said Vadnais Land, L.L.C., a limited liability company under the laws of the State of Minnesota, has caused these presents to be signed by its managers this 1st day of August, 1996.

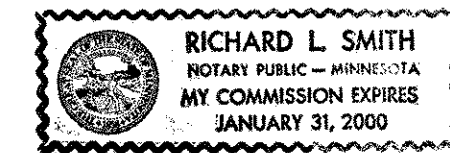
Signed: Vadnais Land, L.L.C.
John Cardarelli, Manager John H. Compeck, Manager John E. Duncan, Manager
 STATE OF MINNESOTA
 COUNTY OF DACOTA
 The foregoing instrument was acknowledged before me this 1st day of August, 1996, by John Cardarelli manager and by John H. Compeck, manager and by John E. Duncan, manager of Vadnais Land L.L.C., a limited liability company under the laws of the State of Minnesota, on behalf of the company.

John A. Keppeler
 Notary Public, _____ County, _____
 My Commission Expires: _____


I hereby certify that I have surveyed and platted the property described on this plat as VADNAIS SQUARE; 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 have been 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.

Jack Bolke
 Jack Bolke, Land Surveyor
 Minnesota License No. 20281

STATE OF MINNESOTA
 COUNTY OF HENNEPIN
 The foregoing Surveyor's Certificate was acknowledged before me this 1st day of August, 1996, by Jack Bolke, a Licensed Land Surveyor.



Richard L. Smith
 Notary Public, HENNEPIN County, Minnesota
 My Commission Expires: January 31, 2000

City of Vadnais Heights, Minnesota 21st day of May, 1996, the City Council of the City of Vadnais Heights, 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.

Mark A. Haidler, Mayor Gerald J. Urban, Clerk

Taxes payable in the year 1996 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 1st day of August, 1996.

Jan McKenna, Director
 Department of Property Taxation
 By Jennifer Urban, Deputy

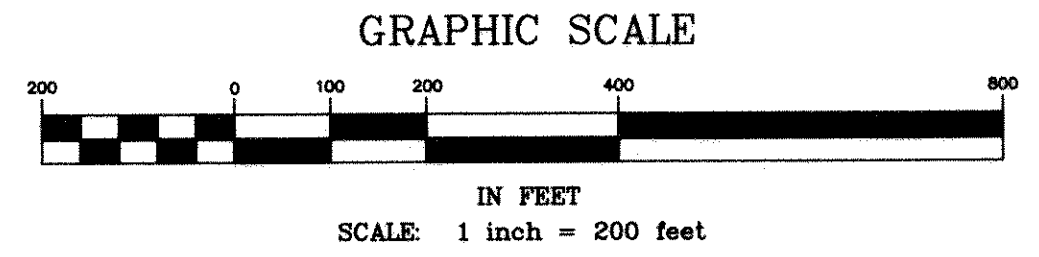
Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 6th day of August, 1996 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

Registrar of Titles
 County of Ramsey, State of Minnesota
 I hereby certify that this plat of VADNAIS SQUARE was filed in the office of the Registrar of Titles for public record on this 20th day of August, 1996, at 1:00 o'clock P. M. and was duly filed in Book 41 of Plats, Pages 24, 25 and 26 as Document Number 1130145.

Lou McKenna, Registrar of Titles
 By _____, Deputy

VADNAIS SQUARE

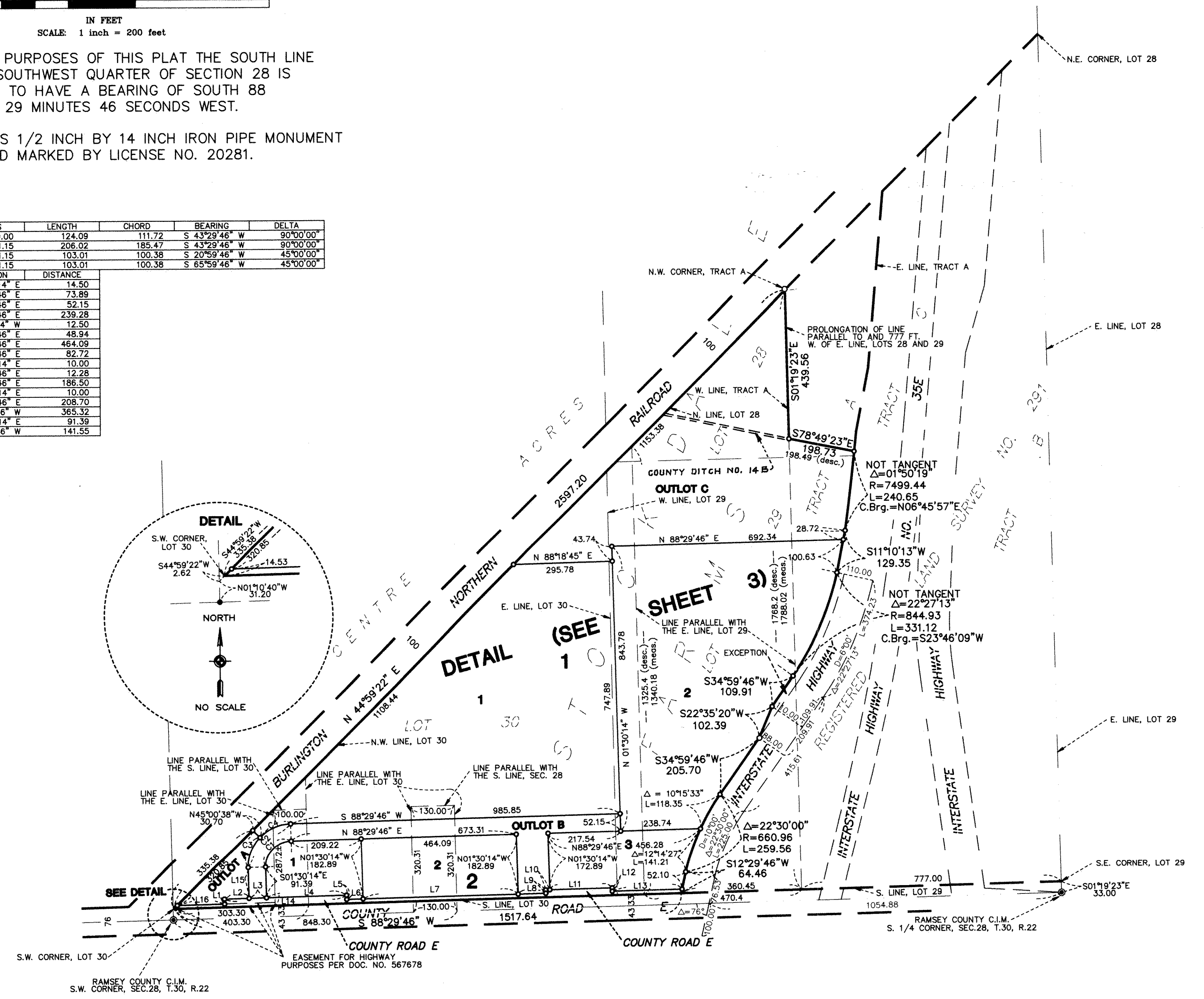


FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28 IS ASSUMED TO HAVE A BEARING OF SOUTH 88 DEGREES 29 MINUTES 46 SECONDS WEST.

◦ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 20281.

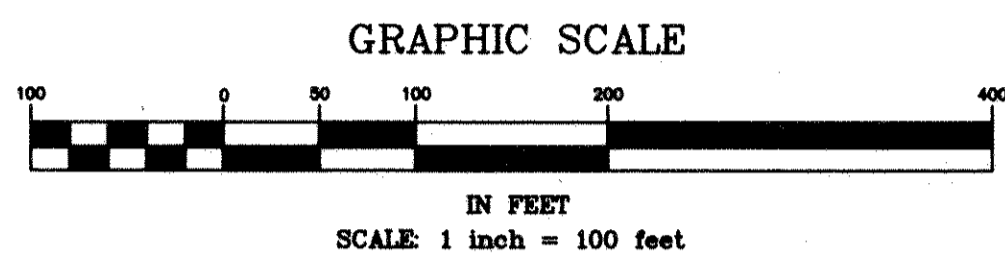
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	79.00	124.09	111.72	S 43°29'46" W	90°00'00"
C2	131.15	206.02	185.47	S 43°29'46" W	90°00'00"
C3	131.15	103.01	100.38	S 20°59'46" W	45°00'00"
C4	131.15	103.01	100.38	S 65°59'46" W	45°00'00"

LINE	DIRECTION	DISTANCE
L1	S 01°30'14" E	14.50
L2	N 88°29'46" E	73.89
L3	N 88°29'46" E	52.15
L4	N 88°29'46" E	239.28
L5	N 01°30'14" W	12.50
L6	N 88°29'46" E	48.94
L7	N 88°29'46" E	464.09
L8	N 88°29'46" E	82.72
L9	S 01°30'14" E	10.00
L10	N 88°29'46" E	12.28
L11	N 88°29'46" E	186.50
L12	S 01°30'14" E	10.00
L13	N 88°29'46" E	208.70
L14	S 88°29'46" W	365.32
L15	S 01°30'14" E	91.39
L16	S 88°29'46" W	141.55



VADNAIS SQUARE

DRAINAGE AND UTILITY EASEMENT DETAIL



FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28 IS ASSUMED TO HAVE A BEARING OF SOUTH 88 DEGREES 29 MINUTES 46 SECONDS WEST.

° DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 20281.

CURVE	RADIUS	LENGTH	DELTA
C1	79.00	124.09	90°00'00"
C2	131.15	206.02	90°00'00"
C3	131.15	103.01	45°00'00"
C4	131.15	103.01	45°00'00"

LINE	DIRECTION	DISTANCE
L1	S17°03'26"W	14.14
L2	S88°04'28"W	54.85
L3	S01°55'32"E	20.00
L4	N56°20'41"E	52.71
L5	S44°15'12"E	36.26
L6	S01°30'14"E	14.50
L7	S01°30'14"E	12.50
L8	N01°30'14"W	10.00
L9	S01°30'14"E	10.00
L10	S01°30'14"E	91.39
L11	N01°30'14"W	91.39
L12	S45°00'38"E	30.70
L13	N88°29'46"E	20.00
L14	S01°30'14"E	10.00
L15	S17°03'26"W	2.18

