

# DICK AND JANE'S COMMERCIAL CENTER

KNOW ALL MEN BY THESE PRESENTS: That Richard M. Hansen and Jane A. Hansen, husband and wife, fee owners of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

Lots 6, 7, 8, 9, 10 and 11, CITY VIEW GARDEN LOTS and that part of Lots 3, 4 and 5, CITY VIEW GARDEN LOTS, described as follows: Commencing at the south line of said addition and the west right-of-way line of S.T.H. No. 81 (as described in Final Certificate Document No. 1424800); thence northeasterly along said right-of-way to a point 30 feet as measured at right angles to the south line of said addition; thence west 235 feet parallel to said south line to the point of beginning; thence east 235 feet along last described course to the west right-of-way line of S.T.H. No. 61; thence northeasterly along said right-of-way 150 feet; thence west parallel to the south line of said addition, 271.95 feet; thence southerly to the point of beginning and there terminating;

And that Richard M. Hansen and Jane A. Hansen, as Trustees of the Richard M. Hansen and Jane A. Hansen Revocable Intervivos Trust, owners and Eastern Heights State Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

The North 293 feet of Lots 4 and 5, CITY VIEW GARDEN LOTS, except the east 56 feet of said Lot 4 and the west 3.34 feet of said Lot 5;

And that Bryan M. Hansen and Carleene C. Hansen, husband and wife, fee owners of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

Part of the east 56 feet of Lot 4, CITY VIEW GARDEN LOTS, and parts of Lots 2 and 3 in said CITY VIEW GARDEN LOTS, all lying north of the following described line and its easterly extension: Commencing at the intersection of the south line of said CITY VIEW GARDEN LOTS with the northwesterly line of a strip of land acquired by the State of Minnesota for an easement for trunk highway purposes as set out in Document No. 1424800 as recorded in Book 1547 of Deeds, page 421; thence northeasterly, along said northwesterly line, to a point 30 feet north of, as measured at a right angle to, the south line of said CITY VIEW GARDEN LOTS; thence continuing northeasterly along said northwesterly line 150 feet to the point of beginning of the line to be described; thence westerly, parallel with the south line of said CITY VIEW GARDEN LOTS, to the west line of the east 56 feet of said Lot 4, and said line there terminating.

Except those parts of Lots 2 and 3 in said CITY VIEW GARDEN LOTS acquired by the State of Minnesota as described in Final Certificate dated December 20, 1956 and filed for record on April 16, 1957 with the Register of Deeds, Ramsey County, in 1547 of Deeds page 421.

And that Summit Farms Realty Co., a Minnesota Corporation, fee owner, and Keith Ackerman, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

That part of Lots 3, 4 and 5, CITY VIEW GARDEN LOTS lying westerly of the westerly right-of-way of State Highway No. 61, except the following 3 parcels:

1. That part of Lots 3, 4 and 5, CITY VIEW GARDEN LOTS, described as follows: Commencing at the south line of said addition and the west right-of-way line of S.T.H. No. 61 (as described in Final Certificate Document No. 1424800); thence northeasterly along said right-of-way to a point 30 feet as measured at right angles to the south line of said addition; thence west 235 feet parallel to said south line to the point of beginning; thence east 235 feet along last described course to the west right-of-way line of S.T.H. No. 61; thence northeasterly along said right-of-way 150 feet; thence west parallel to the south line of said addition, 271.95 feet; thence southerly to the point of beginning and there terminating.
2. The north 293 feet of Lots 4 and 5, CITY VIEW GARDEN LOTS, except the east 56 feet of said Lot 4 and the west 3.34 feet of said Lot 5.
3. Part of the east 56 feet of Lot 4, CITY VIEW GARDEN LOTS, and part of Lots 2 and 3 in said CITY VIEW GARDEN LOTS, all lying north of the following described line and its easterly extension: Commencing at the intersection of the south line of said CITY VIEW GARDEN LOTS with the northwesterly line of a strip of land acquired by the State of Minnesota for an easement for trunk highway purposes as set out in Document No. 1424800 as recorded in Book 1547 of Deeds, page 421; thence northeasterly, along said northwesterly line, to a point 30 feet north of, as measured at a right angle to, the south line of said CITY VIEW GARDEN LOTS; thence continuing northeasterly along said northwesterly line 150 feet to the point of beginning of the line to be described; thence westerly, parallel with the south line of said CITY VIEW GARDEN LOTS, to the west line of the east 56 feet of said Lot 4, and said line there terminating.

Except those part of Lots 2 and 3 in said CITY VIEW GARDEN LOTS acquired by the State of Minnesota as described in Final Certificate dated December 20, 1956 and filed for record on April 16, 1957 with the Register of Deeds, in 1547 of Deeds page 421.

Have caused the same to be surveyed and platted as DICK AND JANE'S COMMERCIAL CENTER, and do 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 Richard M. Hansen and Jane A. Hansen, husband and wife, have hereunto set their hands this 19 day of March, 1997.  
Richard M. Hansen  
Jane A. Hansen

In witness whereof said Richard M. Hansen and Jane A. Hansen, as trustees, have hereunto set their hands this 19 day of March, 1997.  
Richard M. Hansen, Trustee of the Richard M. Hansen and Jane A. Hansen Revocable Intervivos Trust  
Jane A. Hansen, Trustee of the Richard M. Hansen and Jane A. Hansen Revocable Intervivos Trust

In witness whereof said Eastern Heights State Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 17 day of March, 1997.

Signed: Eastern Heights State Bank  
M. J. Barrett, President

In witness whereof Bryan M. Hansen and Carleene C. Hansen, husband and wife, have hereunto set their hands this 17th day of March, 1997.

Bryan M. Hansen  
Carleene C. Hansen

In witness whereof said Summit Farms Realty Co., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 19 day of March, 1997.

Richard M. Hansen, President  
Jane A. Hansen, Vice President

In witness whereof said Keith Ackerman, has hereunto set his hand this 12th day of March, 1997.

Keith Ackerman

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 19 day of March, 1997, by Richard M. Hansen and by Jane A. Hansen, husband and wife.

PATRICIA A. BRINKMAN  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Commission Expires Jan. 31, 2000

Patricia A. Brinkman  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-2000

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 19 day of March, 1997, by Richard M. Hansen and by Jane A. Hansen, Trustees of the Richard M. Hansen and Jane A. Hansen Revocable Intervivos Trust.

PATRICIA A. BRINKMAN  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Commission Expires Jan. 31, 2000

Patricia A. Brinkman  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-2000

STATE OF MINNESOTA  
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 14 day of March, 1997, by M. J. Barrett, President of Eastern Heights State Bank, a Minnesota Corporation.

PEGGY L. OAKLAND  
NOTARY PUBLIC - MINNESOTA  
WASHINGTON COUNTY  
My Commission Expires JAN. 31, 2000

Peggy L. Oakland  
Notary Public, Wash. County, Minnesota  
My Commission Expires 1-31-2000

STATE OF CALIFORNIA  
COUNTY OF Sonoma

The foregoing instrument was acknowledged before me this 7 day of March, 1997, by Bryan M. Hansen and Carleene C. Hansen, husband and wife.

BRENDA A. CONLEY  
COMM. #1004318  
NOTARY PUBLIC - CALIFORNIA  
SONOMA COUNTY  
My Comm. Expires SEPT. 11, 1997

Brenda A. Conley  
Notary Public, Sonoma County, Minnesota CA  
My Commission Expires 9-11-97

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 19 day of March, 1997, by Richard M. Hansen, President and by Jane A. Hansen, Vice President of Summit Farms Realty Co., a Minnesota Corporation.

PATRICIA A. BRINKMAN  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Commission Expires Jan. 31, 2000

Patricia A. Brinkman  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-2000

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 12th day of March, 1997, by Keith Ackerman.

MARK E. NOVITZKI  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Commission Expires Jan. 31, 2000

Mark E. Novitzki  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as DICK AND JANE'S COMMERCIAL CENTER; 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.

David E. Torgersen  
David E. Torgersen, Licensed Land Surveyor  
Minnesota License No. 17551

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 6th day of March, 1997, by David E. Torgersen, a Licensed Land Surveyor.

KAREN M. TORGERSEN  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Commission Expires Jan. 31, 2000

Karen M. Torgersen  
Notary Public, Ramsey County, Minnesota  
My Commission Expires January 31, 2000

City of Vadnais Heights

We do hereby certify that on the 15 day of October, 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.

Susan L. Bauwitt  
Gerald J. Huban  
Mayor City Clerk

Taxes payable in the year 1997 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 4th day of April, 1997.

Michelle Timmons  
Department of Taxation  
By Jennifer Adair, Deputy

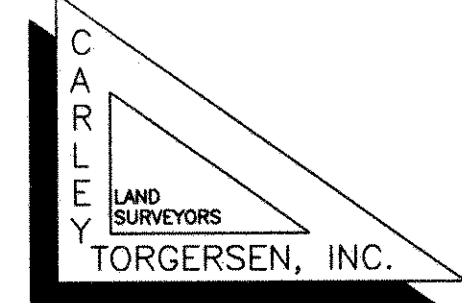
Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 7th day of April, 1997, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

By Ronald F. Meyer, Deputy  
David D. Claypool, L.S.  
Ramsey County Surveyor

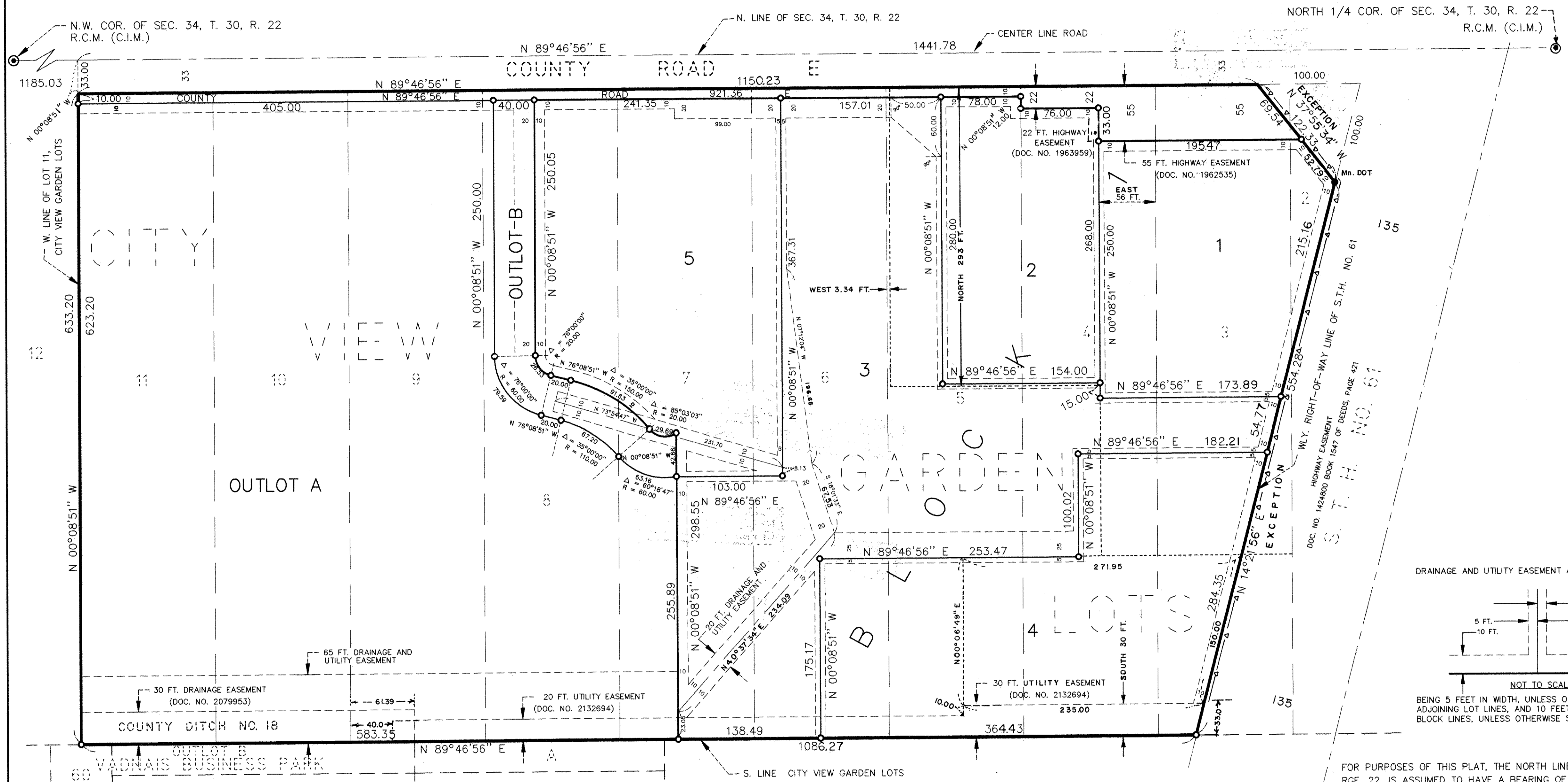
County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of DICK AND JANE'S COMMERCIAL CENTER was filed in the office of the County Recorder for public record on this 11th day of April, 1997, at 8:59 o'clock A.M. and was duly filed in Book 113 of Plats, Pages 3 and 4, as Document Number 2987231.

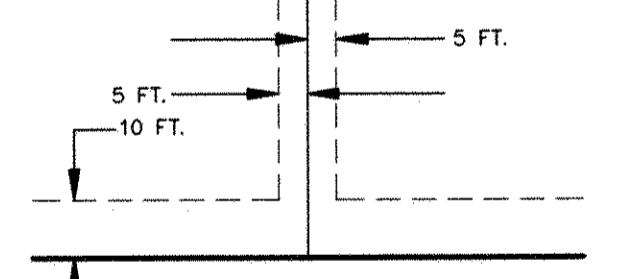
County Recorder  
Deputy



# DICK AND JANE'S COMMERCIAL CENTER



DRAINAGE AND UTILITY EASEMENT ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING BLOCK LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

FOR PURPOSES OF THIS PLAT, THE NORTH LINE OF SEC. 34, TWP. 30, RGE. 22, IS ASSUMED TO HAVE A BEARING OF N 89°46'56" E

- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT PIPE SET MARKED BY LICENSE NO. 17551.
- ▲— DENOTES RESTRICTED ACCESS

THE DISTANCES SHOWN ALONG LOT LINES ARE THE DISTANCES OF THE LOT LINES AND NOT DISTANCES OF OR TO EASEMENT LINES, UNLESS OTHERWISE SHOWN.

