

WHEELOCK PARKWAY COTTAGES

KNOW ALL MEN BY THESE PRESENTS: That Better Living Homes, Inc., a Minnesota Corporation, owner and Builders Development & Finance, Inc., a Minnesota Corporation, mortgagee of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 18, Cottage Homes, Ramsey County, Minnesota, except that part of said Lot 18 lying northwesterly of the following described line:

Commencing at the northeast corner of said Lot 18; thence in a westerly direction along the south line of Cottage Avenue 117.32 feet to the place of beginning; thence angle left 70 degrees 51 minutes in a southwesterly direction a distance of 65.18 feet; thence southwesterly to a point on the westerly line of said Lot 18 where a line that intersects the west line of Lot 18 and which is parallel with and distant 100 feet northeasterly from a line drawn northwesterly from the southeast corner of Lot 17, Cottage Homes and at an angle 43 degrees 28 minutes with the south line thereof;

And all those parts of Lot 27, Lot 28, and the south 33 feet of Lot 19, Cottage Homes, Ramsey County, Minnesota, lying north of the northerly right of way line of the Northern Pacific Railway Company;

And together with that part of the vacated South Half of West Cottage Avenue, formerly known as Cottage Street and dedicated in Cottage Homes, Ramsey County, Minnesota, according to the plat on file and of record in the office of the County Recorder which lies easterly of Line "A" and its northeasterly extension as described below and which lies westerly of a circle having a 50.00 foot radius whose center is described as being on the northerly extension of the west line of Lot 19, said Cottage Homes and distant 30.00 feet north from the south line of said West Cottage Avenue.

Line "A": Commencing at the Northeast corner of Lot 18, said Cottage Homes; thence westerly along the north line of said Lot 18 a distance of 117.32 feet to the point of beginning of the line to be described; thence northeasterly deflecting to the right 109 degrees 09 minutes a distance of 26.46 feet to the center line of said West Cottage Avenue and said line there terminating.

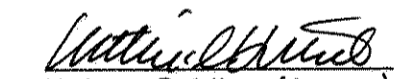
Have caused the same to be surveyed and platted as WHEELOCK PARKWAY COTTAGES and do hereby dedicate to the public for public use forever the cul-de-sac and the utility easement as shown on this plat.

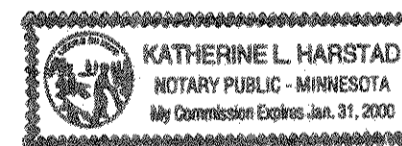
In witness whereof said Better Living Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by Forrest Harstad, President, this 16th day of June, 1999.

Signed: Better Living Homes, Inc.


Forrest Harstad, President


STATE OF MINNESOTA
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 16th day of June, 1999, by Forrest Harstad, President of Better Living Homes, Inc., a Minnesota Corporation, on behalf of the corporation.


Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 31, 2000



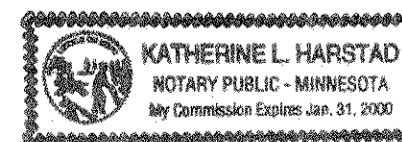
In witness whereof said Builders Development & Finance, Inc., a Minnesota Corporation, has caused these presents to be signed by William Keenan, President, this 16th day of June, 1999.

Signed: Builders Development & Finance, Inc.

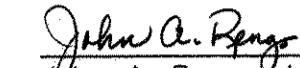

William Keenan, President

STATE OF MINNESOTA
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 16th day of June, 1999, by William Keenan, President of Builders Development & Finance, Inc., a Minnesota Corporation, on behalf of the corporation.


Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 31, 2000

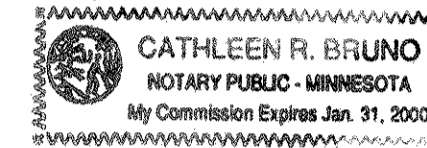


I hereby certify that I have surveyed and platted the property described on this plat as WHEELOCK PARKWAY COTTAGES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed 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, Subdivision 1, or public highways to be designated other than as shown on this plat.


John A. Rengo, Land Surveyor
Minnesota License No. 25344

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing Surveyor's Certificate was acknowledged before me this 14th day of June, 1999, by John A. Rengo, a Licensed Land Surveyor.


Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000



City of Saint Paul
I do hereby certify that on the 24th day of March, 1999, the City Council of the City of Saint Paul, 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, Subdivision 1.


Clerk

Taxes payable in the year 1999 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 13th day of July, 1999.


Donatya McAlamy, Director
Department of Property Taxation

By Abdus Khan, Deputy

Pursuant to Minnesota Statutes, Section 383.42, this plat has been examined and is approved this 19th day of July, 1999, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.


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

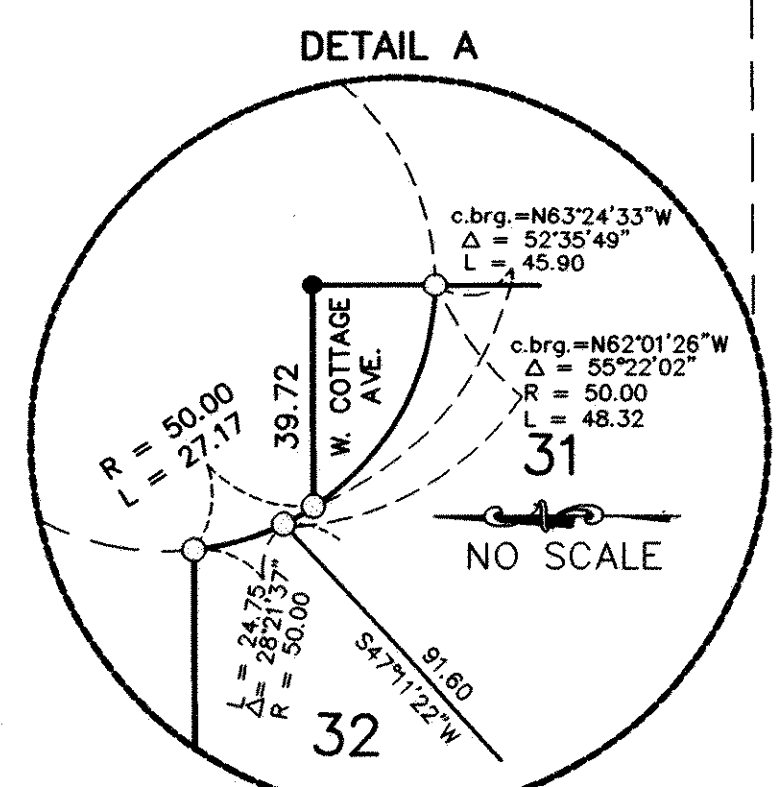
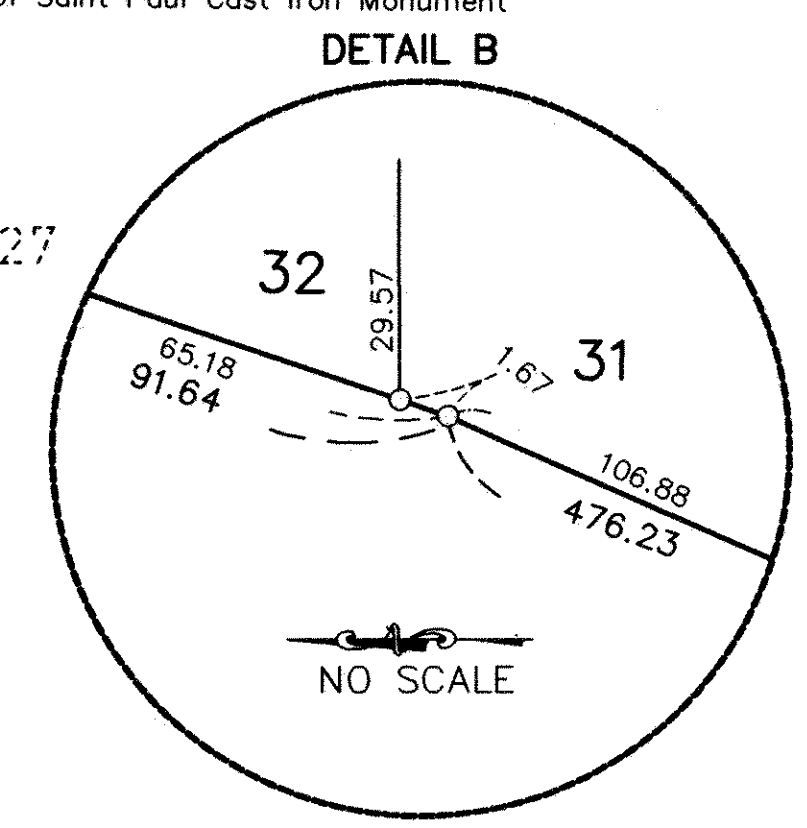
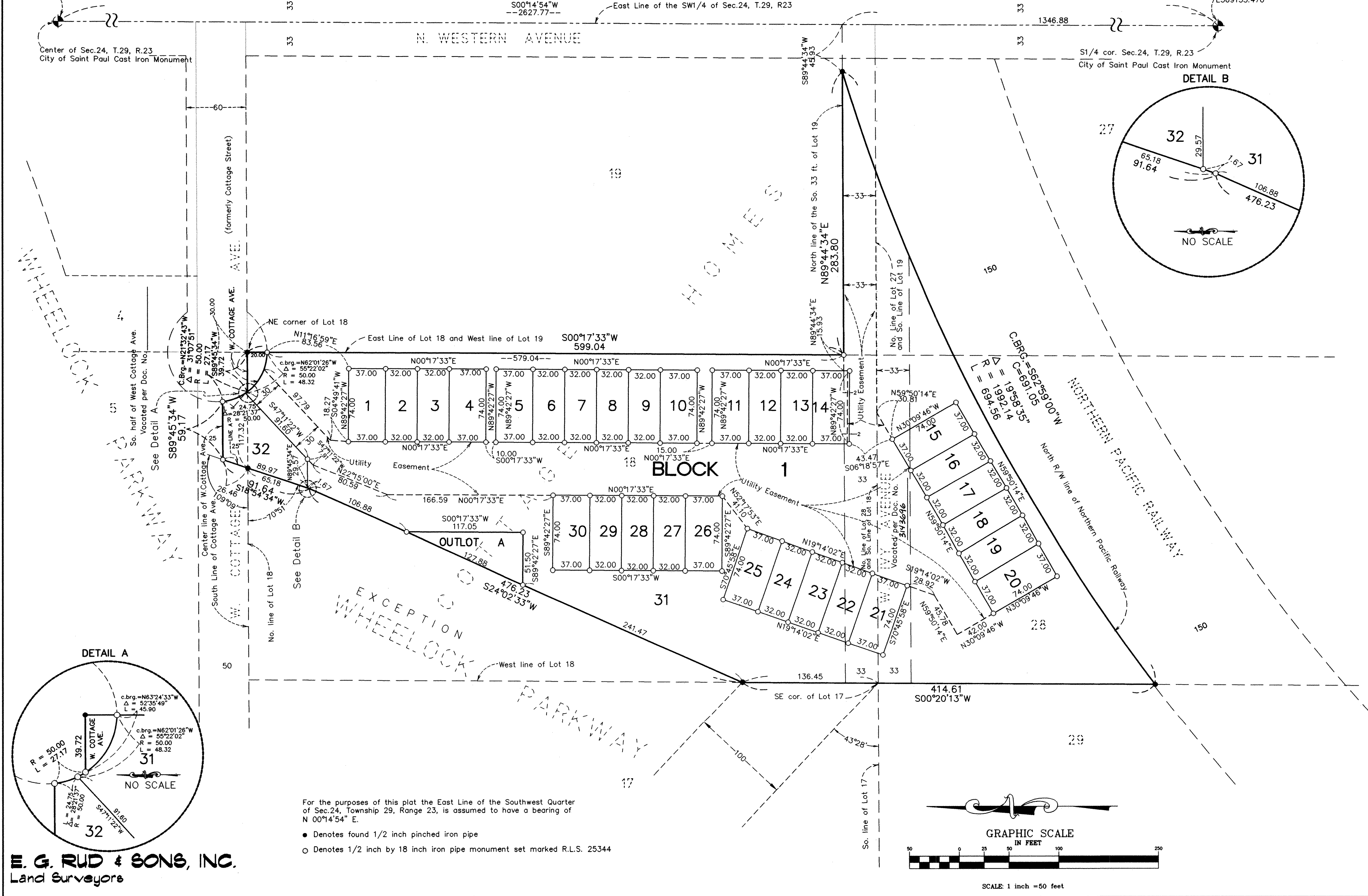
County Recorder
County of Ramsey, State of Minnesota
I hereby certify that this plat of WHEELOCK PARKWAY COTTAGES was filed in the office of the County Recorder for public record on this 23rd day of July, 1999, at 4:27 o'clock P. M.
and was duly filed in Book 115 of Plats, Pages 23 and 24, as Document Number 3258292.

Deputy County Recorder

WHEELLOCK PARKWAY COTTAGES

Ramsey County Coordinates
N170656.326
E569164.859

Ramsey County Coordinates
N168028.581
E569153.476



For the purposes of this plat the East Line of the Southwest Quarter of Sec. 24, Township 29, Range 23, is assumed to have a bearing of N 00°14'54" E.

- Denotes found 1/2 inch pinched iron pipe
- Denotes 1/2 inch by 18 inch iron pipe monument set marked R.L.S. 25344

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

