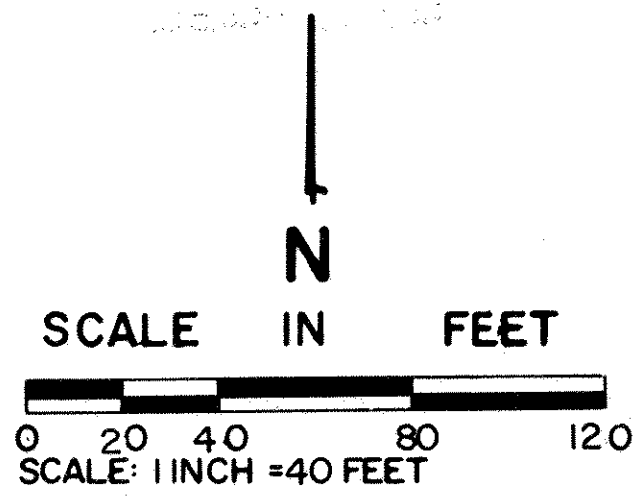
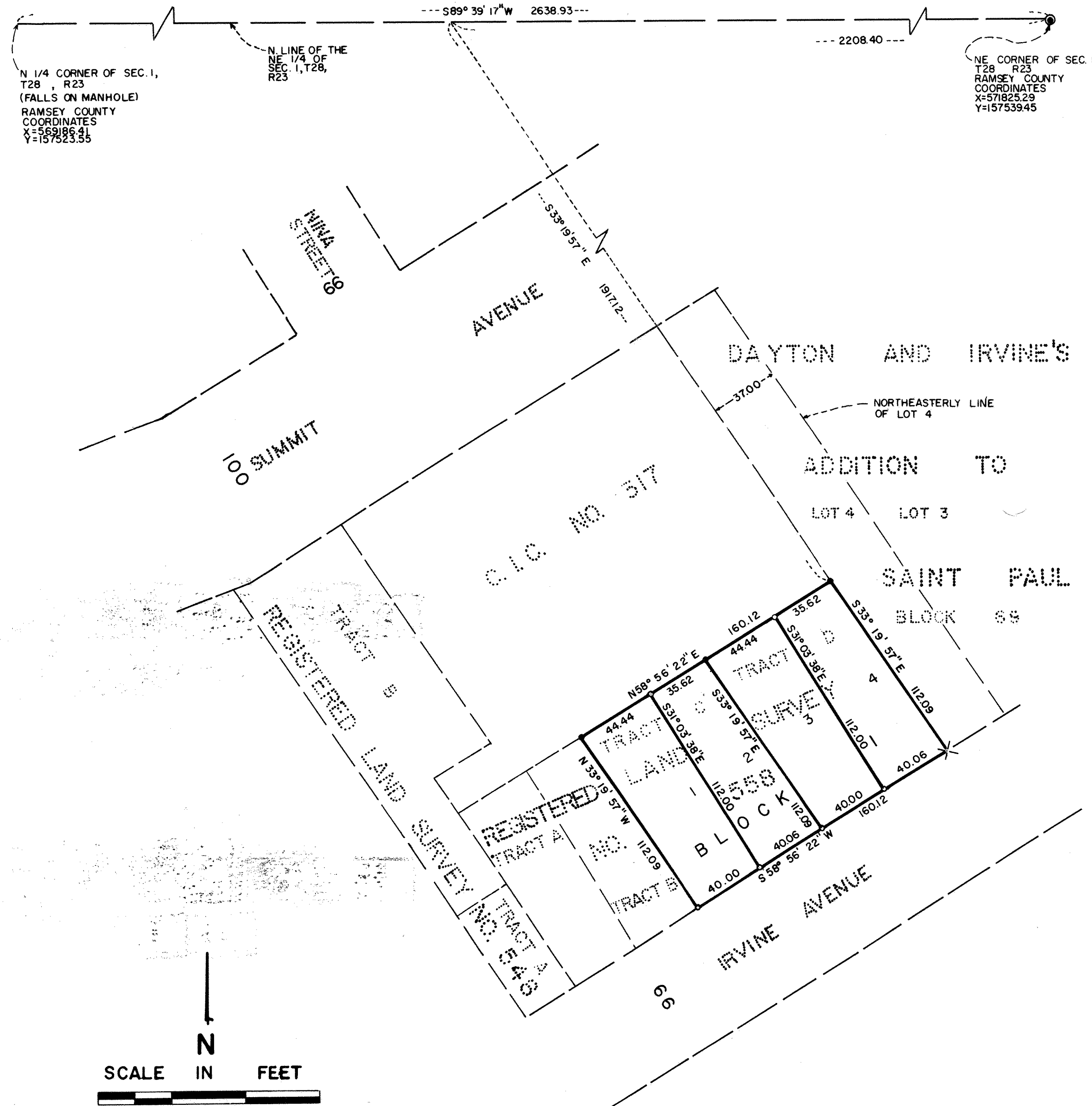


IRVINE AVENUE TOWNHOMES



● DENOTES CAST IRON MONUMENT FOUND
 • DENOTES 1/2 INCH BY 14 INCH IRON PIPE FOUND AND MARKED BY R.L.S. NO. 19522
 ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED BY R.L.S. NO. 19522
 -|- DENOTES CHISELED "X" IN CONCRETE FOUND
 ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTHERLY LINE OF THE NE 1/4 OF SEC. 1, T28, R23, WHICH HAS A BEARING OF S89°39'17"W (RAMSEY COUNTY COORDINATES NAD '83)

Registrar of Titles, County of Ramsey, State of Minnesota
 I hereby certify that this plat of IRVINE AVENUE TOWNHOMES was filed in the office of the Registrar of Titles for public record on this 9TH day of NOVEMBER, 1999 at 8:00 o'clock A.M. and was duly filed in Book 43 of Plats, Page 3 as Document Number 1581031
 Deputy Registrar of Titles

KNOW ALL MEN BY THESE PRESENTS: That Pentacle Properties, Inc., a Minnesota corporation, and Lander Group Inc., a Minnesota corporation, owners, and Scherer Bros. Financial Services, Co., a Minnesota corporation, mortgagee of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:
 Tract C, Registered Land Survey No. 558; and
 Tract D, Registered Land Survey No. 558.

Have caused the same to be surveyed and platted as IRVINE AVENUE TOWNHOMES.
 In witness whereof said Pentacle Properties, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 27TH day of JULY, 1999.

Signed: Pentacle Properties, Inc.
 Ron Pentz, President

In witness whereof said Lander Group, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 20TH day of September, 1999.

Signed: Lander Group, Inc.
 Michael Lander, President

In witness whereof said Scherer Bros. Financial Services, Co., a Minnesota corporation, has caused these presents to be signed by its proper officer this 20TH day of July, 1999.

Signed: Scherer Bros. Financial Services, Co.
 C.E.O.

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 26TH day of July, 1999, by Ron Pentz, President of Pentacle Properties, Inc., a Minnesota corporation, on behalf of the corporation.
 SCHERER BROS. FINANCIAL SERVICES CO.
 PAMELA PIETRZAK
 NOTARY PUBLIC - MINNESOTA
 MY COMMISSION EXPIRES JANUARY 31, 2000
 Notary Public, Hennepin County, Minnesota
 My Commission Expires 1-31-00

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 23RD day of July, 1999, by Michael Lander, President of Lander Group, Inc., a Minnesota corporation, on behalf of the corporation.
 GERALDINE JACKSON
 NOTARY PUBLIC - MINNESOTA
 MY COMMISSION EXPIRES JAN 31, 2005
 Notary Public, Hennepin County, Minnesota
 My Commission Expires Jan 31, 2005

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 27TH day of July, 1999, by RONALD PENTZ, President of Pentacle Properties, Inc., a Minnesota corporation, on behalf of the corporation.
 LEMAE K. ADAMS
 NOTARY PUBLIC - MINNESOTA
 MY COMMISSION EXPIRES JAN. 21, 2000
 Notary Public, Hennepin County, Minnesota
 My Commission Expires 1-31-00

I hereby certify that I have surveyed and platted the property described on this plat as IRVINE AVENUE TOWNHOMES; 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.
 Kim Reaume
 Kim Reaume, Land Surveyor,
 Minnesota License No. 19522

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 21ST day of July, 1999, by Kim Reaume, a Licensed Land Surveyor.
 PETER CARL LILLIE JR.
 NOTARY PUBLIC - MINNESOTA
 COUNTY
 My Comm. Expires Jan. 31, 2000
 Notary Public, Hennepin County, Minnesota
 My Commission Expires Jan 31, 2000

City of Saint Paul
 I do hereby certify that on the 19TH day of May, 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, Subd. 1.
 Frederick K. O'Brien, 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 9TH day of September, 1999.
 Dorothy McElroy, Director
 Department of Property Taxation
 By Jennifer O'Brien, Deputy
 Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 9TH day of September, 1999 and the conditions of Minnesota Statutes, Section 505.03 Subdivision 2, have been fulfilled.
 David D. Claypool, L.S., Ramsey County Surveyor