

TWIN LAKE PINES

KNOW ALL MEN BY THESE PRESENTS: That Pratt Investment Company, a Minnesota General Partnership, owner and Norwest Bank Minnesota, National Association, a National Banking Association, under the laws of the United States, mortgagee and Edward L. Pardee, mortgagee of the following described property situated in the Cities of Little Canada and Vadnais Heights, County of Ramsey, State of Minnesota:

All that part of Government Lots 3 and 4, Section 31, Township 30, Range 22, lying northerly of Twin Lake, lying southerly of the southerly right-of-way lines of Twin Lake Boulevard and Vadnais Boulevard as per road alignment of record in the office of the Ramsey County Engineer, and lying easterly of the following described line:

Commencing at the Northwest corner of the Southeast 1/4 of said Section 31; thence North 89 degrees 35 minutes 05 seconds East (assumed bearing) along the east-west quarter line of said Section 31, a distance of 1501.22 feet; thence North 65 degrees 38 minutes 21 seconds West, a distance of 300.00 feet to the point of beginning; thence South 65 degrees 38 minutes 21 seconds East, a distance of 474.13 feet; thence South 39 degrees 59 minutes 40 seconds West to the shore of Twin Lake and there terminating.

Have caused the same to be surveyed and platted as TWIN LAKE PINES and do hereby dedicate to the public for public use forever the cul-de-sac, drainage easements and the drainage and utility easements as shown on this plat.

In witness whereof said Pratt Investment Company, a Minnesota General Partnership, has caused these presents to be signed by its proper partner this 11 day of February, 2000.

Signed: Pratt Investment Company
Leonard W. Pratt
Leonard Pratt, General Partner

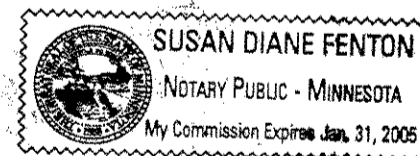
In witness whereof said Norwest Bank Minnesota, National Association, a National Banking Association, under the laws of the United States, has caused these presents to be signed by its proper officer this 15 day of February, 2000.

Signed: Norwest Bank Minnesota, National Association
Randy Stille
Randy Stille, Vice President

In witness whereof said Edward L. Pardee has hereunto set his hand this 18th day of February, 2000.

Edward L. Pardee
Edward L. Pardee

STATE OF MINNESOTA
COUNTY OF Washington
The foregoing instrument was acknowledged before me this 11 day of February, 2000, by Leonard Pratt, General Partner of Pratt Investment Company, a Minnesota General Partnership, on behalf of the partnership.



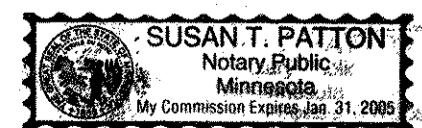
Susan D. Fenton
Notary Public, Washington County, Minnesota
My Commission Expires Jan 31, 2005

STATE OF MINNESOTA
COUNTY OF Washington
The foregoing instrument was acknowledged before me this 15 day of February, 2000, by Randy Stille, Vice President of Norwest Bank Minnesota, National Association, a National Banking Association, under the laws of the United States, on behalf of the association.



Susan D. Fenton
Notary Public, Washington County, Minnesota
My Commission Expires Jan 31, 2005

STATE OF MINNESOTA
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 18th day of February, 2000, by Edward L. Pardee.



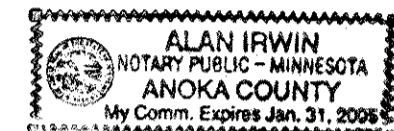
Susan T. Patton
Notary Public, Washington County, Minnesota
My Commission Expires Jan 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as TWIN LAKE PINES; 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.

Ronald P. Alwin
Ronald P. Alwin, Land Surveyor
Minnesota License No. 17765

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing Surveyor's Certificate was acknowledged before me this 14th day of FEBRUARY, 2000 by Ronald P. Alwin, a Licensed Land Surveyor.

Alan Irwin
Notary Public, ANOKA County, Minnesota
My Commission Expires January 31, 2005



City of Little Canada
We do hereby certify that on the 20th day of November, 2000, the City Council of the City of Little Canada, 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.

Michael J. Foley Mayor
Jack R. K... Manager

City of Vadnais Heights
We do hereby certify that on the 18th day of May, 2000, 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. Bauvoet Mayor
Herald Jurban Manager

Taxes payable in the year 2000 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 27th day of Nov, 2000.

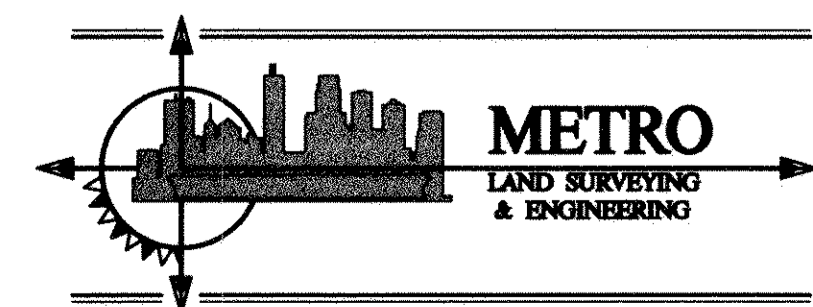
Stephy McClung, Director
Department of Property Taxation
By Valuto, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 28th day of November, 2000 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

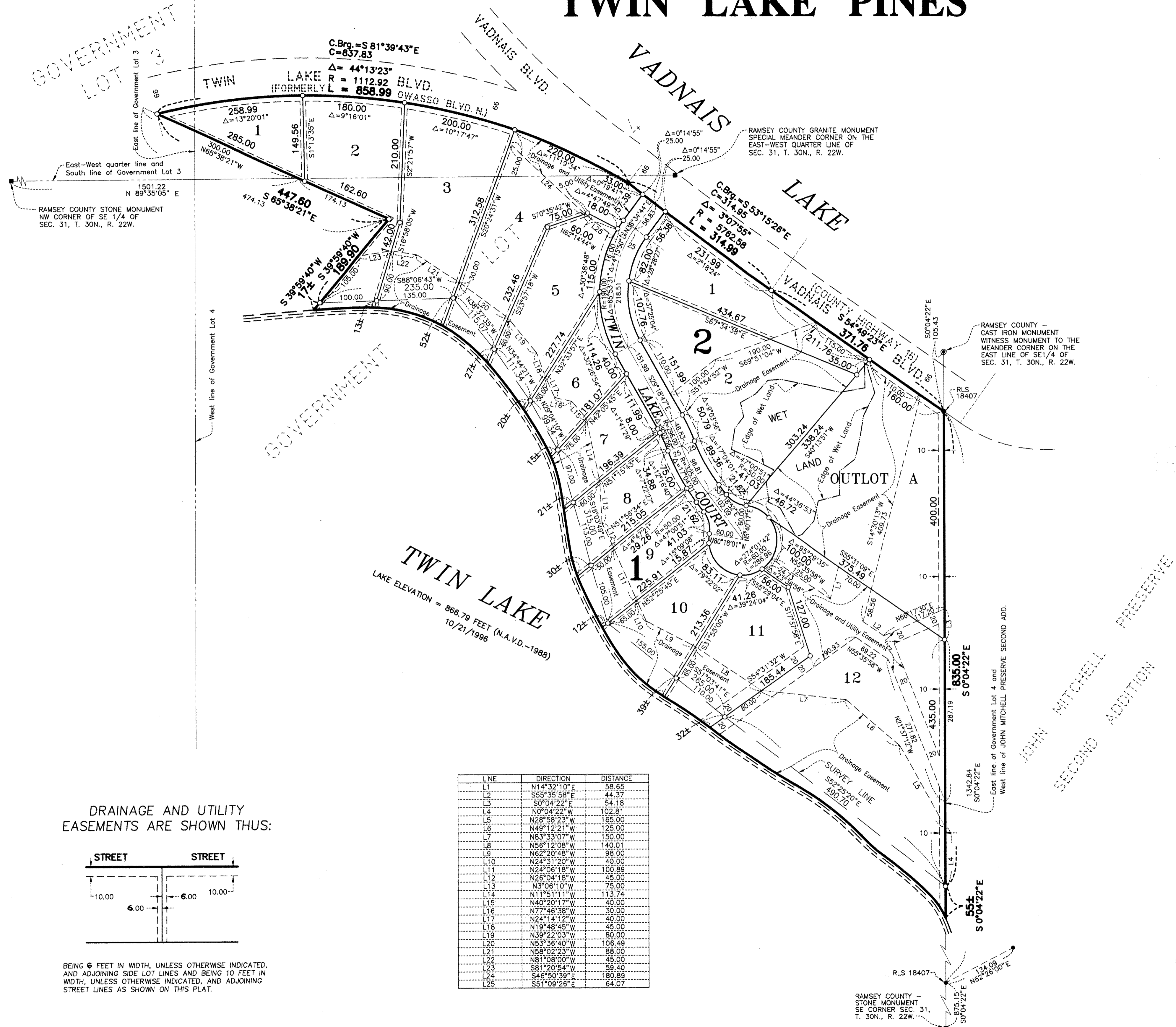
By Ronald D. Meyer, Deputy
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota
I hereby certify that this plat of TWIN LAKE PINES was filed in the office of the County Recorder for public record on this 28 day of Nov, 2000, at 2:30 o'clock P.M. and was duly filed in Book 116 of Plats, Pages 31 and 32, as Document Number 3359157.

Deputy County Recorder



TWIN LAKE PINES

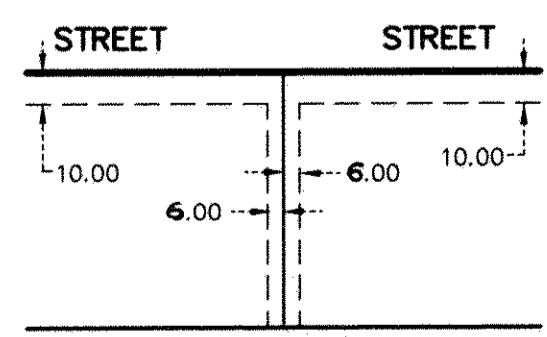


GOVERNMENT LOT 3

GOVERNMENT LOT 4

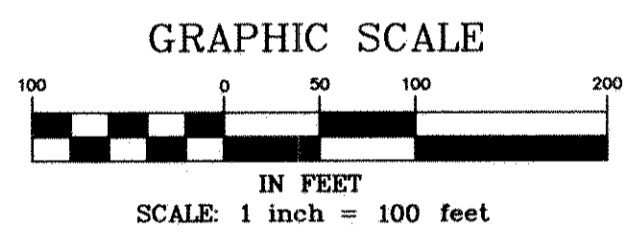
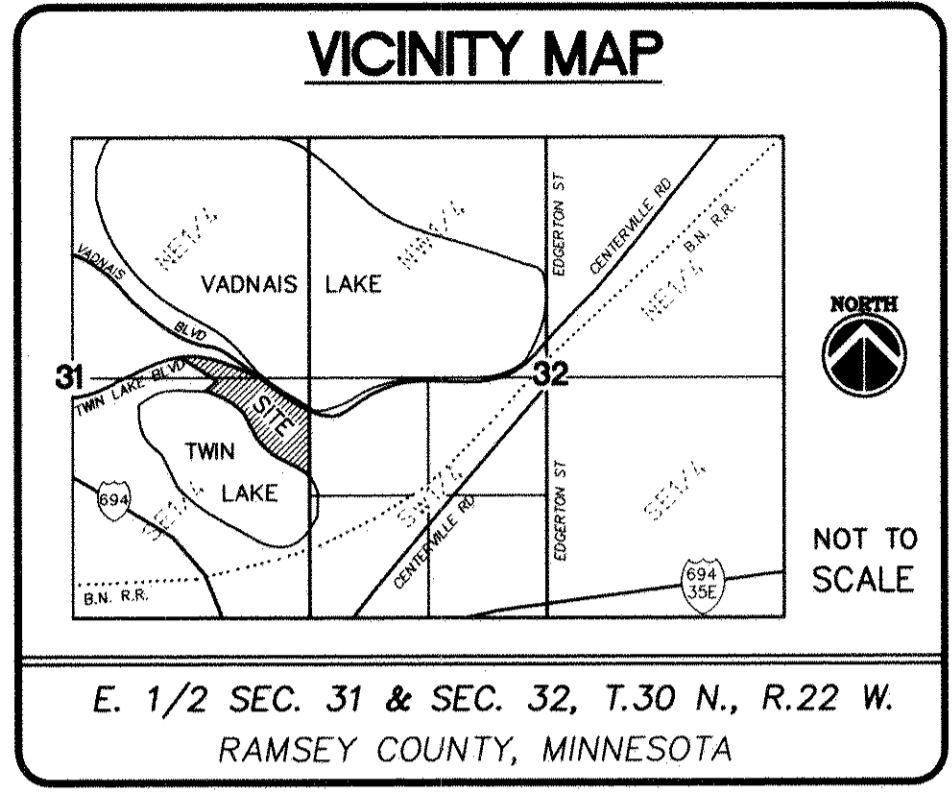
JOHN MITCHELL PRESERVE SECOND ADDITION

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING STREET LINES AS SHOWN ON THIS PLAT.

LINE	DIRECTION	DISTANCE
L1	N14°32'10"E	58.65
L2	S55°35'58"E	44.37
L3	S0°04'22"E	54.18
L4	N0°04'22"W	102.81
L5	N28°56'23"W	165.00
L6	N48°12'03"W	150.00
L7	N83°33'07"W	150.00
L8	N86°12'08"W	140.01
L9	N62°20'48"W	98.00
L10	N24°31'20"W	40.00
L11	N24°06'18"W	100.89
L12	N26°04'18"W	45.00
L13	N3°06'10"W	75.00
L14	N11°51'11"W	113.74
L15	N40°20'17"W	40.00
L16	N77°46'38"W	30.00
L17	N24°14'12"W	40.00
L18	N19°48'45"W	45.00
L19	N38°22'03"W	80.00
L20	N53°36'40"W	106.48
L21	N58°02'23"W	88.00
L22	N81°08'00"W	45.00
L23	S81°20'54"W	59.40
L24	S46°50'39"E	180.89
L25	S51°09'28"E	64.07



- Denotes found 1/2 inch iron pipe, marked as indicated, unless shown otherwise.
 - Denotes 1/2 inch by 14 inch iron pipe, set and marked by R.L.S. No. 17765.
- The orientation of this bearing system is based upon the east line of Government Lot 4 of Section 31, T30, R22 which is assumed to bear S0°04'22"E.
- Lot dimensions are shown offset from the lot line for clarity.
- BENCH MARK: Top nut hydrant at south end of Twin Lake Court. Elevation = 884.53 feet (N.A.V.D. 1988).
- HIGHEST KNOWN WATER ELEVATION: No information available per Army Corps of Engineers, Minnesota Department of Natural Resources, and City of St. Paul records.

