

JOHN R. DUNN ADDITION

KNOW ALL MEN BY THESE PRESENTS: That John R. Dunn, a widower, owner and MidAmerica Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

That part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 28, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the Northwest corner of said Southeast Quarter of the Northeast Quarter of Section 23, Township 28, Range 22; thence East along the North line of said Southeast Quarter of the Northeast Quarter a distance of 383.03 feet; thence South 7 degrees 41 minutes East, a distance of 656.5 feet to the South line of the North half of said Southeast Quarter of the Northeast Quarter; thence West along said South line of the North half of the Southeast Quarter of the Northeast Quarter a distance of 473.03 feet to the West line of said Southeast Quarter of the Northeast Quarter; thence North along the West Line of said Southeast Quarter of the Northeast Quarter a distance of 650.3 feet to the point of beginning. Except those parts of said Southeast Quarter of the Northeast Quarter described as follows:

That part of the South 100 feet of that part of the North half of the Southeast Quarter of the Northeast Quarter of Section 23, Township 28, Range 22, lying East of the East line of Hastings Avenue as shown on that plat of Burlington Park, Ramsey County, Minnesota, and West of a line extending South 7 degrees 41 minutes East (Assuming the North line of said Southeast Quarter of the Northeast Quarter as bearing East and West) from a point on said North line distant 383.03 feet East from the Northwest corner of said Southeast Quarter of the Northeast Quarter.

That part of the North half of the Southeast Quarter of the Northeast Quarter of Section 23, Township 28, Range 22, described as commencing at a point on the North line thereof distant 383.03 feet East from the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence South 7 degrees 41 minutes East (assuming said North line as bearing East and West) to an intersection with a line drawn parallel to and 10 feet South from the South line of North Street as shown on the plat of Burlington Park, Ramsey County, Minnesota, which parallel line is hereinafter designated Line A, said point of intersection being the actual point of beginning of the land to be described; thence continuing South 7 degrees 41 minutes East to an intersection with the North line of the South 100 feet of said North half of the Southeast Quarter of the Northeast Quarter; thence West along said North line of the South 100 feet to the East line of Hastings Avenue as shown on said plat of Burlington Park, Ramsey County, Minnesota; thence North along said East line of Hastings Avenue to the South line of the East-West alley in Block 4, Burlington Park, Ramsey County, Minnesota; thence East along said South line to an intersection with the extension South of the East line of the North-South alley in said Block 4; thence North along said last described line to an intersection with said Line A; thence East along said Line A to the actual point of beginning.

The North 10 feet of the West 299 feet of that part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 28, Range 22, lying East of the East line of the North-South alley in Block 4, Burlington Park, Ramsey County, Minnesota, and South of the South line of North Street as shown on said plat.

The North 10 feet of Lot 20, Block 4, Burlington Park, Ramsey County, Minnesota.

The North 10.00 feet of the North-South alley in Block 4, Burlington Park, Ramsey County, Minnesota.

Those parts of the North half of said Southeast Quarter of the Northeast Quarter dedicated as North Street and as Hastings Avenue on the plat of Burlington Park, Ramsey County, Minnesota.

Together with that part of the North half of the Southeast Quarter of the Northeast Quarter of Section 23, Township 28, Range 22, described as commencing at a point on the North line thereof distant 383.03 feet East from the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence South 7 degrees 41 minutes East (assuming said North line as bearing East and West) to an intersection with a line drawn parallel to and 10 feet South from the South line of North Street as shown on the plat of Burlington Park, Ramsey County, Minnesota, which parallel line is hereinafter designated Line A, said point of intersection being the actual point of beginning of the land to be described; thence continuing South 7 degrees 41 minutes East to an intersection with the North line of the South 100 feet of said North half of the Southeast Quarter of the Northeast Quarter; thence West along said North line of the South 100 feet to the East line of Hastings Avenue as shown on said plat of Burlington Park, Ramsey County, Minnesota; thence North along said East line of Hastings Avenue to the South line of the East-West alley in Block 4, Burlington Park, Ramsey County, Minnesota; thence East along said South line to an intersection with the extension South of the East line of the North-South alley in said Block 4; thence North along said last described line to an intersection with said Line A; thence East along said Line A to the actual point of beginning.

Together with that part of the South 100 feet of that part of the North half of the Southeast Quarter of the Northeast Quarter of Section 23, Township 28, Range 22, lying East of the East line of Hastings Avenue as shown on that plat of Burlington Park, Ramsey County, Minnesota, and West of a line extending South 7 degrees 41 minutes East (Assuming the North line of said Southeast Quarter of the Northeast Quarter as bearing East and West) from a point on said North line distant 383.03 feet East from the Northwest corner of said Southeast Quarter of the Northeast Quarter.

have caused the same to be surveyed and platted as JOHN R. DUNN ADDITION, and do hereby dedicate to the public for public use forever the thoroughfare and utility easements as shown on this plat.

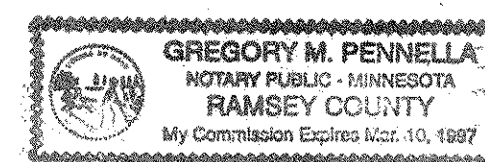
In witness whereof said John R. Dunn, a widower, has hereunto set his hand this 17 day of DECEMBER, 1992.

John R. Dunn
John R. Dunn

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 17 day of December, 1992 by John R. Dunn, a widower.

Greg M. Pennella
Notary Public, Ramsey County, Minnesota
My Commission Expires March 10, 1997



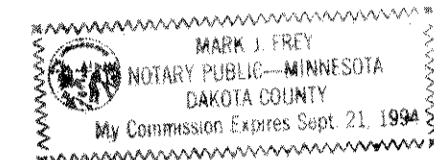
In witness whereof said MidAmerica Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 17 day of December, 1992.

Signed: MidAmerica Bank
R. P. Ruzzo
Its Assistant Vice President

STATE OF MINNESOTA
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 17 day of December, 1992 by Richard P. Ruzzo, Assistant Vice President of MidAmerica Bank, a Minnesota Corporation, on behalf of the corporation.

Mark J. Frey
Notary Public, Dakota County, Minnesota
My Commission Expires Sept. 21, 1994



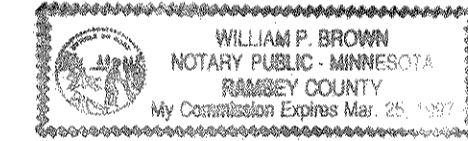
I hereby certify that I have surveyed and platted the property described on this plat as JOHN R. DUNN ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed 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.

Paul J. McGinley
Paul J. McGinley, Land Surveyor
Minnesota License No. 16099

STATE OF MINNESOTA
COUNTY OF Dakota

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of December, 1992 by Paul J. McGinley, a Licensed Land Surveyor.

William P. Brown
Notary Public, Ramsey County, Minnesota
My Commission Expires March 25, 1997



City of Saint Paul

I do hereby certify that on the 17 day of December, 1992, the City Council of the City of Saint Paul, Minnesota, approved this plat. All monuments have been set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Francis Swanson
Clerk

Taxes payable in the year 1992 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 18th day of December 1992.

Lou McKenna Director
Department of Property Taxation
By Jennifer Adair Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 18th day of December, 1992 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of JOHN R. DUNN ADDITION was filed in the office of the County Recorder for public record on this 28th day of DECEMBER, 1992, at 11:03 o'clock A.M. and was duly filed in Book 108 of Plats, Pages 1 and 2, as Document Number 2695486.

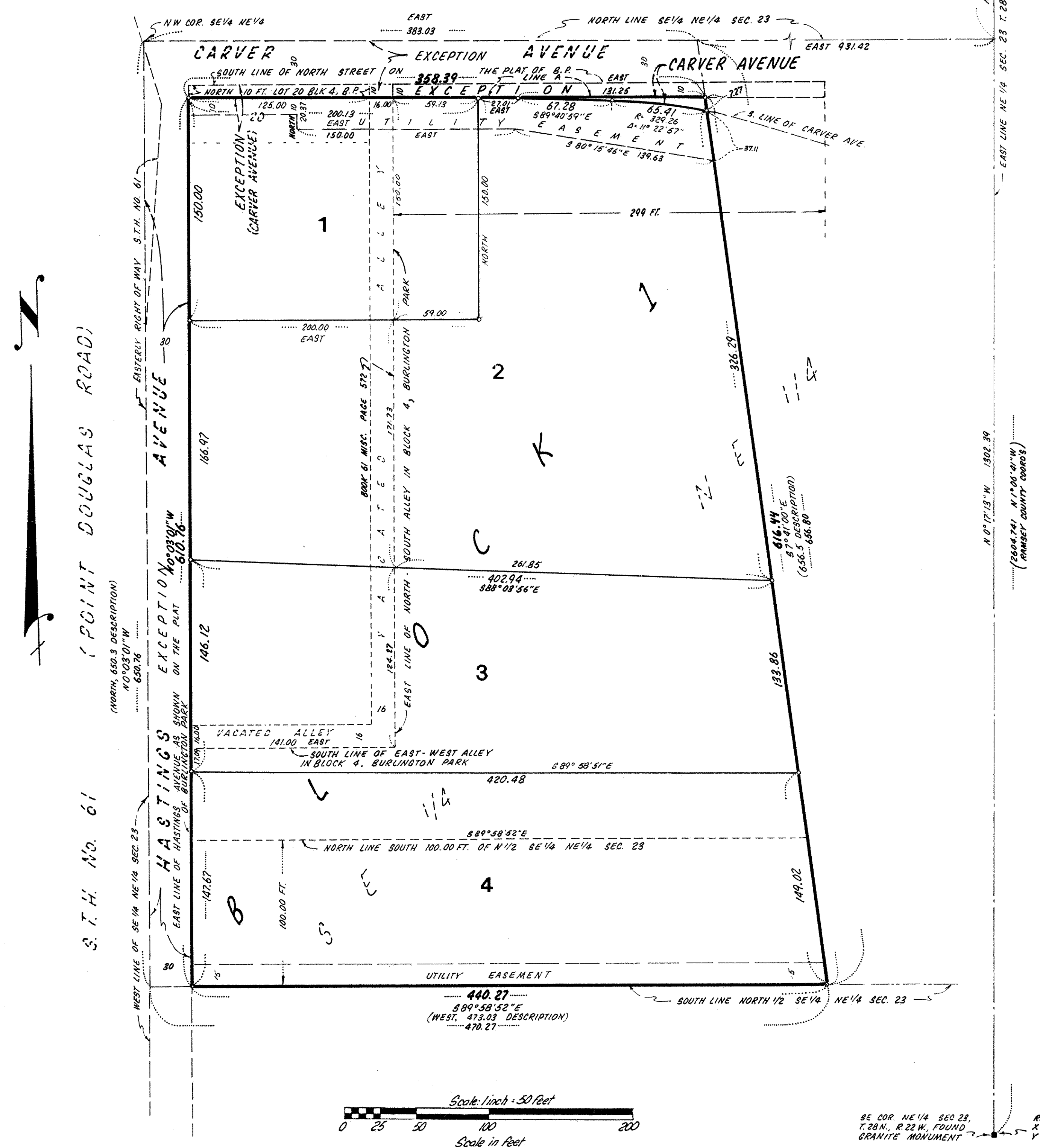
Lou McKenna, County Recorder

By _____, Deputy

TORRENS Book No. 39 PAGES 24 AND 25, ON THIS 28TH DAY OF DECEMBER, 1992, AT 1:00 O'CLOCK P.M. AS DOCUMENT NO. 998351

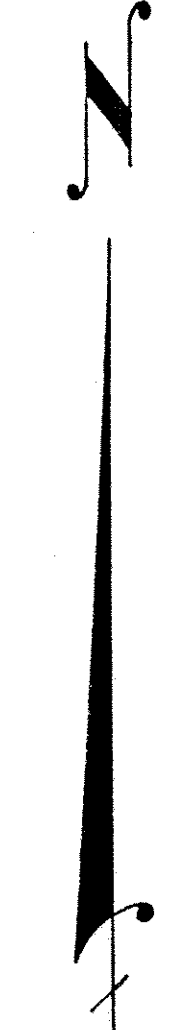
PAUL R. McLAGAN & SON

JOHN R. DUNN ADDITION



NE COR. NE 1/4 SEC. 23
T. 28 N., R. 22 W. FOUND
RAMSEY CO. CAST IRON
MONUMENT
RAMSEY COUNTY COORDINATE
X = 598168.675
Y = 141774.089

SE COR. NE 1/4 SEC. 23,
T. 28 N., R. 22 W. FOUND
GRANITE MONUMENT
RAMSEY COUNTY COORDINATE
X = 598219.197
Y = 139174.838



This plat of JOHN R. DUNN ADDITION is contained within the NE 1/4 of Sec. 23, T.28N., R.22W.

The North line of the SE 1/4 of the NE 1/4 of Section 23, T.28N., R.22W. is assumed to have a bearing of EAST.

○ Denotes 3/4 inch by 14 inch iron monument set marked by Registration No. 16099.

B.P. or Burlington Park refers to the recorded plat of Burlington Park, Ramsey County, Minnesota.

