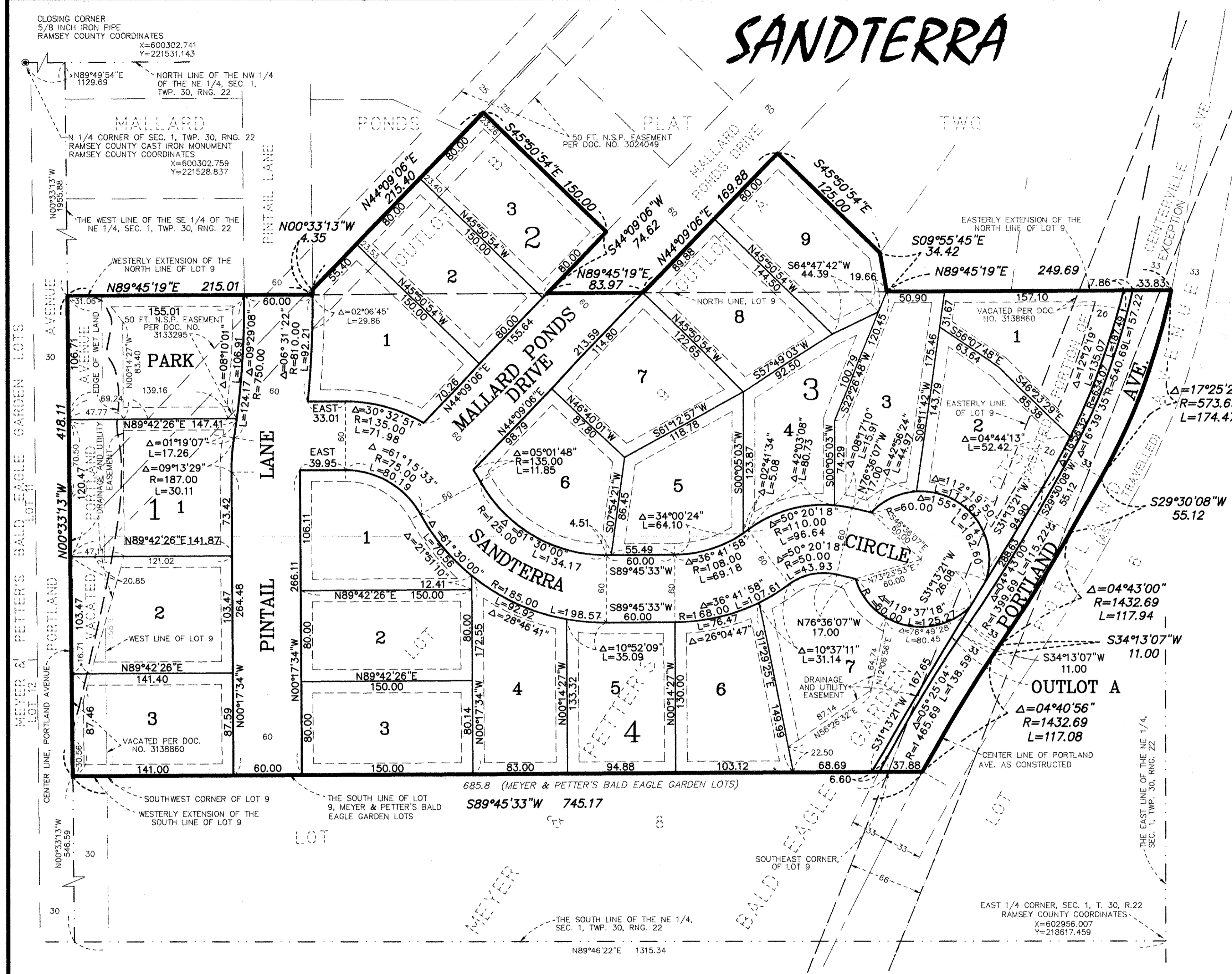


SANDTERRA



KNOW ALL MEN BY THESE PRESENTS: That Kent W. Jefferson Construction, Inc., a Minnesota corporation, owner, of the following described property situated in the Township of White Bear, County of Ramsey, State of Minnesota:

Outlots A and B, MALLARD PONDS PLAT TWO.

And that Antoinette C. Sand, single, owner of the following described property situated in the Township of White Bear, County of Ramsey, State of Minnesota:

That part of Lot 9, MEYER & PETER'S BALD EAGLE GARDEN LOTS, and vacated Centerville Avenue and Lot 6, MEYER & PETER'S BALD EAGLE GARDEN LOTS, lying westerly of the center line of Portland Avenue as presently located and traveled, and lying North of a line drawn from a point on the West line of said Lot 9, distant 208.9 feet North of the Southwest corner thereof, extended through a point on the East line of said Lot 9, distant 221.41 feet northeasterly of the Southeast corner thereof to the center line of said Portland Avenue, except that part thereof lying North of the easterly extension of the North line of said Lot 9. Also that part of the vacated East half of Portland Avenue, as dedicated in said MEYER & PETER'S BALD EAGLE GARDEN LOTS lying between the westerly extensions of the North and South lines of the above described property.

And that Richard A. Sand and Mary D. Sand, husband and wife, owners of the following described property situated in the Township of White Bear, County of Ramsey, State of Minnesota:

That part of Lot 9, MEYER & PETER'S BALD EAGLE GARDEN LOTS, and vacated Centerville Avenue and Lot 6, MEYER & PETER'S BALD EAGLE GARDEN LOTS, lying westerly of the center line of Portland Avenue as presently located, and lying South of a line drawn from a point on the West line of said Lot 9, distant 208.9 feet North of the Southwest corner thereof, extended through a point on the East line of said Lot 9, distant 221.41 feet northeasterly of the Southeast corner thereof to the center line of said Portland Avenue. Also that part of the vacated East half of Portland Avenue, as dedicated in said MEYER & PETER'S BALD EAGLE GARDEN LOTS lying between the westerly extensions of the North and South lines of the above described property.

Have caused the same to be surveyed and platted as SANDTERRA and do hereby dedicate to the public for public use forever the thoroughfares and cul-de-sacs and the drainage and utility easements as shown, and do hereby donate to the Township of White Bear the Park as shown on this plat.

In witness whereof said Kent W. Jefferson Construction, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 26th day of OCTOBER, 1999.

Signed: Kent W. Jefferson Construction, Inc.
By [Signature] its PRESIDENT

State of Minnesota
County of Anoka

The foregoing instrument was acknowledged before me this 26th day of OCTOBER, 1999 by Kent W. Jefferson of Kent W. Jefferson Construction, Inc., a Minnesota corporation, on behalf of the corporation.

Beverly L. Osborne
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2000

In witness whereof said Antoinette C. Sand, single, has hereunto set her hand this 26th day of OCTOBER, 1999.

Antoinette C. Sand
Antoinette C. Sand

State of Minnesota
County of Anoka

The foregoing instrument was acknowledged before me this 26th day of OCTOBER, 1999 by Antoinette C. Sand, single.

Beverly L. Osborne
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2000

In witness whereof said Richard A. Sand and Mary D. Sand, husband and wife, have hereunto set their hands this 26th day of OCTOBER, 1999.

Richard A. Sand
Mary D. Sand
Richard A. Sand
Mary D. Sand

State of Minnesota
County of Anoka

The foregoing instrument was acknowledged before me this 26th day of OCTOBER, 1999 by Richard A. Sand and Mary D. Sand, husband and wife.

Beverly L. Osborne
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2000

I hereby certify that I have surveyed and platted the property described on this plat as SANDTERRA; 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 will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on this 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.

Mark F. Maistrovich
Mark F. Maistrovich, Land Surveyor
Minnesota License Number 25287

State of Minnesota
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 26th day of OCTOBER, 1999 by Mark F. Maistrovich, a Licensed Land Surveyor.

Beverly L. Osborne
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2000

Township of White Bear

We do hereby certify that on the 25th day of JUNE, 1999, the Board of Supervisors for the Township of White Bear, Ramsey County, Minnesota, approved this plat. All monuments will be set as specified by the Township Board and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Bob Weisenburger
Bob Weisenburger, Chairman
Bill Short
Bill Short, Clerk

LEGEND

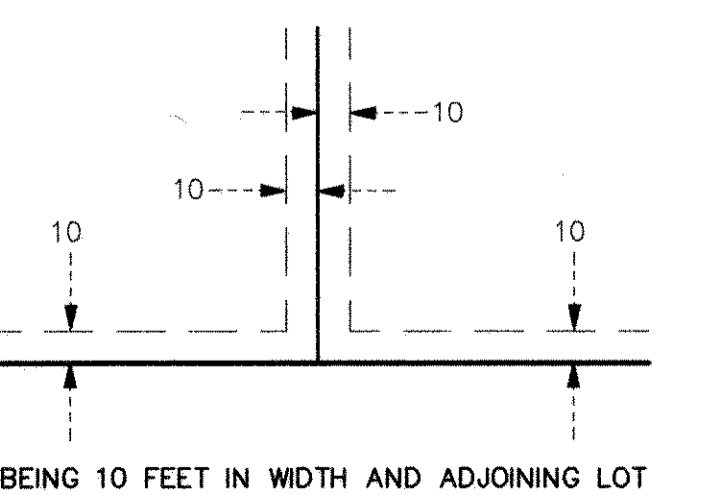
⊙ DENOTES RAMSEY COUNTY MONUMENT

NOTES

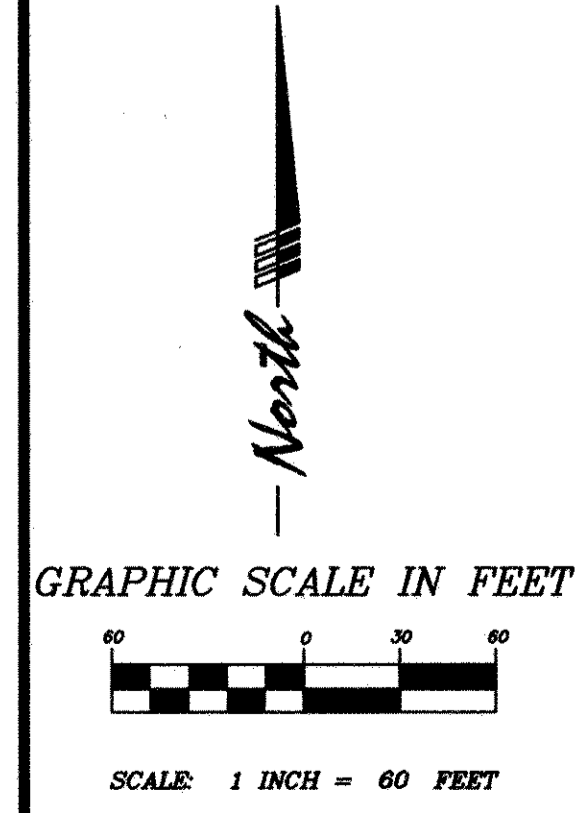
ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE, AND NOT SHOWN ON THIS PLAT, WILL BE SET WITHIN 1 YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY L.S. NO. 25287.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE RAMSEY COUNTY COORDINATE SYSTEM, NAD '83.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS