

MAINSTREET VILLAGE SECOND ADDITION

KEMPER & ASSOCIATES INC.

721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805

KNOW ALL MEN BY THESE PRESENTS: That the City of New Brighton, a Minnesota Municipal Corporation, owner of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

Lots 9, 10 and 11, Block 6, FIRST ADDITION TO NEW BRIGHTON, together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof;

And

Lots 12, 13 and the North 3.5 feet of Lot 14, Block 6, FIRST ADDITION TO NEW BRIGHTON, together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof;

And

The North 27 feet of Lot 18, all of Lots 19, 20, 21 and that part of Lot 22 lying South of State Highway No. 63 and including that part of Sixth Avenue N.W. vacated in the plat of FIRST ADDITION TO NEW BRIGHTON lying North of the South line of the North 27 feet of Lot 18 projected West to the West line of said Sixth Avenue N.W. as laid out in said plat of FIRST ADDITION TO NEW BRIGHTON and lying South of the South line of said State Highway No. 63, all in Block 6 of said Addition; and together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof;

And

That part of Section 29, Township 30, Range 23, beginning at a point of intersection of the West line of Sixth Avenue N.W. and the South line of the North 27 feet of Lot 18 in Block 6, FIRST ADDITION TO NEW BRIGHTON, projected West; thence Northwest to a point on the South line of State Highway No. 63, said point being 67.5 feet West of the West line of said plat of FIRST ADDITION TO NEW BRIGHTON; thence Easterly along the Southerly line of said Highway No. 63, to the West line of said plat of FIRST ADDITION TO NEW BRIGHTON; thence South to point of beginning, including any part or portion of any street or alley adjacent to said premises heretofore vacated, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota;

And

The North 80 feet of that part of Section 29, Township 30, Range 23, Ramsey County, Minnesota, bounded on the North by State Trunk Highway No. 63; on the West by the Minnesota Belt Line right-of-way, on the East by the West line of Sixth Avenue N.W.; on the South by the center line of Sixth Street N.W., extended West, including therewith a right-of-way over all of Sixth Avenue N.W., FIRST ADDITION TO NEW BRIGHTON, heretofore vacated adjacent to premises herein described; but excluding therefrom the following described parcel: Commencing at the Northeast corner of the above described parcel; thence West along the Southerly line of State Trunk Highway No. 63, 67.5 feet to a point; thence Southeast on an angle 68 degrees 01 minute from said Southerly line of said State Trunk Highway No. 63, 104.44 feet to a point along the West line of Sixth Avenue N.W. vacated; thence Northerly along the West line of said Sixth Avenue N.W. vacated to the point of beginning, but including in said excluded parcel the right-of-way over the same, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota;

And

Except the North 80 feet thereof, that part of Section 29, Township 30, Range 23, Ramsey County, Minnesota, bounded on the North by State Trunk Highway No. 63; on the West by the Minnesota Belt Line right-of-way, on the East by the West line of Sixth Avenue N.W.; on the South by the center line of Sixth Street N.W., extended West, including therewith a right-of-way over all of Sixth Avenue N.W., FIRST ADDITION TO NEW BRIGHTON, heretofore vacated adjacent to premises herein described; but excluding therefrom the following described parcel: Beginning at a point of intersection of the Southerly line of State Trunk Highway No. 63 and the West line of said plat of FIRST ADDITION TO NEW BRIGHTON; thence West along the Southerly line of State Trunk Highway No. 63, 67.5 feet to a point; thence Southeast on an angle of 68 degrees 01 minute from said Southerly line of said State Trunk Highway No. 63, 104.44 feet to a point along the West line of Sixth Avenue N.W. vacated; thence Northerly along the West line of Sixth Avenue N.W. vacated to the point of beginning, but including in said excluded parcel the right-of-way over the same;

Together with that part of the adjacent vacated Sixth Street N.W. that accrued thereto by reason of the vacation thereof and the South 13 feet of Lot 18, Block 6, FIRST ADDITION TO NEW BRIGHTON, Ramsey County, Minnesota, together with that part of the adjacent vacated alley and Sixth Avenue N.W. that accrued thereto by reason of the vacation thereof;

And

Lots 16 and 17, Block 6, FIRST ADDITION TO NEW BRIGHTON, together with that portion of Sixth Avenue N.W. vacated in Book 162 of Misc., Page 537 as Document Number 905720, lying between the extensions West of the North line of said Lot 17 and the South line of said Lot 16, said Sixth Avenue N.W. as dedicated in the recorded plat of FIRST ADDITION TO NEW BRIGHTON; also together with that part of the adjacent vacated alley and Sixth Street N.W. that accrued thereto by reason of the vacation thereof;

And

Lot 14, except the North 3.5 feet thereof, and all of Lot 15, Block 6, FIRST ADDITION TO NEW BRIGHTON, Ramsey County, Minnesota; together with that part of the adjacent vacated alley and vacated Sixth Street N.W., that accrued thereto by reason of the vacation thereof;

And

That part of Section 29, Township 30 North, Range 23 West, Ramsey County, Minnesota described as follows:

Commencing at the point of intersection of the Southerly line of State Trunk Highway No. 63 and the West line of 6th Avenue N.W. vacated, also being the West line of FIRST ADDITION TO NEW BRIGHTON; thence West along a curve concave to the North, along said Southerly line of State Trunk Highway No. 63, an arc length of 33.37 feet, said curve has a radius of 399.27 feet, a delta angle of 04 degrees 47 minutes 18 seconds, and the chord of said curve bears South 86 degrees 52 minutes 15 seconds West (bearing based on the Ramsey County Coordinate System NAD '83) a chord length of 33.36 feet; thence continuing along said Southerly line of State Trunk Highway No. 63, tangent to the last described curve, South 89 degrees 15 minutes 54 seconds West, a distance of 34.13 feet to the Point of Beginning of the parcel of land to be described; thence South 22 degrees 43 minutes 06 seconds East, at an angle of 68 degrees 01 minute from said Southerly line of State Trunk Highway No. 63, along the Northeastly line of a parcel of land described in Deed Document No. 2001881 and its Northwestly extension, a distance of 180.85 feet to said West line of 6th Avenue N.W. vacated; thence North 00 degrees 49 minutes 00 seconds West, along said West line of 6th Avenue N.W. vacated, a distance of 4.87 feet to the point of intersection of said West line of 6th Avenue N.W. vacated and the South line of the North 27 feet of Lot 18 in Block 6 of FIRST ADDITION TO NEW BRIGHTON projected West; thence North 23 degrees 18 minutes 31 seconds West, along the Southwestly line of a parcel of land described in District Court Order Document No. 3347830 and its Northwestly extension, a distance of 176.34 feet to the point of beginning.

Has caused the same to be surveyed and platted as MAINSTREET VILLAGE SECOND ADDITION, and does hereby dedicate to the public for public use forever the thoroughfares and the drainage and utility easements as shown on this plat.

In witness whereof said City of New Brighton, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officers this 1st day of April 2002.

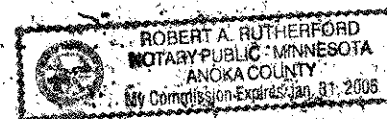
Signed: City of New Brighton

Steve Larson
Mayor

Daniel A. Maier
City Clerk

State of Minnesota
County of ANOKA

The foregoing instrument was acknowledged before me this 1st day of APRIL 2002, by STEVE LARSON, Mayor and by DANIEL A MAIER, City Clerk of the City of New Brighton, a Minnesota Municipal Corporation, on behalf of the corporation.



Robert A. Rutherford
Notary Public, ANOKA County, Minnesota
My Commission Expires 1-31-02

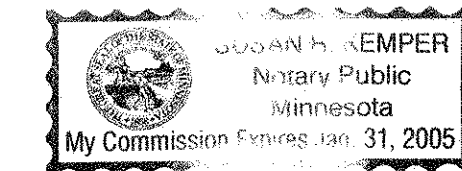
I hereby certify that I have surveyed and platted the property described on this plat as MAINSTREET VILLAGE SECOND ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly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

Mark D. Kemper
Mark D. Kemper, Professional Land Surveyor
Minnesota License No. 18407



State of Minnesota
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 11th day of March 2002, by Mark D. Kemper, a Licensed Land Surveyor.



Susan H. Kemper
Notary Public, Anoka County, Minnesota
My Commission Expires Jan 31, 2005

City of New Brighton

We do hereby certify that on the 26th day of March, 2002, the City Council of the City of New Brighton, 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.

Steve Larson, Mayor Daniel A. Maier, City Clerk

Taxes payable in the year 2002 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 4 day of October 2002.

Dorothy McClung, Director
Department of Property Taxation
By Kathy Bruce, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 4th day of October 2002 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of MAINSTREET VILLAGE SECOND ADDITION was filed in the office of the County Recorder for public record on this 14th day of October, 2002, at 2:00 o'clock P.M. and was duly filed in Book 118 of Plats, Pages 22 and 23 as Document Number 3540416.

Deputy County Recorder

