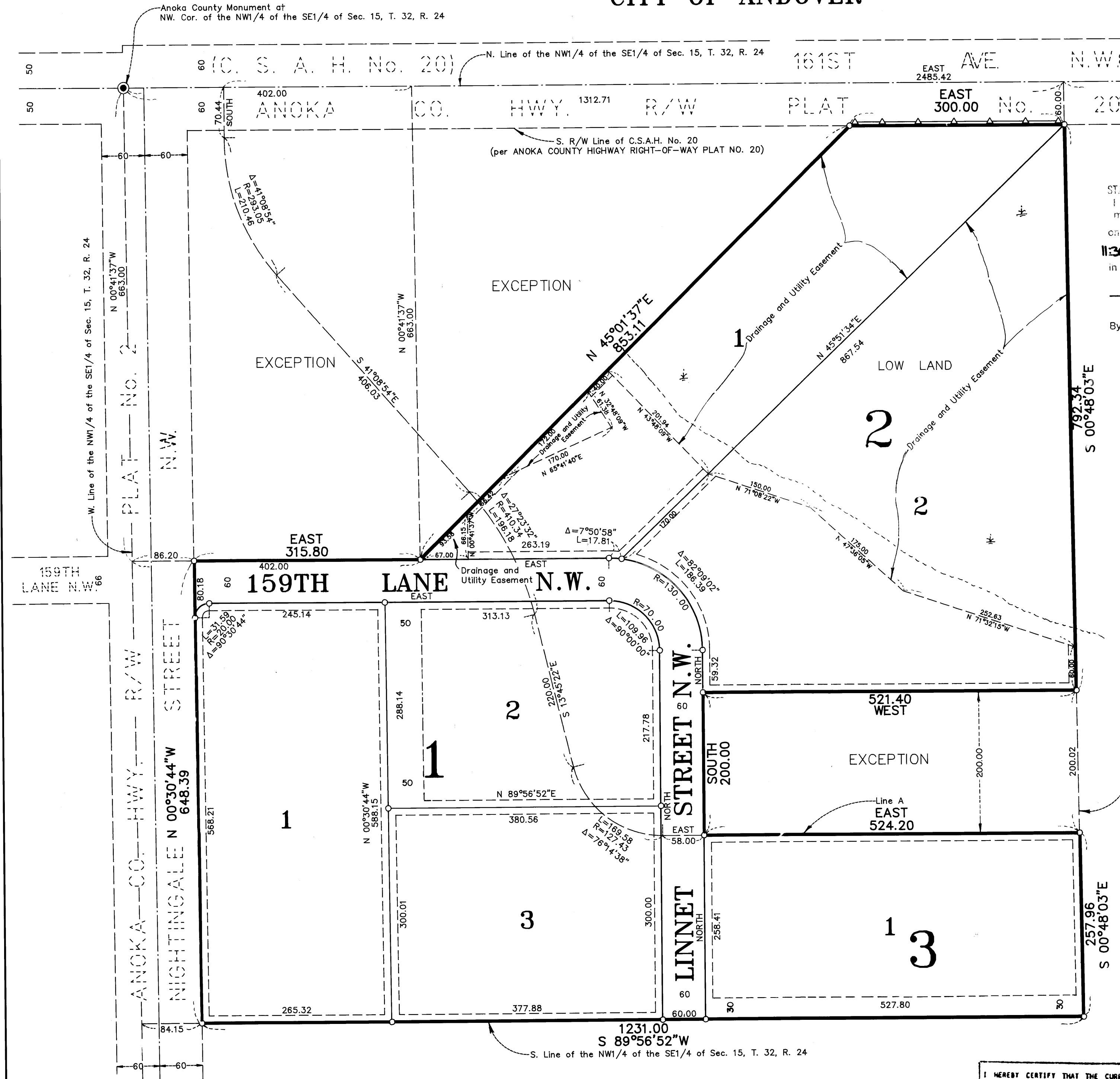


NIGHTINGALE RIDGE

CITY OF ANDOVER COUNTY OF ANOKA



KNOW ALL PERSONS BY THESE PRESENTS: That North Suburban Development, Inc., a Minnesota Corporation, owner and proprietor and Builders Mortgage Corporation, a Minnesota corporation, mortgagor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

The Northwest Quarter of the Southeast Quarter of Section 15, Township 32, Range 24, Anoka County, Minnesota, except the following described parcel:

The North 663.00 feet of the West 402.00 feet, as measured along the West and North lines respectively, of the Northwest Quarter of the Southeast Quarter of Section 15, Township 32, Range 24, Anoka County, Minnesota.

And also except:

That part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 32, Range 24, Anoka County, Minnesota, described as follows:

Commencing at a point on the north line of said Northwest Quarter of the Southeast Quarter, said north line having an assumed bearing of due East and West, distant 2485.42 feet West from the East Quarter Corner of said Section 15; thence due South a distance of 70.44 feet; thence southeasterly on a tangential curve concave to the northeast having a radius of 293.05 feet and having a delta angle of 41 degrees 08 minutes 54 seconds for a distance of 210.46 feet; thence South 41 degrees 08 minutes 54 seconds East and tangent to the last curve a distance of 406.03 feet; thence southerly on a tangential curve concave to the southwest having a radius of 410.34 feet and having a delta angle of 27 degrees 23 minutes 32 seconds for a distance of 196.18 feet; thence South 13 degrees 45 minutes 22 seconds East and tangent to the last curve a distance of 220.00 feet; thence easterly on a tangential curve concave to the northeast having a radius of 127.43 feet and having a delta angle of 76 degrees 14 minutes 38 seconds for a distance of 169.58 feet; thence due East and tangent to the last curve and also parallel with the north line of said Northwest Quarter of the Southeast Quarter a distance of 58.00 feet to the actual point of beginning of the tract of land to be hereby described; thence continue East on said parallel line and along a line to be hereinafter known as "Line A", a distance of 524.20 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence northerly along said east line a distance of 200.02 feet to the intersection with a line parallel with and distant 200.00 feet northerly of, as measured at a right angle to said "Line A"; thence West along said parallel line a distance of 521.40 feet to the intersection with a line which bears North from the point of beginning; thence South a distance of 200.00 feet to the point of beginning.

Doc # 1236594
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 30th day of Aug, A.D., 1996 at 11:30 o'clock A.M., and was duly recorded in book 53 of page 12
Edward M. Treska
County Recorder

By GKE
Deputy

And also except the following described property:

That part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 32, Range 24, Anoka County, Minnesota, lying south of the south right-of-way line of County State Aid Highway No. 20 per ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 20, according to the recorded plat thereof, Anoka County, Minnesota, and lying east of the west 402.00 feet thereof, as measured along the north line thereof, and lying northwesterly of the following described line:

Beginning at the southeast corner of the north 663.00 feet of the west 402.00 feet of said Northwest Quarter of the Southeast Quarter as measured along the west and north lines thereof; thence northeasterly, in a straight line, to a point on the south right-of-way line of said County State Aid Highway No. 20, distant 300.00 feet westerly of the east line of said Northwest Quarter of the Southeast Quarter, and to the point of termination of the line being described.

And also except:

That part of the above described property platted as ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 2, according to the recorded plat thereof, Anoka County, Minnesota.

And also except:

That part of the above described property platted as ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 20, according to the recorded plat thereof, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as NIGHTINGALE RIDGE and do hereby donate and dedicate to the public for public use forever the lane and street, and drainage and utility easements as shown on the plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 20, from Lot 1, Block 2. In witness whereof, said North Suburban Development, Inc. has caused these presents to be signed by its proper officer this 23rd day of July, 1996. Also in witness whereof said Builders Mortgage Corporation has caused these presents to be signed by its proper officer this 12th day of August, 1996.

NORTH SUBURBAN DEVELOPMENT, INC.:

J. A. Menkveld, as President

BUILDERS MORTGAGE CORPORATION:

Ronald Stratton, as President

The foregoing instrument was acknowledged before me this 23rd day of July, 1996 by J. A. Menkveld, President of North Suburban Development, Inc., a Minnesota corporation, on behalf of the corporation.

SHIRLEY D. CHENOWETH
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
MY COMMISSION EXPIRES 1-31-2000

Shirley D. Chenoweth
Notary Public, Anoka County, Minnesota
My Commission expires Jan 31, 2000

The foregoing instrument was acknowledged before me this 12th day of August, 1996, by Ronald Stratton, President of Builders Mortgage Corporation, a Minnesota corporation, on behalf of the corporation.

CHERYL K. ALVAREZ
NOTARY PUBLIC
MINNESOTA
MY COMMISSION EXPIRES 03-31-2000

Cheryl K. Alvarez
Notary Public, Anoka County, Minnesota
My Commission expires 3-31-2000

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as NIGHTINGALE RIDGE; that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota Registration No. 12251

The surveyors certificate was acknowledged before me a Notary Public, this 22nd day of July, 1996, by Jeffrey N. Caine, Land Surveyor.

CITY OF ANDOVER

Jill M Kent
Notary Public, Anoka County, Minnesota
My Commission expires 11-31-00

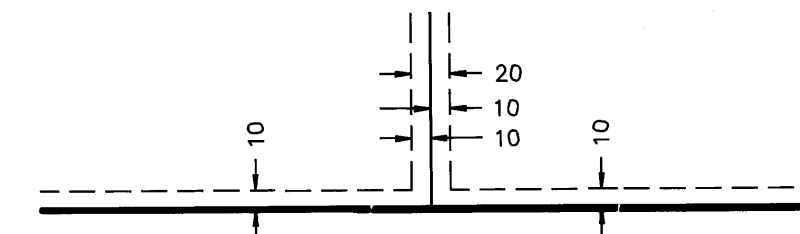
We hereby certify that the City Council of the City of Andover, Anoka County, Minnesota, duly accepted and approved the plat of NIGHTINGALE RIDGE at a regular meeting held this 16th day of April, 1996. If applicable, the written comments and recommendations of the County Engineer of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

By J. E. McKelvey Mayor By Dustin Vell Clerk

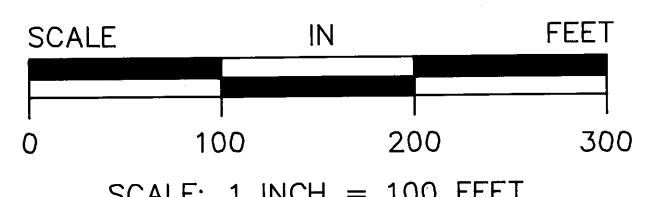
Checked and approved this 20th day of August, 1996.
By MERLYN D ANDERSON Anoka County Surveyor
Jeffrey N. Caine Deputy

CAINE & ASSOCIATES
LAND SURVEYORS, INC.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



SCALE: 1 INCH = 100 FEET

NOTE: FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NW1/4 OF THE SE1/4 OF SEC. 15, T. 32, R. 24 IS ASSUMED TO BEAR EAST.

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
Aug 20 1996
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
By J. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR



Receipt # 96057555 \$ 305.00