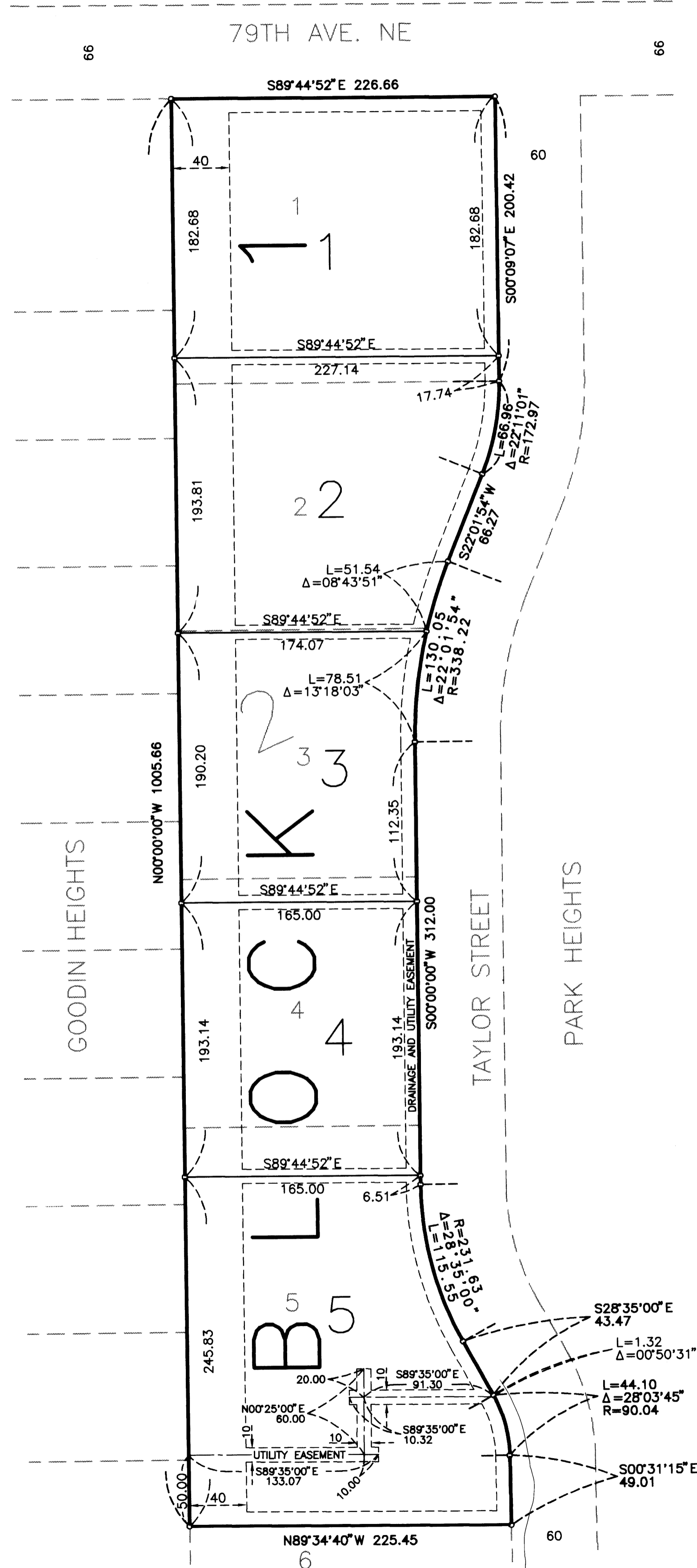


PARK HEIGHTS TOWNHOMES



1726419
 OFFICE OF COUNTY RECORDER
 STATE OF MINNESOTA, COUNTY OF ANOKA
 I hereby certify that this instrument was filed in the office of the County Recorder on the 24th day of June, 1996 at 11:00 o'clock A.M., and was duly recorded in book 53 of 3 of 1996.
Edmond M. Treska
 County Recorder
 By EIC
 Deputy

KNOW ALL MEN BY THESE PRESENTS: That Twin City Townhomes, Inc., a Minnesota corporation, owner and proprietor and that Robert G. Ostlund, a single person, and Donald W. Ostlund, a single person, mortgage holders of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lots 1, 2, 3, 4 and 5, Block 2, PARK HEIGHTS, Anoka County, Minnesota

have caused the same to be surveyed and platted as PARK HEIGHTS TOWNHOMES and do hereby donate and dedicate to the public for public use forever the utility and drainage easements as shown on the plat.

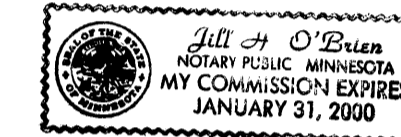
In witness whereof said Twin City Townhomes, Inc. has caused these presents to be signed by its proper officers this 6 day of JUNE, 1996

TWIN CITY TOWNHOMES, INC.
 By Gene Shellerud Forrest K. Harstad, its Vice President

In witness whereof said Robert G. Ostlund and Donald W. Ostlund have hereunto set their hands this 6th day of June, 1996.
Robert G. Ostlund Donald W. Ostlund
 Robert G. Ostlund Donald W. Ostlund

STATE OF MINNESOTA
 COUNTY OF Anoka

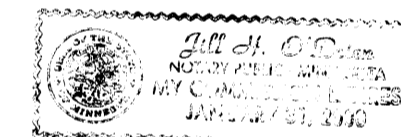
The foregoing instrument was acknowledged before me this 14th day of June, 1996 by Gene Shellerud, President, and by Forrest K. Harstad, Vice President of Twin City Townhomes, Inc., a Minnesota corporation, on behalf of the corporation.



Jill M. O'Brien
 Notary Public
Anoka County, Minnesota
 My Commission expires 1-31-2000

STATE OF MINNESOTA
 COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 14th day of June, 1996 by Robert G. Ostlund, a single person, and by Donald W. Ostlund, a single person.



Jill M. O'Brien
 Notary Public
Anoka County, Minnesota
 My Commission expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as PARK HEIGHTS TOWNHOMES; that this plat is a correct representation of said 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 on said plat or will be placed as required by the local governmental unit as designated on said plat; and that there are no public highways or wetlands to be designated on said plat.

Thomas H. Veenker
 Thomas H. Veenker, Land Surveyor
 Minnesota License No. 12254

STATE OF MINNESOTA
 COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 21st day of May, 1996, by Thomas H. Veenker, Land Surveyor.



Colleen R. Zupka
 Notary Public, Anoka County, Minnesota
 My Commission expires 01/31/2000

CITY OF SPRING LAKE PARK, MINNESOTA

We hereby certify that the City Council of the City of Spring Lake Park, Minnesota duly accepted and approved this plat of PARK HEIGHTS TOWNHOMES at a regular meeting held this 17th day of June, 1996. If applicable, the written comments and recommendations of the Commissioner 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 Minnesota Statutes, Section 505.03, Subd. 2.

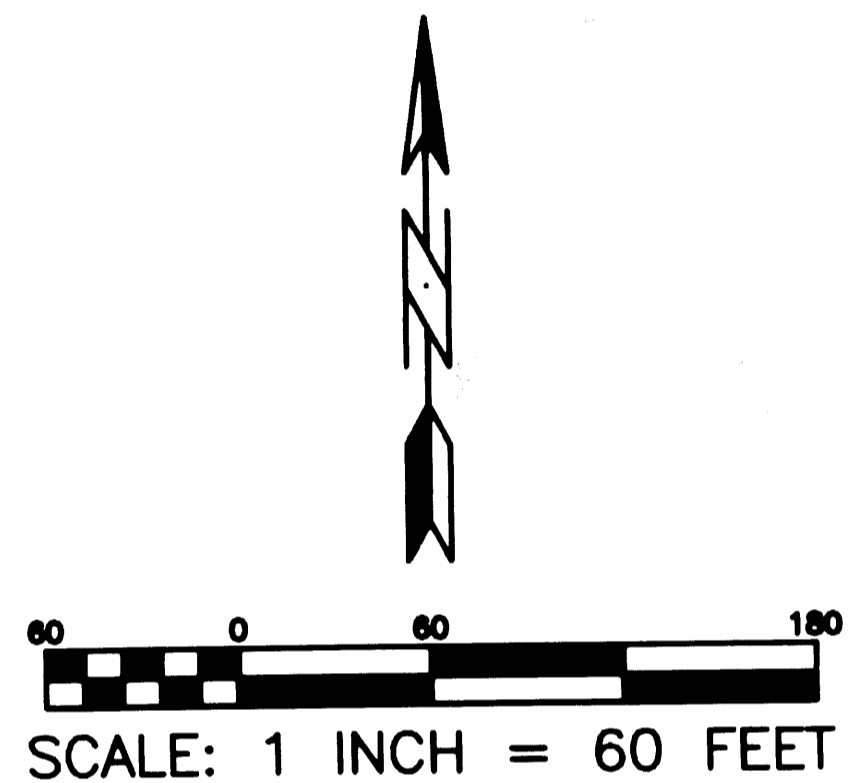
By Frank J. Wells, Mayor

By Andrea Nelson, Clerk

Checked and approved this 24th day of June, 1996

Merlyn D. Armeron
 Merlyn D. Armeron, Anoka County Surveyor

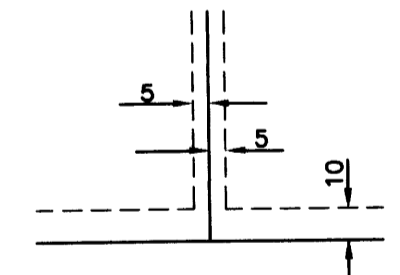
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
June 27, 1996
EDWARD M. TRESKA
 PROPERTY TAX ADMINISTRATOR
 By J. Culver
 DEPUTY PROPERTY TAX ADMINISTRATOR



° DENOTES 1/2 INCH X 14 INCH IRON PIPE SET WITH CAP STAMPED RLS NO. 12254

FOR PURPOSES OF THIS PLAT, THE NORTH LINE OF LOT 1, BLOCK 2, PARK HEIGHTS IS ASSUMED TO HAVE A BEARING OF S89°44'52\"/>

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.