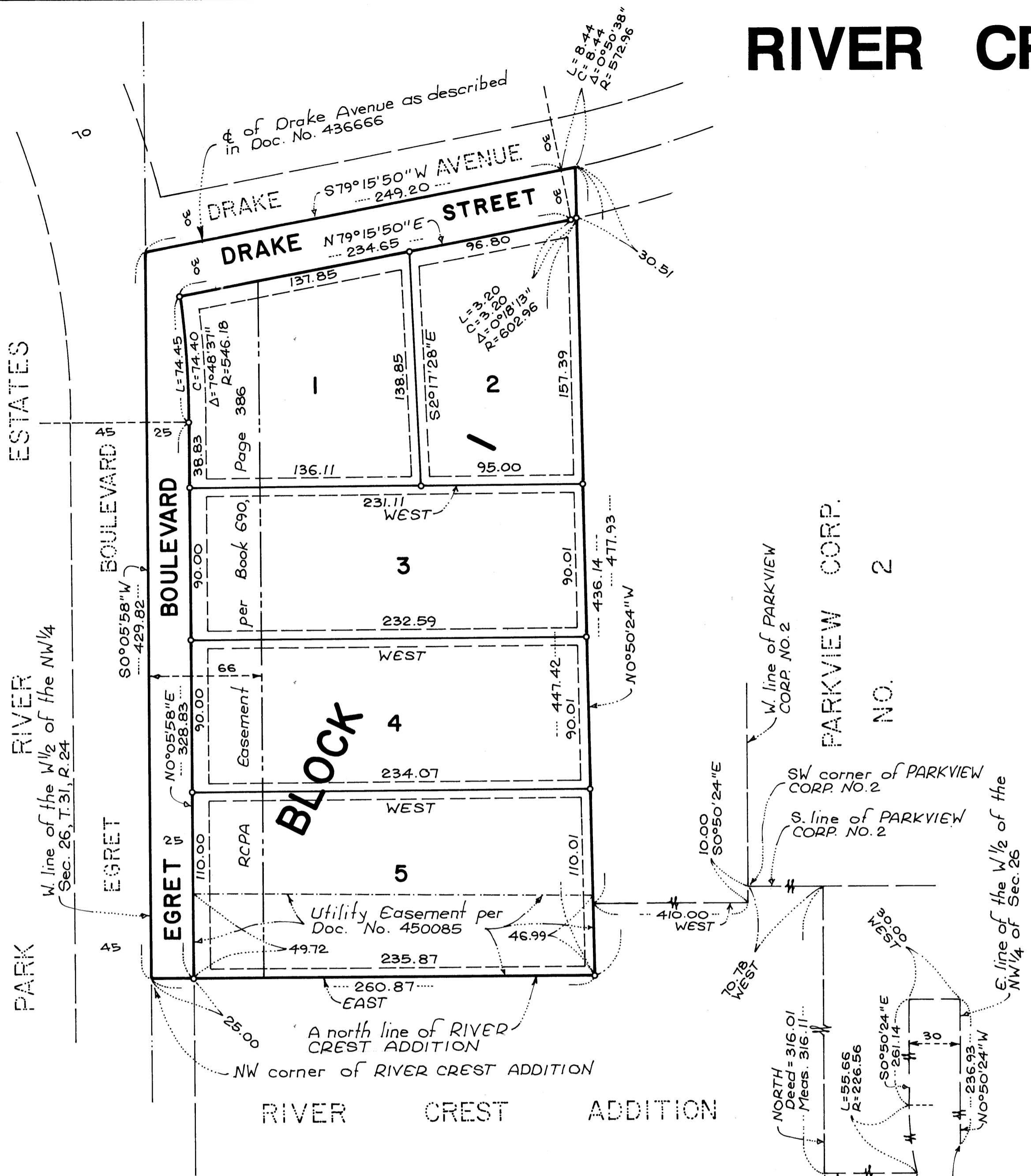


RIVER CREST 2ND ADDITION



KNOW ALL MEN BY THESE PRESENTS: That Gaughan Land, Incorporated, a Minnesota Corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the West Half of the Northwest Quarter of Section 26, Township 31, Range 24, Anoka County, Minnesota, described as follows to-wit: Commencing at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 26; thence on an assumed bearing of North 0 degrees, 50 Minutes, 24 Seconds West along the East line of said West half, a distance of 236.93 feet; thence on a bearing of West a distance of 30 feet, thence South 0 degrees, 50 minutes, 24 seconds East along a line 30 feet West of and parallel with the East line of the West Half, a distance of 261.14 feet; thence Southeasterly on a tangential curve to the left with a radius of 226.56 feet a distance of 55.66 feet; thence on a bearing of West a distance of 576.66 feet; thence on a bearing of North a distance of 316.01 feet to the South line of PARKVIEW CORP. NO. 2 according to the plat thereof on file and of record in the office of the County Recorder in and for said County and State; thence West along said South line a distance of 70.78 feet to the Southwest corner of said PARKVIEW CORP. NO. 2; thence South 0 degrees, 50 minutes, 24 seconds East along the Southerly extension of the West line of said PARKVIEW CORP. NO. 2 a distance of 10.00 feet; thence West 410.00 feet to the actual point of beginning of the tract of land to be herein described; thence North 0 degrees, 50 minutes, 24 seconds West 436.14 feet to the center line of Drake Avenue as described in document No. 436666 in the office of the County Recorder in and for said County and State; thence Southwesterly along said center line to the West line of said Northwest Quarter; thence South 0 degrees, 05 minutes, 58 seconds West a distance of 429.82 feet to the Northwest corner of RIVER CREST ADDITION, according to the duly recorded plat thereof; thence East a distance of 260.87 feet along the North line of said RIVER CREST ADDITION; thence North 0 degrees, 50 minutes, 24 seconds West to the point of beginning.

Has caused the same to be surveyed and platted as RIVER CREST 2ND ADDITION and does hereby donate and dedicate to the public for public use forever the Boulevard, Avenue, and easements for utility and drainage purposes as shown on the plat. In witness whereof said Gaughan Land, Incorporated, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 1st day of March, 1993.
Signed: GAUGHAN LAND, INCORPORATED

Alan J. Hamel
Alan J. Hamel, President
State of Minnesota
County of Anoka The foregoing instrument was acknowledged before me this 1st day of March, 1993 by Alan J. Hamel, its President of Gaughan Land, Incorporated, a Minnesota Corporation, on behalf of said corporation.

Robert W. Dennis
Notary Public, Anoka County, Minnesota
My Commission Expires 1-15-98

I hereby certify that I have surveyed and platted the property described on this plat of RIVER CREST 2ND ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown 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 said plat; and that there are no wetlands or public highways other than as shown thereon.

Milton E. Hyland
Milton E. Hyland, Licensed Land Surveyor
Minnesota License No. 20262

State of Minnesota
County of Hennepin The foregoing surveyor's certificate was acknowledged before me this 29th day of June, 1992, by Milton E. Hyland, Licensed Land Surveyor.

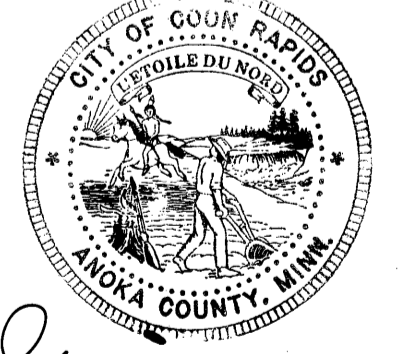
Ruthanne Mary Hyland
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires 7-31-97

Ruthanne Mary Hyland
Ruthanne Mary Hyland, Notary Public, Henn. Co., MN
My Commission Expires July 31, 1997

The plat of RIVER CREST 2ND ADDITION was approved by the Planning and Zoning Commission of the City of Coon Rapids at a regular meeting thereof held this 19th day of MARCH, 1992.
By Donna M. Meuse Chairman

We hereby certify that the City Council of the City of Coon Rapids, Anoka County, Minnesota, duly accepted and approved the plat of RIVER CREST 2ND ADDITION, at a regular meeting thereof held this 12th day of MAY, 1992. 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 Minn. Statutes Section 505.03, Subd. 2.

CITY COUNCIL OF COON RAPIDS, MINNESOTA
By William F. Thompson Mayor
Checked and approved this 3rd day of March, 1993.
By Betty Backes, Clerk Clerk



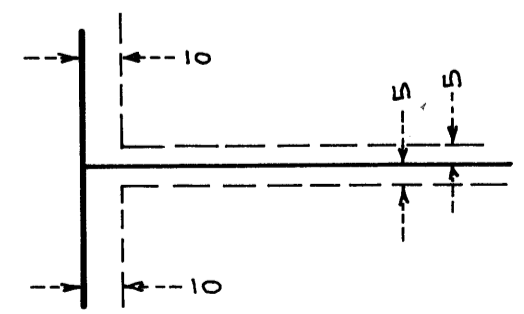
Walter D. Anderson
Anoka County Surveyor

1029612
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 MAR 26 A.D., 1993 at 1:20 o'clock P.M. and was duly recorded in book 160 page 23
Redmond
County Recorder
By Debra Kay Egan
Deputy

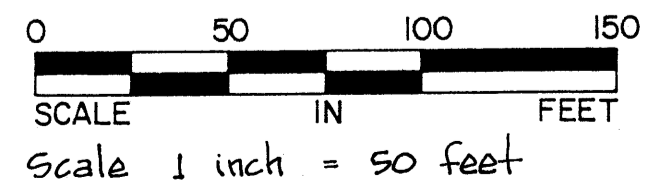
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED March 26 1993
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY Edward M. Treska
DEPUTY PROPERTY TAX ADMINISTRATOR

Hy-Land Surveying, P.A.
Land Surveyors

Drainage and utility easements are shown thus.



Being 10 feet in width and adjoining right-of-way lines and being 5 feet in width and adjoining all lot lines, unless otherwise indicated, as shown on the plat.



o Denotes iron monument
For the purpose of this description the East line of the West half of the Northwest Quarter of Sec. 26, Twp 31 R. 24 has assumed bearing of North 0 degrees 50 minutes 24 seconds West.