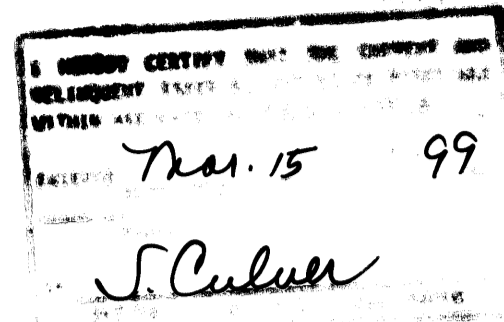


SPRING PINES TOWNHOMES

- DENOTES SET IRON MONUMENT.
- DENOTES FOUND IRON MONUMENT.

FOR THE PURPOSES OF THIS PLAT: THE EAST LINE OF LOT 2, BLOCK 2, SPRING PINES BUSINESS CENTER, IS ASSUMED TO HAVE A BEARING OF N 0°37'52" W



Doc# 1914885
 Rec# 19903216
 Edward M. Tolson
 JAE

KNOW ALL MEN BY THESE PRESENTS: That Better Living Homes, Inc., a Minnesota corporation, owner and proprietor, and Builders Mortgage Company LLC, A Minnesota Limited Liability Company, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lots 1, Block 2, SPRING PINES BUSINESS CENTER
 AND

That part of Lot 2, block 2, SPRING PINES BUSINESS CENTER, Anoka County, Minnesota lying Southerly of the Easterly extension of the South right of way line of 79th Avenue Northeast, as platted in said plat.

Has caused the same to be surveyed and platted as SPRING PINES TOWNHOMES and does hereby donate and dedicate to the public for public use forever the easements for drainage and utility purposes only as shown on this plat. In witness whereof said Better Living Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 19th day of February, 1999 and in witness whereof said Builders Mortgage Company LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 22nd day of February, 1999.

BETTER LIVING HOMES, INC.

BUILDERS MORTGAGE COMPANY LLC

Forrest K. Harstad, CEO

Jerry Tolleson, Vice President

STATE OF MINNESOTA
 COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 19th day of February, 1999 by Forrest K. Harstad, as CEO of Better Living Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

Notary Public, Hennepin County, Minnesota
 My Commission Expires January 31, 2000

STATE OF MINNESOTA
 COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 22nd day of February, 1999 by Jerry Tolleson, as Vice President of Builders Mortgage Company LLC, a Minnesota Limited Liability Company, on behalf of the company.

Notary Public, Hennepin County, Minnesota
 My Commission Expires January 31, 2000

I hereby certify that I have surveyed and platted the property described on this plat as SPRING PINES TOWNHOMES; 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 or will be placed as required by the local governmental unit; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated other than as shown.

Terrence E. Rothenbacher, Land Surveyor
 Minnesota License Number 20595

STATE OF MINNESOTA
 COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 4th day of February, 1999, by Terrence E. Rothenbacher, Land Surveyor, Minnesota License No. 20595.

Michelle L. Howland, Notary Public, Anoka County, Minnesota
 My Commission Expires January 31, 2000

SPRING LAKE PARK, MINNESOTA

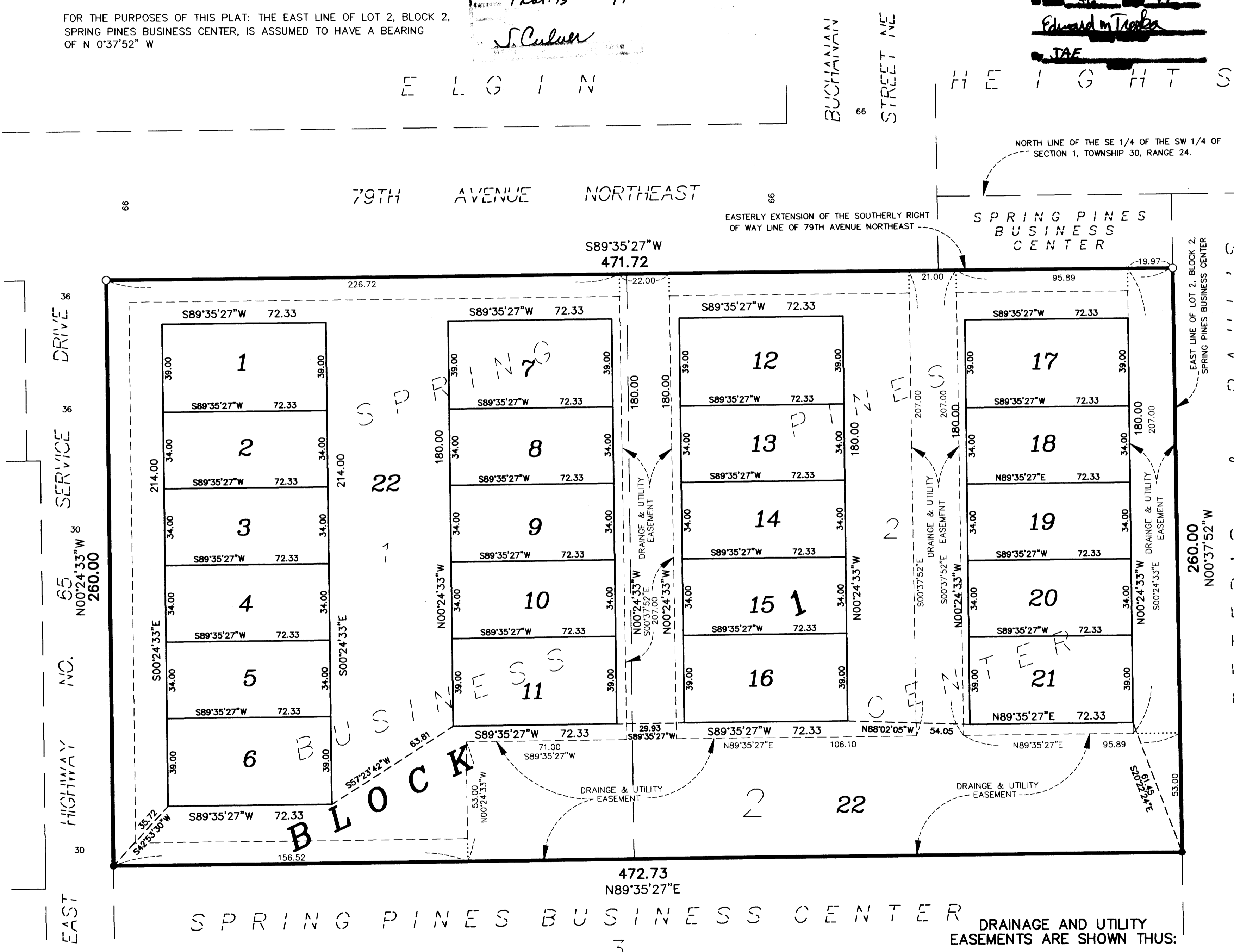
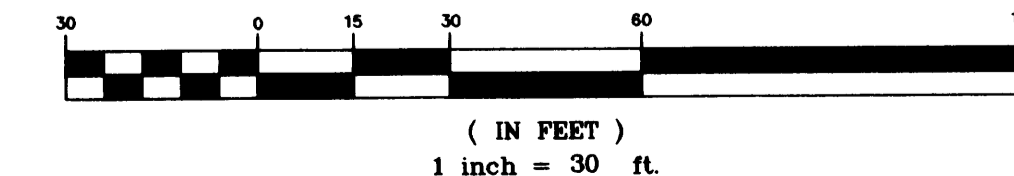
This plat of SPRING PINES TOWNHOMES was approved and accepted by the City Council of the City of Spring Lake Park, Minnesota, at a regular meeting thereof held this 19th day of March, 1999. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway 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: *Harley Hill* Mayor By: *Sabrina L. Nelson* Clerk

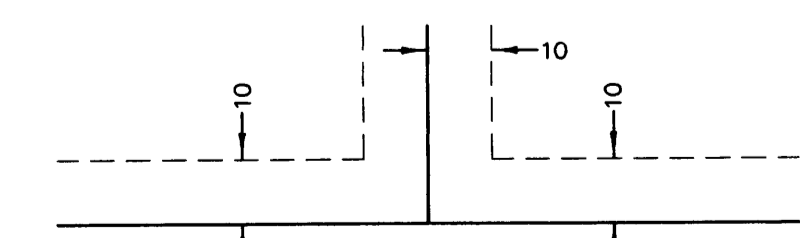
Checked and approved this 10th day of MARCH, 1999.

By: *Jerry D. Shi*
 Anoka County Surveyor

GRAPHIC SCALE

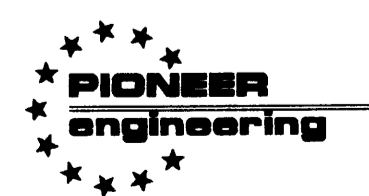


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width, and adjoining lot lines and right of way lines unless otherwise shown on the plat.

All monuments required by Minnesota Statute, and not shown on this plat, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch by 1/4 inch iron pipe marked by RLS 20595.



2422 Enterprise Drive
 Mendota Heights, MN 55120
 (612) 681-1914 FAX: 681-9488
 625 Highway 10 N.E.
 Blaine, MN 55434
 (612) 783-1880 FAX: 783-1883