

OSTRAND'S ST. CROIX VISTA

KNOW ALL MEN BY THESE PRESENTS: That the American Lutheran Church as Trustee for the Southeastern Minnesota District of The American Lutheran Church, a Minnesota Corporation, fee owner and Taylor Properties 1983-2, a Minnesota Limited Partnership, by Taylor Investment Corporation, General Partner, by John J. Dorr, Asst. Secretary, contract purchasers of the following described property situated in the County of Pine, State of Minnesota, to-wit:

That part of the East Half of the Northeast Quarter and that part of the Northeast Quarter of the Southeast Quarter all in Section 23, Township 38 North, Range 20 West, Pine County, Minnesota, described as follows: Commencing at the northeast corner of said Section 23; thence on an assumed bearing of South 87°48'57" East along the north line of Section 24 in said Township and Range a distance of 1563.34 feet; thence South 02°11'03" West a distance of 660.00 feet; thence North 87°48'57" West parallel with the north line of said Section 24 a distance of 1540.93 feet to the east line of said Section 23 and the point of beginning of the property to be described; thence, continuing, North 87°48'57" West a distance of 179.07 feet; thence South 02°11'03" West a distance of 600.00 feet; thence South 20°38'18" East a distance of 228.47 feet; thence South 26°20'21" West a distance of 169.09 feet; thence Southerly a distance of 197.22 feet along a tangential curve concave to the east having a radius of 483.61 feet and a central angle of 23°21'56"; thence South 02°58'25" West a distance of 428.17 feet; thence Southerly a distance of 99.96 feet along a tangential curve concave to the west having a radius of 1484.81 feet and a central angle of 03°51'26"; thence South 06°49'51" West a distance of 49.38 feet; thence North 87°01'40" West a distance of 640 feet, more or less, to the center of an unnamed Creek; thence Southerly following the center of said Creek to the south line of the said Northeast Quarter of the Southeast Quarter of Section 23; thence South 88°44'43" East along the said south line of the Northeast Quarter of the Southeast Quarter of Section 23 a distance of 892 feet, more or less, to the southeast corner of the said Northeast Quarter of the Southeast Quarter of Section 23; thence North 00°14'23" East along the east line of the said Northeast Quarter of the Southeast Quarter a distance of 1375.16 feet to the southeast corner of said East Half of the Northeast Quarter of Section 23; thence North 00°14'23" East along the east line of said East Half of the Northeast Quarter a distance of 1943.36 feet to the point of beginning.

The Northwest Quarter of the Northwest Quarter of Section 24, Township 38 North, Range 20 West, Pine County, Minnesota, except the north 660.00 feet thereof.

The Southwest Quarter of the Northwest Quarter of Section 24, Township 38 North, Range 20 West, Pine County, Minnesota.

That part of the Northwest Quarter of the Southwest Quarter of Section 24, Township 38 North, Range 20 West, Pine County, Minnesota, described as follows: Beginning at the southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 24, thence on an assumed bearing of South 88°01'33" East along the south line of said Northwest Quarter of the Southwest Quarter a distance of 238.00 feet; thence northeasterly, deflecting to the left, 41°42' a distance of 815.00 feet; thence northeasterly to a point on the east line of said Northwest Quarter of the Southwest Quarter of said Section 24 a distance of 97 feet south of the northeast corner thereof; thence North 00°35'02" East along the said east line of the Northwest Quarter of the Southwest Quarter of Section 24 a distance of 97.00 feet to the northeast corner thereof; thence North 87°35'09" West along the north line of the Northwest Quarter of the Southwest Quarter of said Section 24 a distance of 1310.27 feet to the northwest corner thereof; thence South 00°14'23" West along the west line of the Northwest Quarter of the Southwest Quarter of said Section 24 a distance of 1375.16 feet to the point of beginning.

That part of Government Lot 3, Section 24, Township 38 North, Range 20 West, Pine County, Minnesota, described as follows: Beginning at the southwest corner of said Government Lot 3; thence on an assumed bearing of South 87°35'09" East along the south line of said Government Lot 3 a distance of 54 feet; thence northeasterly, deflecting to the left, 59°22' a distance of 921.00 feet; thence northeasterly to a point on the north line of said Government Lot 3 a distance of 732.00 feet east of the northwest corner thereof; thence North 87°42'05" West along the north line of Government Lot 3 of said Section 24 a distance of 732.00 feet to the northwest corner thereof; thence South 00°35'13" West along the west line of Government Lot 3 of said Section 24 a distance of 1304.26 feet to the point of beginning.

That part of Government Lot 2, Section 24, Township 38 North, Range 20 West, Pine County, Minnesota, described as follows: Beginning at the southwest corner of Government Lot 2 of said Section 24; thence on an assumed bearing of South 87°42'05" East along the south line of said Government Lot 2 a distance of 732.00 feet; thence northeasterly, deflecting to the left, 68°54' a distance of 433.00 feet; thence northerly to a point on the north line of said Government Lot 2 a distance of 989.00 feet east of the northwest corner thereof; thence North 87°48'57" West along the north line of said Government Lot 2 a distance of 989.00 feet to the northwest corner thereof; thence South 00°35'13" West along the west line of said Government Lot 2 of Section 24 a distance of 1304.26 feet to the point of beginning, except that part of Government Lot 2 of said Section 24 described as follows: Commencing at the northwest corner of said Section 24; thence on an assumed bearing of South 87°48'57" East along the north line of said Government Lot 2; thence North 00°35'13" East along the west line of Government Lot 2 of said Section 24 a distance of 660.26 feet to the north line of said Government Lot 2; thence South 87°48'57" East along the north line of said Government Lot 2 a distance of 237.44 feet to the point of beginning. Also excepting that part of Government Lot 2 of said Section 24 described as follows: Commencing at the northwest corner of said Section 24; thence on an assumed bearing of South 87°48'57" East along the north line of said Section 24 a distance of 1629.34 feet to the point of beginning of the parcel to be excepted; thence South 02°11'03" West a distance of 387.16 feet; thence South 87°48'57" East parallel to the north line of said Section 24 a distance of 658.09 feet to reference line "A", said reference line "A" to be described below; thence North 06°14'32" East along said reference line "A" a distance of 388.13 feet to the north line of said Government Lot 2, this also being the termination of said reference line "A"; thence North 87°48'57" West along the north line of said Government Lot 2 a distance of 685.56 feet to the point of beginning. The above said reference line "A" is described as follows: Commencing at the southwest corner of said Government Lot 2 of said Section 24; thence on an assumed bearing of South 87°42'05" East along the south line of said Government Lot 2 a distance of 732.00 feet to the point of beginning of said reference line "A"; thence northeasterly, deflecting to the left, 68°54' a distance of 433.00 feet; thence northerly to a point on the north line of said Government Lot 2 a distance of 989.00 feet east of the northwest corner thereof, this being the termination of said reference line.

Have caused the same to be surveyed and platted as OSTRAND'S ST. CROIX VISTA and does hereby donate and dedicate to the public for public use forever the thoroughfares, public grounds being OUTLOT "A" and "B", and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said American Lutheran Church, a Minnesota corporation, and Taylor Properties 1983-2, a Minnesota Limited Partnership, have caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 7th day of JUNE, 1985.

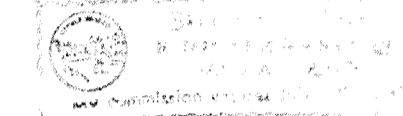
The American Lutheran Church

By David H. Rokke
Executive Secretary: David H. Rokke
of its Board of Trustees

STATE OF MINNESOTA
COUNTY OF Stearns

The foregoing instrument was acknowledged before me this 7th day of JUNE, 1985 by the Executive Secretary of The American Lutheran Church a Minnesota corporation, on behalf of the corporation.

Brandy
Notary Public, Dakota County, Minnesota
My Commission Expires July 21, 1990



TAYLOR PROPERTIES 1983-2, a Minnesota Limited Partnership
by Taylor Investment Corporation, General Partner, by John J. Dorr, Assistant Secretary.

By John J. Dorr
John J. Dorr, Assistant Secretary

STATE OF MINNESOTA
COUNTY OF Pine

The foregoing instrument was acknowledged before me this 7th day of June, 1985 by John J. Dorr, Assistant Secretary for Taylor Investment Corporation, a Minnesota Corporation on behalf of said Corporation.

Carol Sevland
Notary Public, Pine County, Minnesota
My Commission Expires Oct. 19, 1990

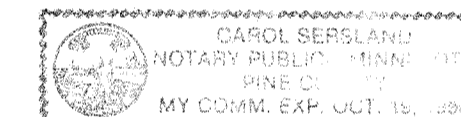


I hereby certify that I have surveyed and platted the property described on this plat as OSTRAND'S ST. CROIX VISTA, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than as shown.

Ronald F. Johnson
Ronald F. Johnson, Land Surveyor
Minnesota Registration No. 12235

STATE OF MINNESOTA
COUNTY OF Pine

The foregoing Surveyor's Certificate was acknowledged before me this 5 day of June, 1985 by Ronald F. Johnson, Minnesota Registration No. 12235.



Carol Sevland
Notary Public, Pine County, Minnesota
My Commission Expires Oct. 19, 1990

We do hereby certify that on the 9th day of September, 1985, the City Council of Rock Creek, Minnesota approved this plat.

Russell Martenson Jr. Mayor
Shirley K. Skoberg Clerk

Document Number 4337 Certificate Number _____

I hereby certify that this instrument was filed in the office of the Registrar of Titles for record on this 13 day of September, 1985, at 9 o'clock A. M., and was duly recorded in Book _____ on page _____.

Dorcas Lovdick
Registrar of Titles
County, Minnesota

I hereby certify that the taxes for the year 1985 on the property described herein are paid.

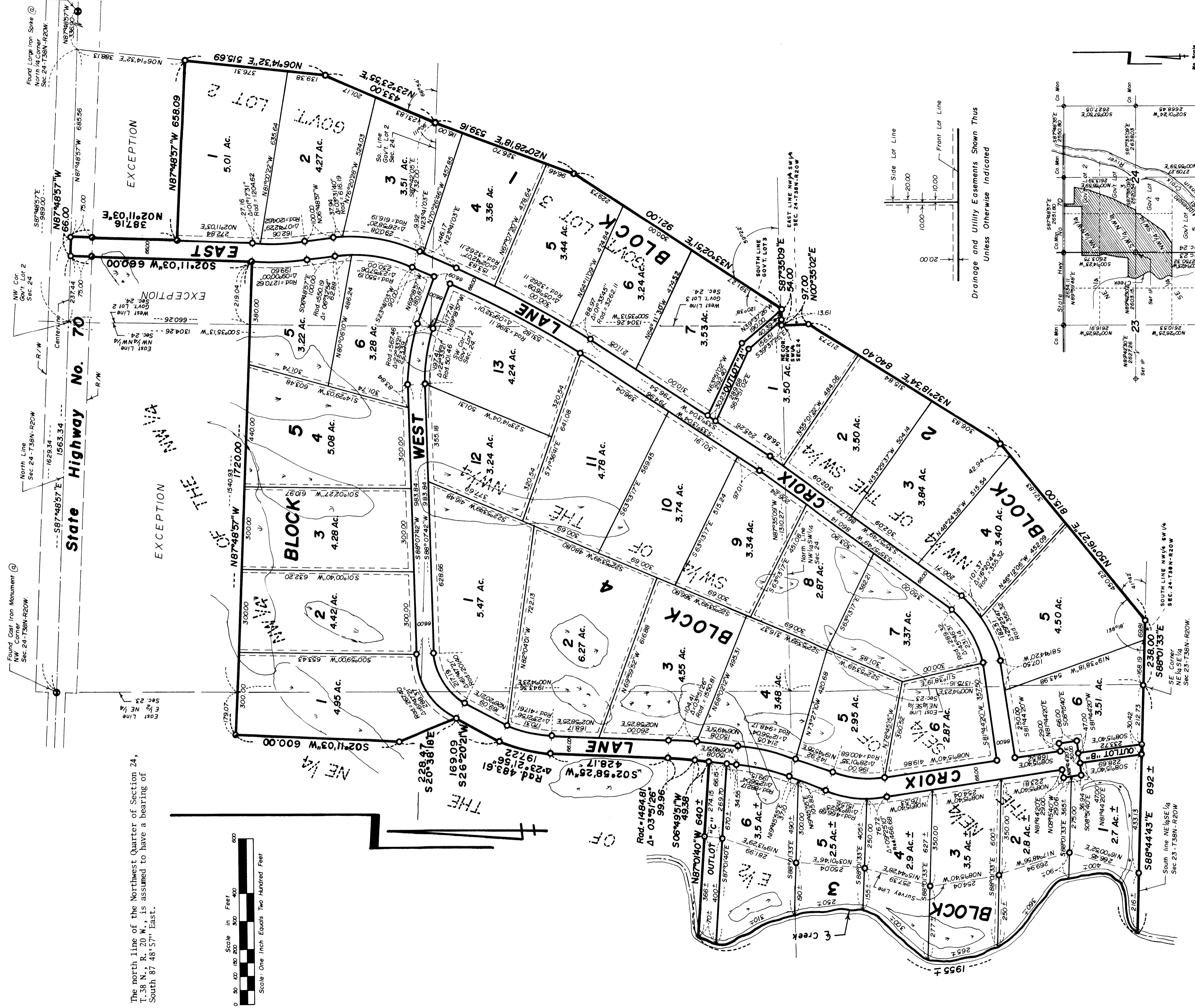
Buck A. Blahnik
County Treasurer, Pine County, Minnesota

No delinquent taxes due and transfer entered this 9 day of September, 1985.

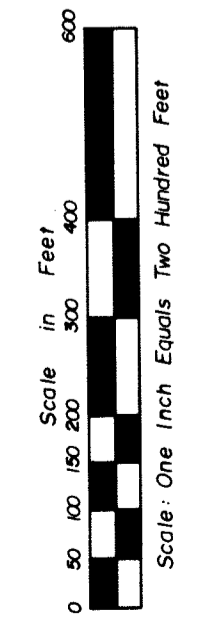
Lawrence R. Berceault
Pine County Auditor, Pine County, Minnesota

OSTRAND'S ST. CROIX VISTA

COPY

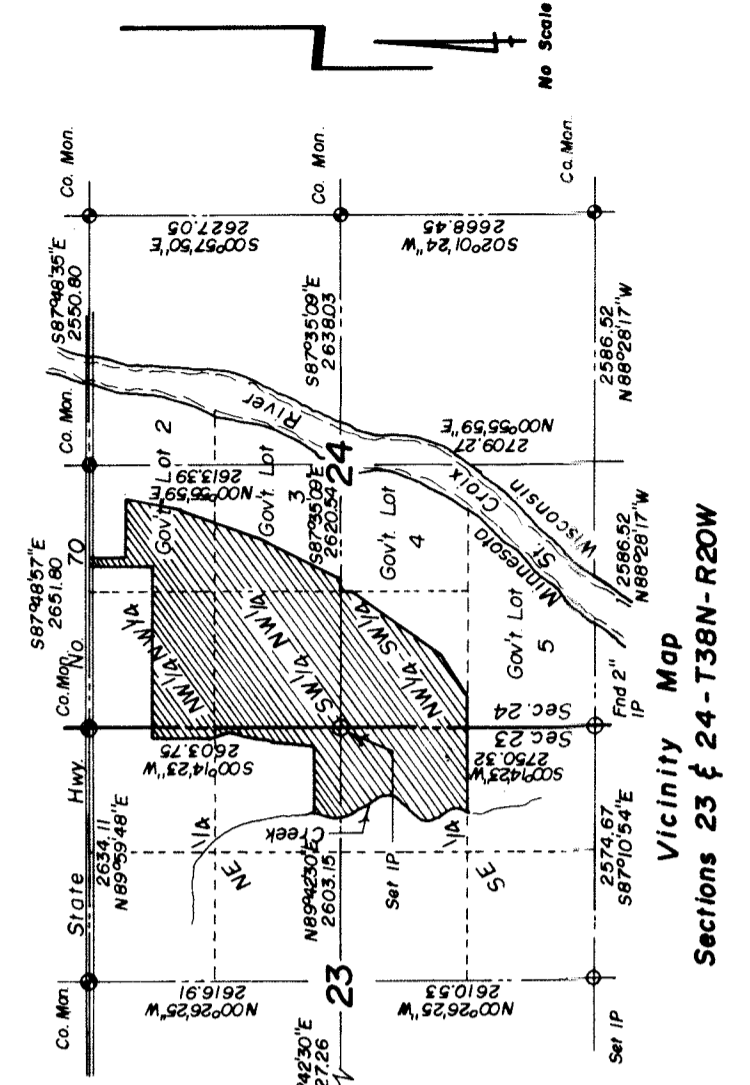


The north line of the Northwest Quarter of Section 24, T. 38 N., R. 20 W., is assumed to have a bearing of South 87° 48' 57" East.



Elevation of creek near north end of outlet "C" 841 on July 9, 1984. This varies because of high water at this time. No known highwater elevation available from the Minnesota Department of Natural Resources. The said 841 elevation is referenced to the Minnesota D.O.T. monument No. 19, a Bronze Tablet in the South end (in concrete) on the bridge abutment on State Highway No. 70 on the St. Croix River. This is stamped "Minn. Dept. of H/w's. No. 19 1929 AD". (Elevation and description by U.S.G.S. Elevation = 813.063).

- LEGEND
- ⊙ = County Monument of record.
 - = Set 1/2 inch iron pipe with plastic cap marked R. L. S. 12235.
 - W = Wet lands



NOTE: All other Lot Corners have been marked with 1/2 inch iron with caps marked R.L.S. 12235.