

AUDUBON

Folz, Freeman, Erickson, Inc.

LAND PLANNING ♦ SURVEYING ♦ ENGINEERING



5620 MEMORIAL AVENUE NORTH
STILLWATER, MINNESOTA 55082
Phone (651) 439-8833 Fax (651) 430-9331

OWNERS CERTIFICATE

KNOW ALL BY THESE PRESENTS: That Audubon Investments, LLC, a Minnesota limited liability company, and Julia K. Weber, trustee, of Julia K. Weber Living Trust, owners of the following described property situated in the County of Washington, State of Minnesota, to-wit:

Lot One, Block One, WEBER-KIDDS, according to the plat thereof on file and of record in the office of the County Recorder, Washington County, Minnesota, and that part of 37th Street North accruing thereto by the reason of the vacation thereof.
AND

The Northeast Quarter of the Southeast Quarter (NE ¼ of SE ¼) of Section 16, Township Twenty-nine (29) North, Range Twenty (20) West, Washington County, Minnesota;

AND

The Southeast Quarter of the Northeast Quarter (SE¼ of NE ¼) of Section 16, Township Twenty-nine (29) North, Range Twenty (20) West, Washington County, Minnesota,

EXCEPT

That part of the North Four and Fifty-four Hundredths (4.54) feet of the Southeast Quarter of the Northeast Quarter (SE¼ of NE ¼) of Section 16, in Township Twenty-nine (29) North, of Range Twenty (20) West, Washington County, Minnesota lying easterly of the following described line: Commencing at the northwest corner of said Southeast Quarter of the Northeast Quarter (SE¼ of NE ¼); thence North 89 degrees 07 minutes 56 seconds East, assumed bearing, along the north line of said Southeast Quarter of the Northeast Quarter (SE¼ of NE ¼) a distance of Seventy-five (75.00) feet to the point of beginning; then South 32 degrees 57 minutes 31 seconds East Five and Thirty-six Hundredths (5.36) feet to the south line of said North Four and Fifty-four Hundredths (4.54) feet of the Southeast Quarter of the Northeast Quarter (SE¼ of NE ¼) and said line there terminate.

subject to 37th Street North;

Has caused the same to be surveyed, platted and known as AUDUBON, and do hereby donate and dedicate to the public for public use forever the avenues and streets, as shown on this plat, and also dedicate the easements created by this plat for drainage and/or utility purposes only.

In witness whereof, Audubon Investments, LLC, a Minnesota limited liability company, have hereunto caused these presents to be signed this 16th day of MARCH, 2006.

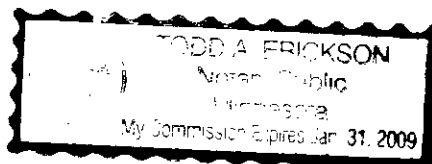
By: Robert D. Clark
Robert D. Clark, Chief Manager

STATE OF MINNESOTA)
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 16th day of MARCH, 2006 by Robert D. Clark, Chief Manager.

Todd A. Erickson Todd A. Erickson
(Signature Of Notary Public) (Printed Name Of Notary Public)

Notary Public, WASHINGTON, Minnesota
My commission expires JAN. 31, 2009



In witness whereof, Julia K. Weber, trustee, of Julia K. Weber Living Trust, has hereunto caused these presents to be signed this 21st day of MARCH, 2006.

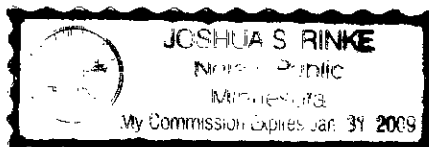
Laura Lee Weber
By Julia K. Weber, trustee
By Laura Lee Weber
Attorney in Fact

STATE OF MINNESOTA)
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this 21 day of MARCH, 2006 by Laura Lee Weber, Attorney in Fact for Julia K. Weber, trustee

Joshua S. Rinke Joshua S. Rinke
(Signature Of Notary Public) (Printed Name Of Notary Public)

Notary Public, RAMSEY, Minnesota
My commission expires



SURVEYOR'S CERTIFICATE

I, Timothy J. Freeman, hereby certify that I have surveyed and platted the property described on this plat as AUDUBON; 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 or will be correctly placed in the ground as stated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands, as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Timothy J. Freeman
Timothy J. Freeman, Minnesota Licensed Land Surveyor
License No. 16489

STATE OF MINNESOTA)
COUNTY OF WASHINGTON)

The foregoing surveyor's certificate, by Timothy J. Freeman, Licensed Land Surveyor, was acknowledged before me, a Notary Public, this 16th day of MARCH, 2006.

Todd A. Erickson Todd A. Erickson
(Signature Of Notary Public) (Printed Name Of Notary Public)

Notary Public, WASHINGTON, Minnesota
My commission expires JAN. 31, 2009



BAYTOWN TOWNSHIP

This plat was approved by the Town Board of the Township of Baytown, Minnesota, this 20th day of MARCH, 2006.

By Mike Collins By Constance Friedhove
Chair Secretary

COUNTY BOARD

Approved by the Board of County Commissioners, Washington County, this 11 day of April, 2006.

By Will Schultz
Chair, County Board

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, this plat has been approved this 3RD day of APRIL, 2006.

By Michael J. Helling By _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER

There are no delinquent taxes, the current taxes due and payable for the year 2006 have been paid, and transfer entered this 3RD day of APRIL, 2006.

By Molly F. O'Rourke By Lynda M. Dyer
Washington County Auditor/Treasurer Deputy

COUNTY RECORDER

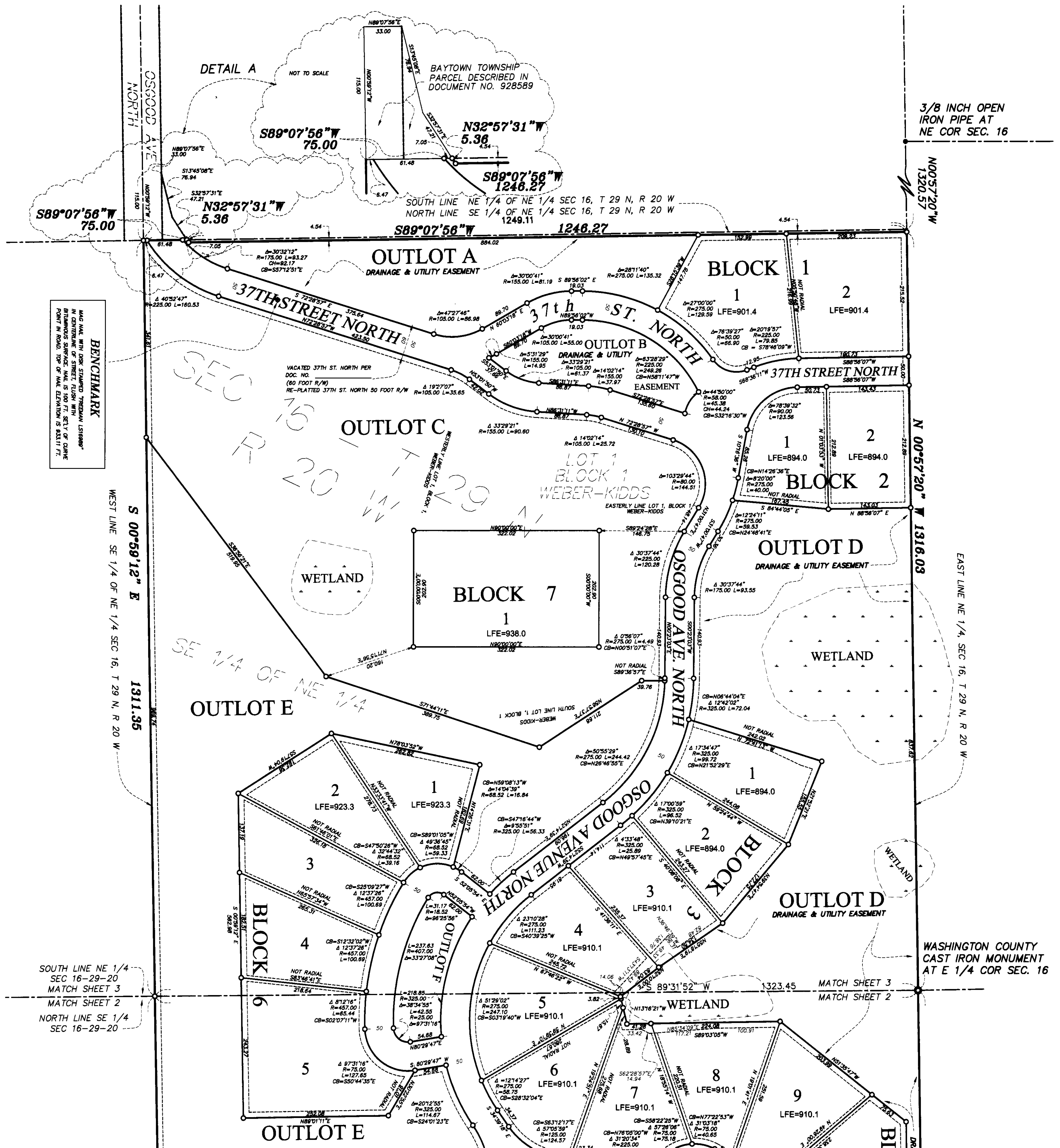
Document Number 3578568
I hereby certify this instrument was recorded in the office of the Office of the County Recorder for record on this 11 day of April, 2006, at 11:11 o'clock A.M., and was recorded in Washington County Records.

By Cindy Koosmann By Barbara Christensen
Washington County Recorder Deputy

AUDUBON

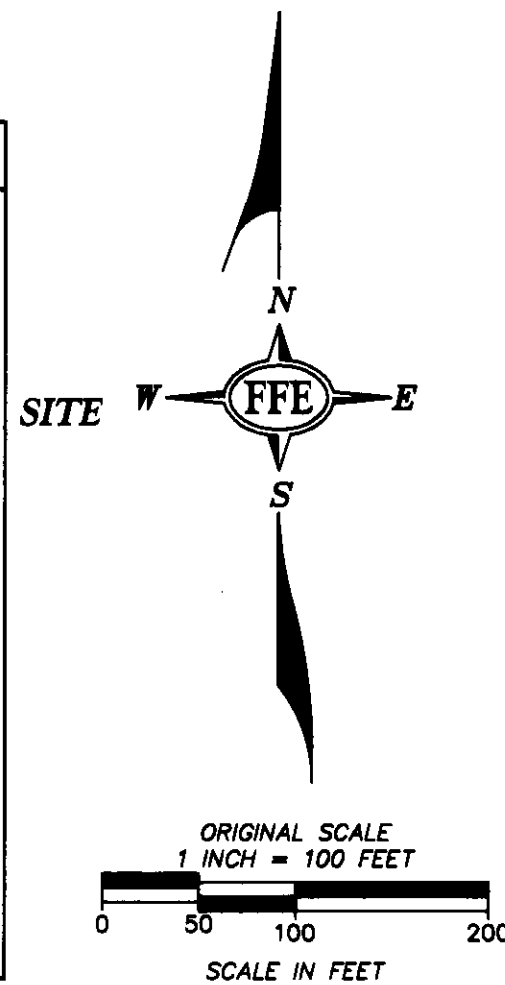
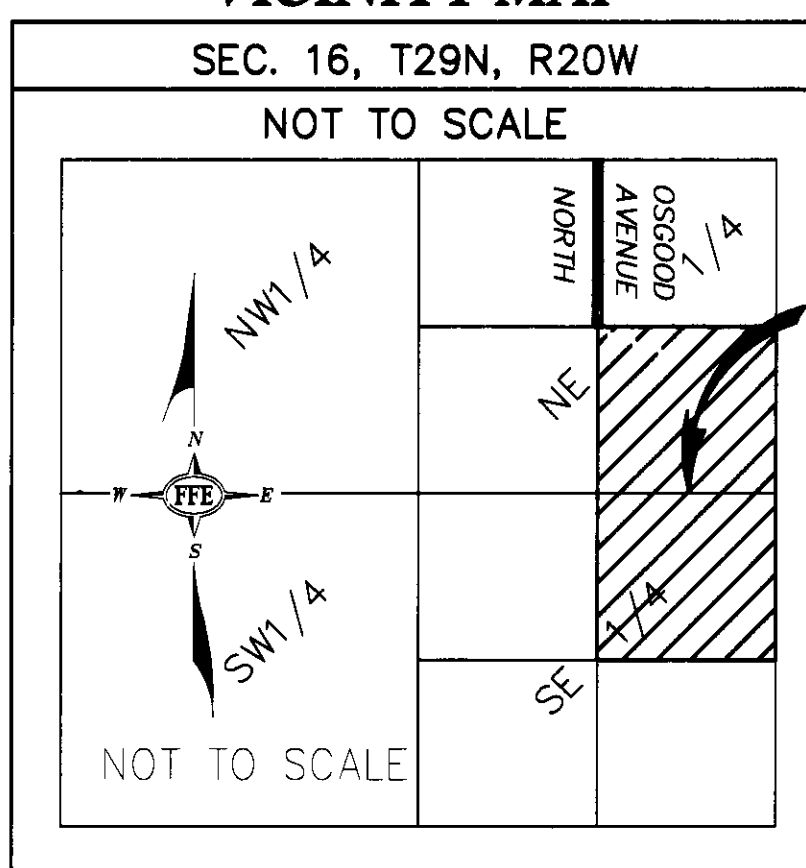
Folz, Freeman, Erickson, Inc.
LAND PLANNING ♦ SURVEYING ♦ ENGINEERING

  5620 MEMORIAL AVENUE NORTH
STILLWATER, MINNESOTA 55082
Phone (651) 439-8833 Fax (651) 430-9331

**VICINITY MAP**

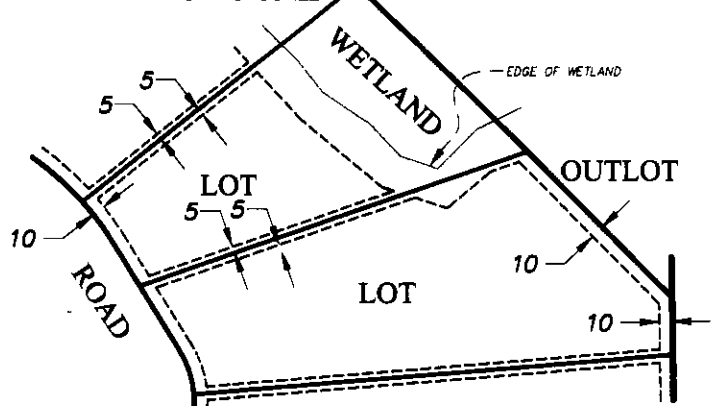
SEC. 16, T29N, R20W

NOT TO SCALE



EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
NOT TO SCALE



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED,
AND ADJOINING LOT LINES, AND 10 FEET IN
WIDTH AND ADJOINING RIGHT OF WAYS, BLOCK LINES,
AND WETLAND BUFFER EASEMENTS AS SHOWN ON THE PLAT.

LEGEND

- DENOTES ½ INCH X 14 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "FREEMAN LS 1989", UNLESS SHOWN OTHERWISE
- DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED
- LFE LOWEST FLOOR ELEVATION

NOTES

- 1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NE $\frac{1}{4}$ SECTION 16, TOWNSHIP 29 NORTH, RANGE 20 WEST, WASHINGTON COUNTY, MINNESOTA, WHICH IS ASSUMED TO BEAR N. 00-57-20 W.
- 2) WETLANDS DELINEATION BY GRAHAM ENVIRONMENTAL SERVICES, INC.
- 3) ELEVATIONS SHOWN ARE MEAN SEA LEVEL, NGVD, 1929 DATUM.

OFFICIAL PLAT

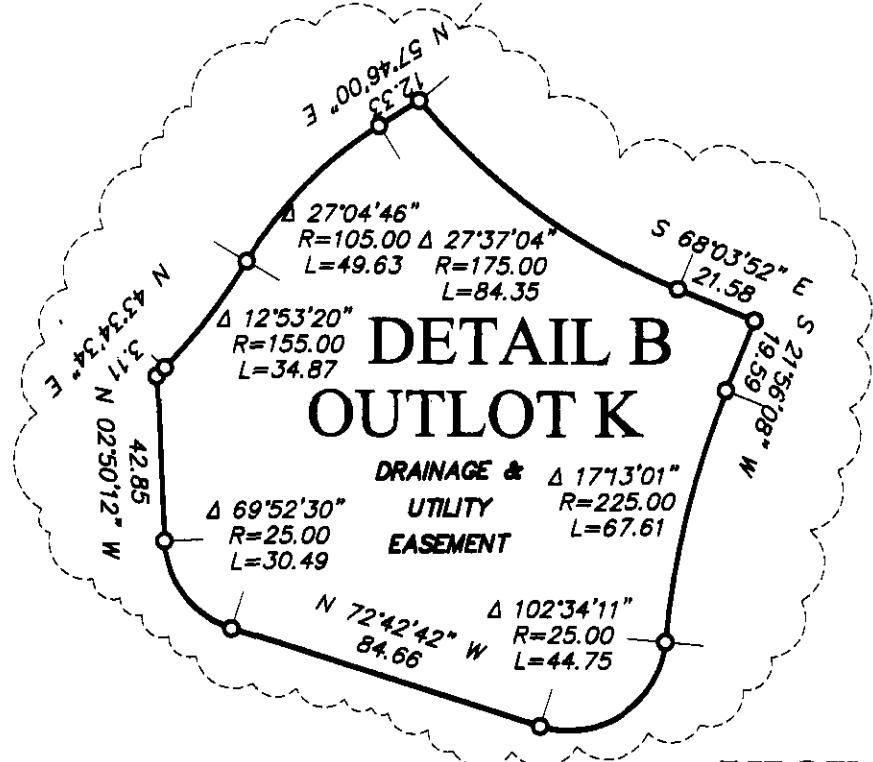
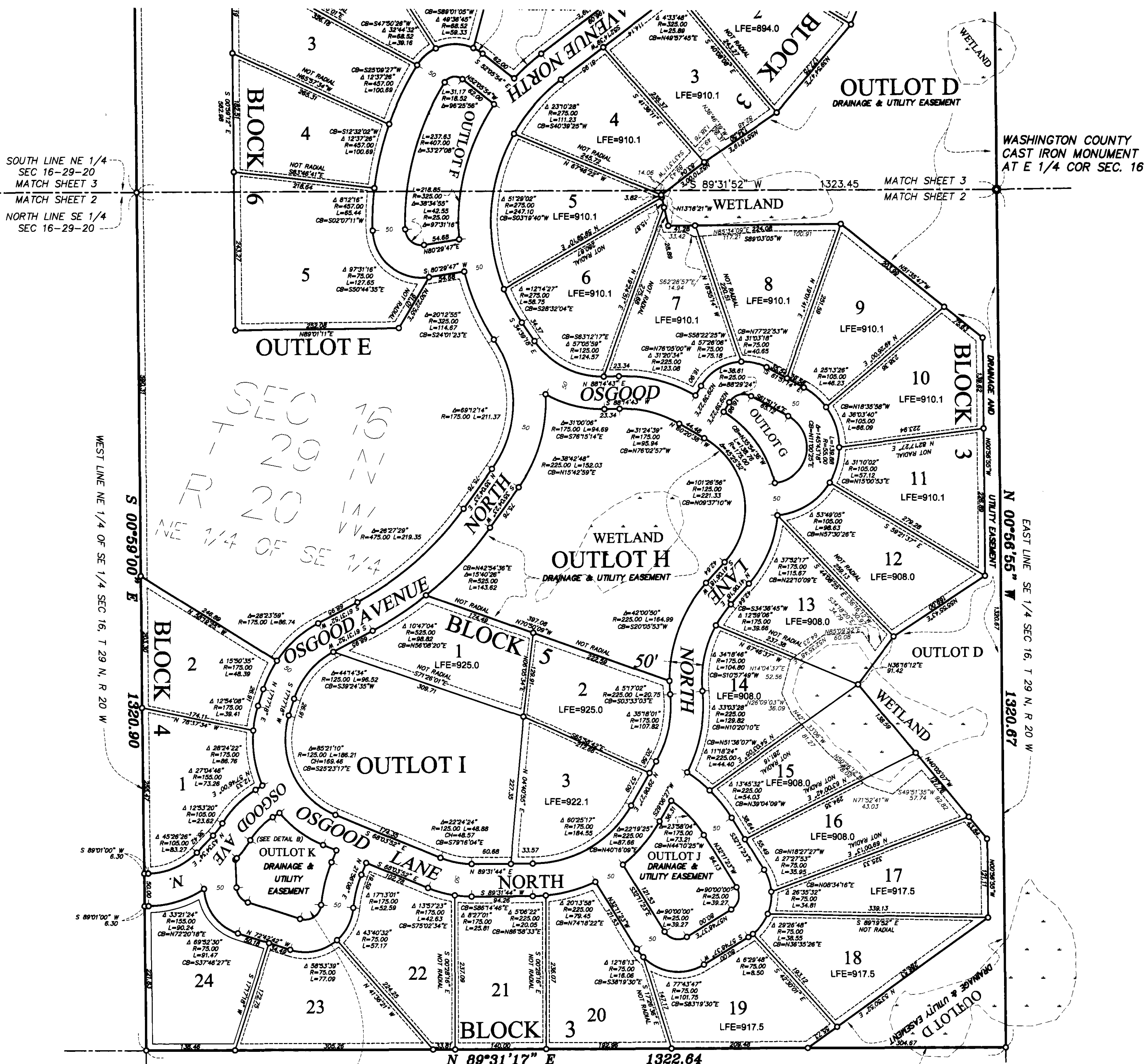
6772C

AUDUBON

Folz, Freeman, Erickson, Inc.
LAND PLANNING • SURVEYING • ENGINEERING
5620 MEMORIAL AVENUE NORTH
STILLWATER, MINNESOTA 55082
Phone (651) 439-8833 Fax (651) 430-9331

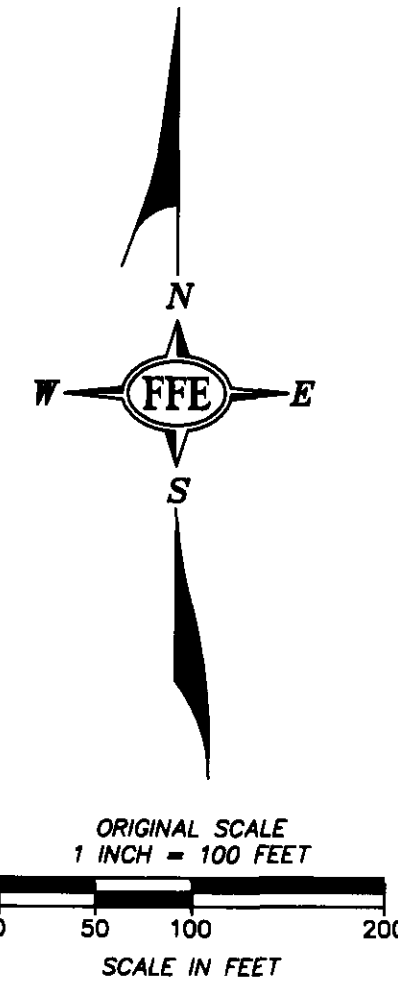
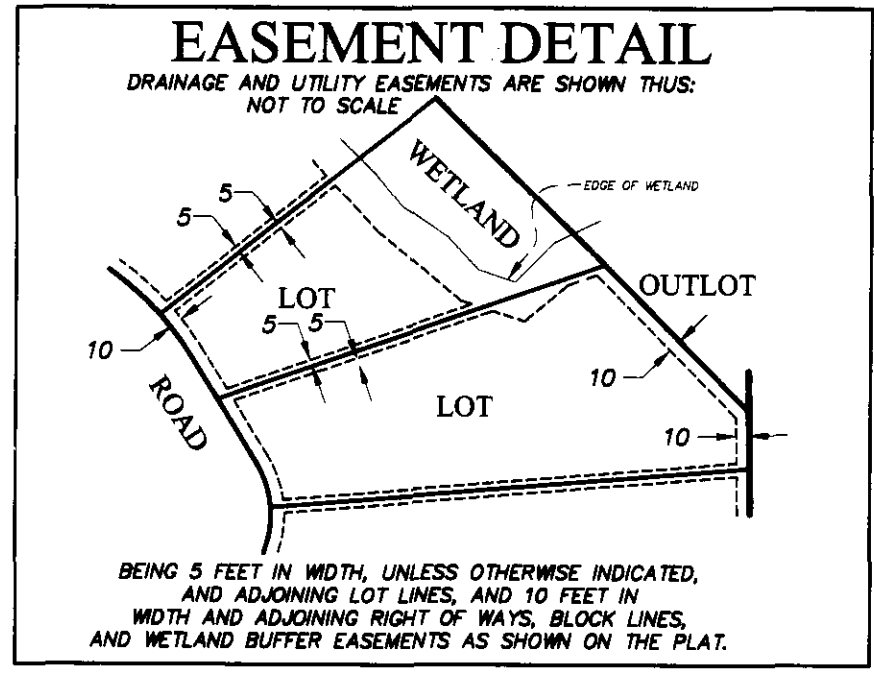
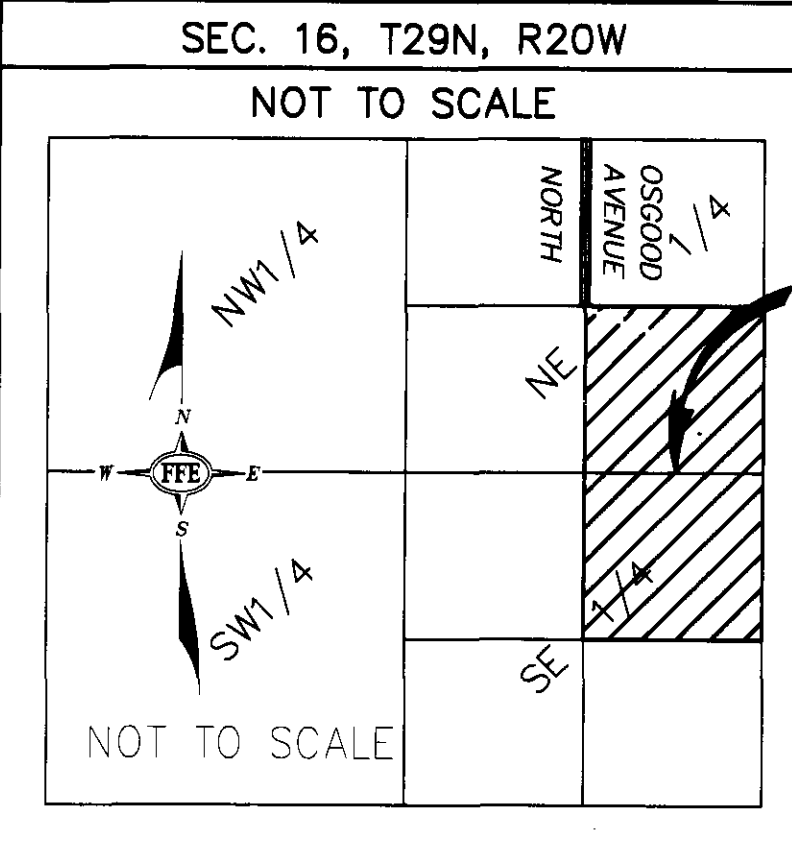


5620 MEMORIAL AVENUE NORTH
STILLWATER, MINNESOTA 55082
Phone (651) 439-8833 Fax (651) 430-9331



VICINITY MAP

SEC. 16, T29N, R20W
NOT TO SCALE



LEGEND

- DENOTES 1/2 INCH X 1/4 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "FREEMAN LS 16989", UNLESS SHOWN OTHERWISE
- DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED
- LFE LOWEST FLOOR ELEVATION

NOTES

- 1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NE 1/4 SECTION 16, TOWNSHIP 29 NORTH, RANGE 20 WEST, WASHINGTON COUNTY, MINNESOTA, WHICH IS ASSUMED TO BEAR N 00°57'20" W.
- 2) WETLANDS DELINEATION BY GRAHAM ENVIRONMENTAL SERVICES, INC.
- 3) ELEVATIONS SHOWN ARE MEAN SEA LEVEL, NGVD, 1929 DATUM.

OFFICIAL PLAT