

VICTORIA VILLAGE

Know All Persons By These Presents that Hiner Investment Company, a Minnesota partnership, owner, and Midwest DCI, Inc., a Minnesota corporation, contract purchaser, of the following described property situated in the City of Shoreview, Ramsey County, Minnesota:

Lots 1, 2, 3, 4, 5 and 6, Block 1, and Lots 1 to 5, inclusive, Block 2, "GERVAIS AND HUNTER ADDITION", and that part of adjoining Sinna Drive, vacated, lying between a line extending from the Northeast corner of said Lot 1, Block 2, to the Northwest corner of said Lot 1, Block 1, and a line extending from the Southeast corner of said Lot 6, Block 1, to the Northeast corner of said Lot 5, Block 2.

That part of the North half of the Northeast quarter of Section 26, Township 30, Range 23, described as beginning at a point on the North line of said Northeast quarter, distant 1064 feet East from the Northwest corner of said Northeast quarter; thence on an assumed bearing of South 0 degrees 08 minutes East and parallel with the West line of said Northeast quarter a distance of 220 feet; thence South 61 degrees 19 minutes 20 seconds East 141.85 feet; thence South 4 degrees 27 minutes 15 seconds East 150 feet to a point that is 440 feet Southeasterly from the intersection of the North line of said Northeast quarter of Section 26 and the centerline of Victoria Street, as measured along the centerline of said Victoria Street, and which point is 170 feet Westerly of said centerline of Victoria Street, as measured along a line drawn parallel with the South line of the North quarter of the South half of the North half of the Northeast quarter of said Section 26; thence continuing South 4 degrees 27 minutes 15 seconds East 194.91 feet; thence South 4 degrees 27 minutes 15 seconds East 60.19 feet to a point on the North line of the South 135 feet of the North quarter of the South half of the Northeast quarter of said Section 26, distant 100 feet West, as measured at right angles, from the East line of the Northwest quarter of said Northeast quarter of Section 26; thence Easterly and parallel with the South line of said North quarter of the South half of North half of Northeast quarter of Section 26, a distance of 176.14 feet; thence North 5 degrees 49 minutes 30 seconds West 286.48 feet to a point on the North line of said Northeast quarter, distant 261.95 feet East from the point of beginning; thence West 261.95 feet to the point of beginning.

That part of the North half of the Northeast quarter of Section 26, Township 30, Range 23, Ramsey County, Minnesota, and that part of Lots 5 and 6, Block 1, Gervais and Hunter Addition, described as beginning at a point on the North line of said Northeast quarter, distant 1080 feet East from the Northwest corner of said Northeast quarter; thence on an assumed bearing of South 0 degrees 08 minutes East and parallel with the West line of said Northeast quarter a distance of 285 feet; thence East 274.37 feet; thence North 5 degrees 49 minutes 30 seconds West 286.48 feet to a point on the North line of said Northeast quarter, distant 245.95 feet East from the point of beginning; thence West 245.95 feet to point of beginning.

and said Hiner Investment Company, a Minnesota partnership, owner, of the following described property situated in the City of Shoreview, Ramsey County, Minnesota:

That part of the North half of the Northeast quarter of Section 26, Township 30, Range 23, Ramsey County, Minnesota, and that part of Lots 5 and 6, Block 1, Gervais and Hunter Addition, described as beginning at a point on the North line of said Northeast quarter, distant 1080 feet East from the Northwest corner of said Northeast quarter; thence on an assumed bearing of South 0 degrees 08 minutes East and parallel with the West line of said Northeast quarter a distance of 285 feet; thence East 274.37 feet; thence North 5 degrees 49 minutes 30 seconds West 286.48 feet to a point on the North line of said Northeast quarter, distant 245.95 feet East from the point of beginning; thence West 245.95 feet to point of beginning.

Have caused the same to be surveyed, platted and known as VICTORIA VILLAGE and do hereby dedicate to the public for public use forever the drainage and utility easements, road, avenue and street as shown on the plat.

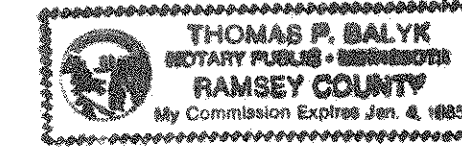
In witness whereof said Hiner Investment Company, a Minnesota partnership, has caused these presents to be signed by its partners this 6th day of July, 1983.
Signed: Hiner Investment Company

Gary Hiner, a partner
Richard M. Hiner, a partner

In witness whereof said Midwest DCI, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 6th day of July, 1983.
Signed: Midwest DCI, Inc.

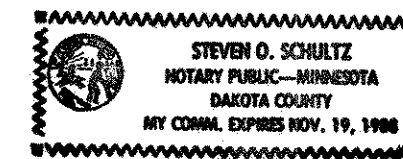
William B. Keefe, its Pres. Susan E. Kath, its Asst. Secretary

State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 6th day of July, 1983, by Gary Hiner and by Richard M. Hiner, partners of Hiner Investment Company, a Minnesota partnership, on behalf of the partnership.



Thomas P. Balyk
Notary Public, Ramsey County, Minnesota
My Commission Expires _____

State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 6th day of July, 1983, by William B. Keefe, President and by Susan E. Kath, Asst. Secretary of Midwest DCI, Inc., a Minnesota corporation, on behalf of the corporation.



Steven D. Schultz
Notary Public, Anoka County, Minnesota
My Commission Expires _____

I, Ernest G. Rud, hereby certify that I have surveyed and platted the property described in the dedication of this plat as VICTORIA VILLAGE; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands or public highways other than as shown thereon.

Ernest G. Rud
Ernest G. Rud, Land Surveyor
Minnesota Registration No. 9808

State of Minnesota)
County of Anoka)
The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 1st day of July, 1983.



Marian E. Rud
Notary Public, Anoka County, Minnesota
My Commission Expires May 23, 1984

Approved and accepted by the City Council of the City of Shoreview, Minnesota, this 6th day of September, 1983.

Richard A. Wedell
Mayor
Gary L. Deakin
Clerk

Taxes for the year 1983 on land described herein paid, no delinquent taxes and transfer entered, this 15th day of November, 1983.

Low McKenna, Director
Department of Property Taxation
By R. J. Jagl, Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 22nd day of December, 1983 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

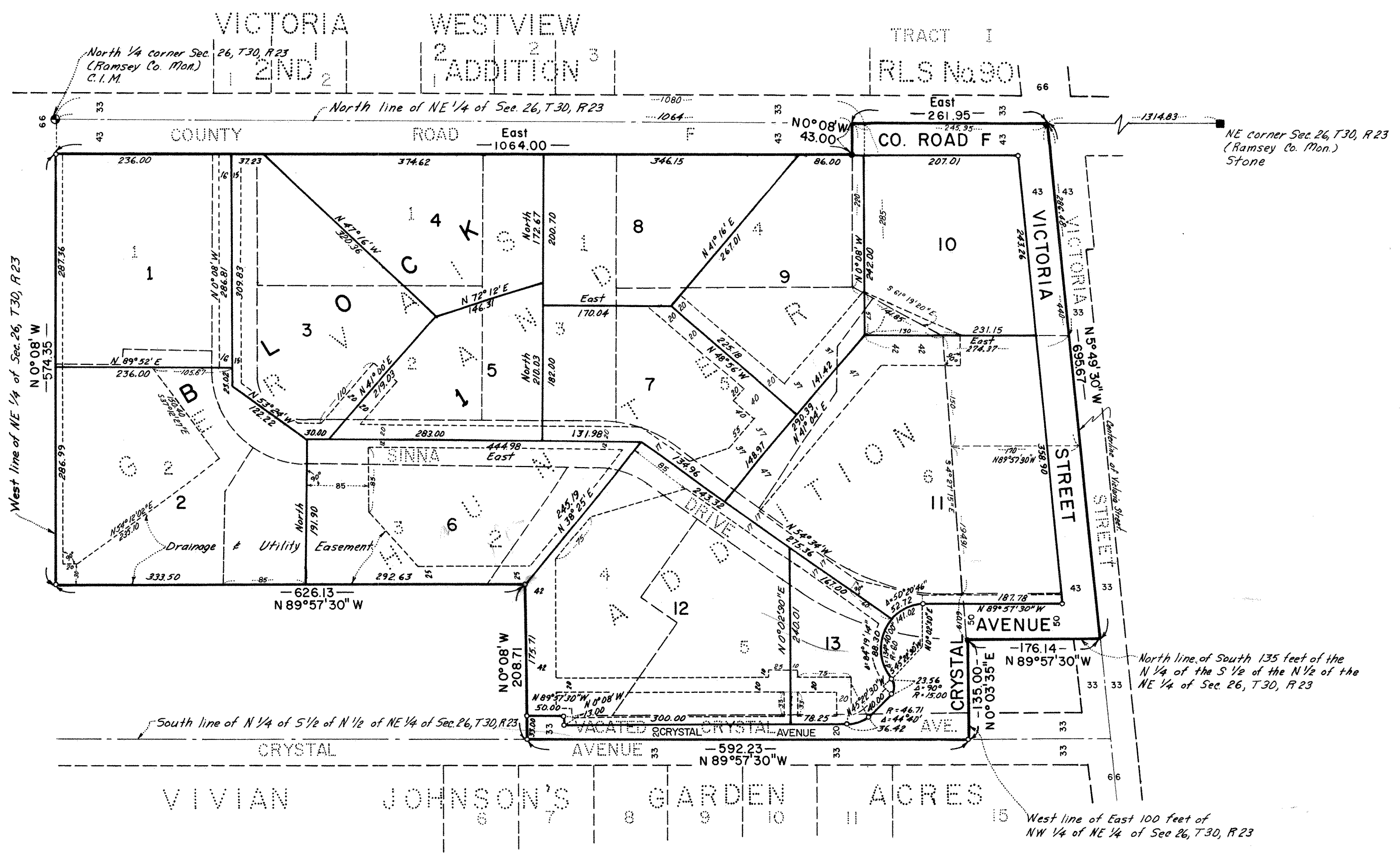
F. R. Kvidera
F. R. Kvidera
Acting Ramsey County Surveyor

Registrar of Titles
County of Ramsey, State of Minnesota

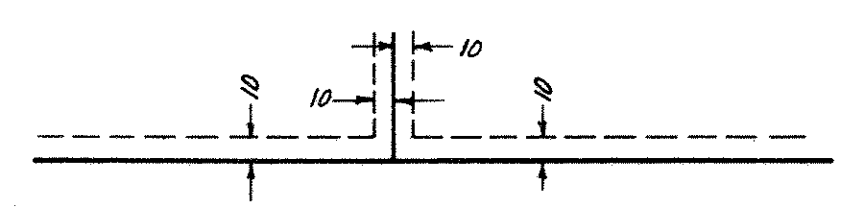
I hereby certify that this plat of VICTORIA VILLAGE was filed in this office this 22nd day of DECEMBER, 1983, at 8:50 o'clock A.M. and was filed in Book 34 of Plats, Pages 17 and 18, as Document No. 749420.

Eugene H. Gibbons
Registrar of Titles
By _____, Deputy

VICTORIA VILLAGE

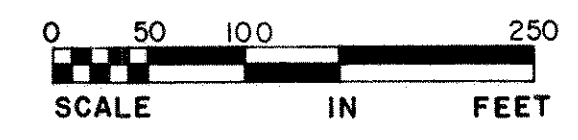


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES UNLESS OTHERWISE INDICATED.

NORTH



SCALE : 1 INCH = 100 FEET

- DENOTES FOUND MONUMENTS
- DENOTES SET MONUMENT
- BEARINGS SHOWN ARE ON AN ASSUMED DATUM