

PHEASANT RIDGE

Know All Persons By These Presents that Royal Oak Investment, a Minnesota partnership, owner and Twin City Federal Savings & Loan Association, a United States corporation, mortgagee, of the following described property situated in the City of Shoreview, Ramsey County, Minnesota:

The North 660 feet of the East 660 feet of the Northwest Quarter of the Northeast Quarter of Section 2, Township 30, Range 23, the West and South lines of which land marked by Judicial Landmarks set pursuant to Torrens Case No. 11831.

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

In witness whereof said Royal Oak Investment, a Minnesota partnership, has caused these presents to be signed by its partners this 17th day of MAY, 1984.

Signed: Royal Oak Investment

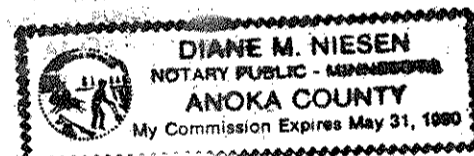
Marcel Eibensteiner, a partner
Marcel Eibensteiner
Ronald Eibensteiner, a partner
Ronald Eibensteiner

In witness whereof said Twin City Federal Savings & Loan Association, a United States corporation, has caused these presents to be signed by its proper officer this 18th day of MAY, 1984.

Signed: Twin City Federal Savings & Loan Association

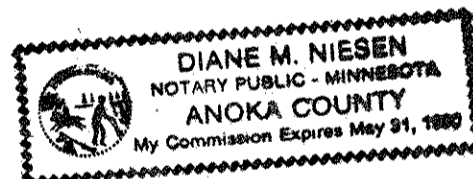
Steven A. Selinske, Assistant Secretary
Steven A. Selinske

State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 17th day of MAY, 1984, by Marcel Eibensteiner, a partner, and by Ronald Eibensteiner, a partner, of Royal Oak Investment, a Minnesota partnership, on behalf of the partnership.



Diane M. Niesen
Notary Public, Anoka County, Minnesota
My Commission Expires May 31, 1990

State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 18th day of MAY, 1984, by Steven A. Selinske, Assistant Secretary, Twin City Federal Savings & Loan Association, a United States corporation, on behalf of the corporation.



Diane M. Niesen
Notary Public, Anoka County, Minnesota
My Commission Expires May 31, 1990

I, Ernest G. Rud, hereby certify that I have surveyed and platted the property described in the dedication of this plat as PHEASANT RIDGE; 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 nor any public highways or easements 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 5TH day of April, 1984.



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 21st day of MAY, 1984.

Richard A. Wedell
Mayor
Guy J. Dickson
Clerk

Taxes for the year 1984 on the land described herein paid, no delinquent taxes and transfer entered this 14th day of June, 1984.

Gou McKenna, Director
Department of Property Taxation
By D. McDonough, Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 18th day of June, 1984, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
Acting Ramsey County Surveyor

Registrar of Titles
County of Ramsey, State of Minnesota

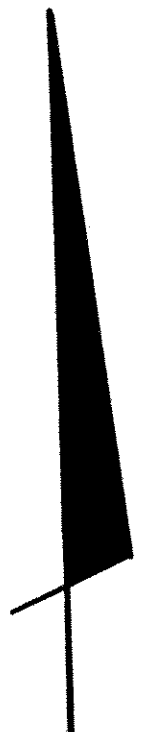
I hereby certify that this plat of PHEASANT RIDGE was filed in this office this 10th day of July, 1984, at 11:10 o'clock A.M. and was filed in Book 34 of Plats, Pages 40 and 25, as Document No. 760395.

Eugene H. Gibbons
Registrar of Titles
By _____, Deputy

E. G. RUD & SONS, INC.
LAND SURVEYORS

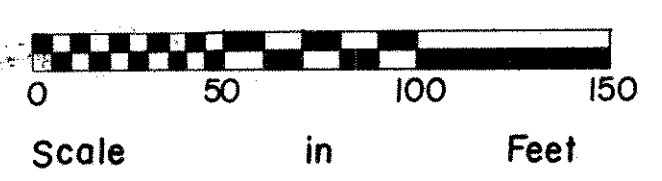
PHEASANT RIDGE

NORTH

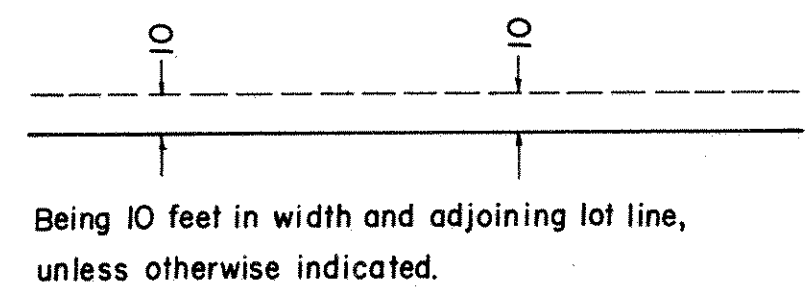


- J.L.M. Denotes Judicial Landmark
 - Denotes Found Monument
 - Denotes Iron Monument Set
- Bearings Are On An Assumed Datum

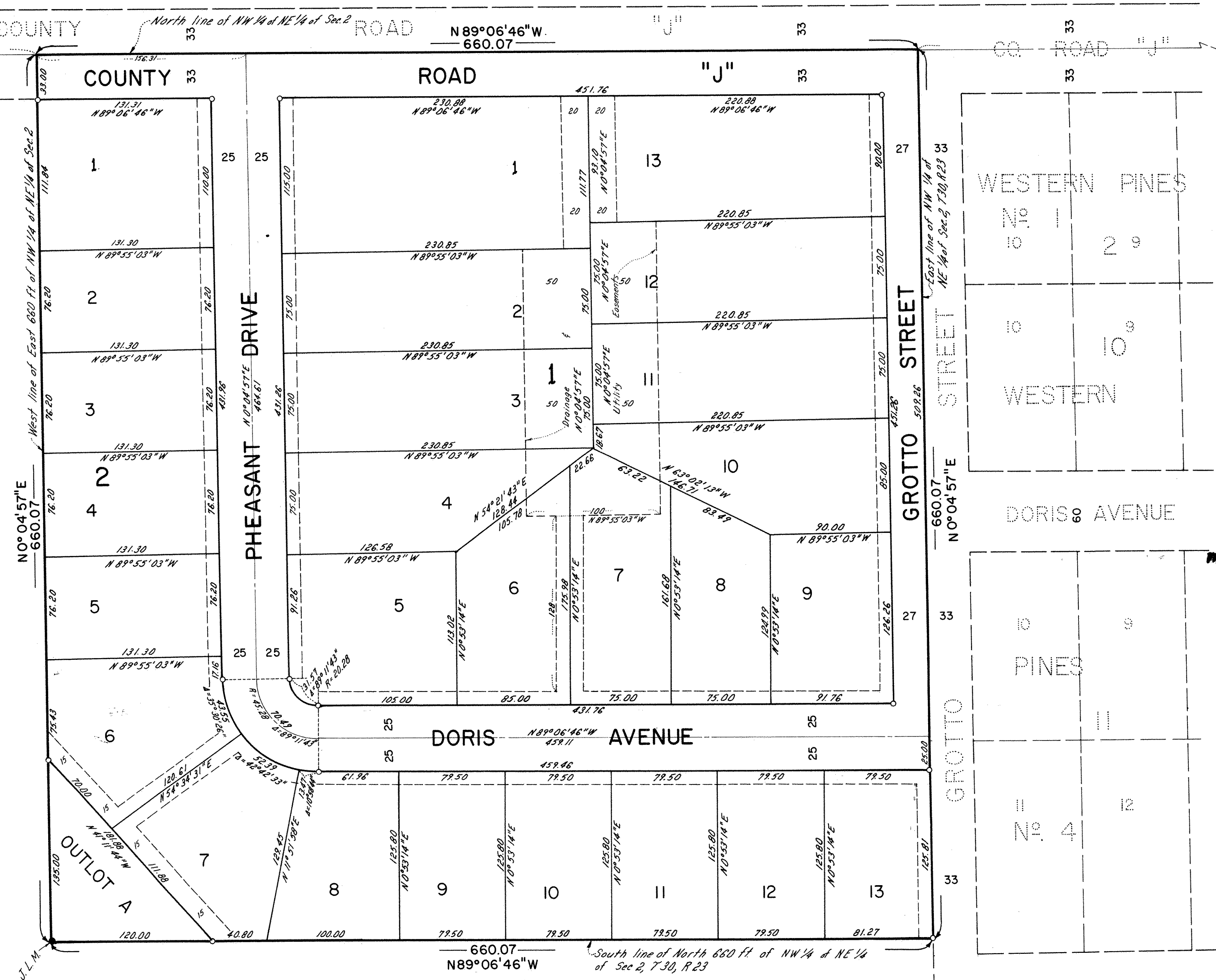
Scale: 1 inch = 50 Feet



Drainage and Utility Easements are shown thus:



E. G. RUD & SONS, INC.
LAND SURVEYORS



WESTERN PINES
No. 1

WESTERN
No. 10

DORIS AVENUE

PINES
No. 9

No. 4
No. 12

EMIL AVENUE