

ROYAL OAK ESTATES WEST THIRD ADDITION

Know All Persons By These Presents that Eugene D. Peil and Marlys J. Peil, husband and wife, owners and Wooddale Builders, Inc., a Minnesota corporation, contract purchaser and First Minnesota Savings Bank, a Federal Savings Bank, mortgagee of the following described property situated in the City of Shoreview, Ramsey County, Minnesota:

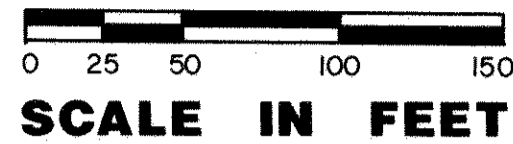
The west 330 feet of the east 1320 feet of the north 835 feet of the North Half of the Northwest Quarter of Section 3, Township 30, Range 23, Ramsey County, Minnesota;
Outlot B and Outlot C, Royal Oak Estates West Second Addition, according to the recorded plat thereof on file in the office of the County Recorder, Ramsey County, Minnesota;
and that Arnold G. Elmquist and Lorraine M. Elmquist, husband and wife, owners of the following described property situated in the City of Shoreview, Ramsey County, Minnesota:
Lot 10, Block 1, Royal Oak Estates West Second Addition, according to the recorded plat thereof on file in the office of the County Recorder, Ramsey County, Minnesota.

Have caused the same to be surveyed, platted and known as ROYAL OAK ESTATES WEST THIRD ADDITION and do hereby dedicate to the public for public use forever the drainage and utility easements, court and roads as shown on the plat.

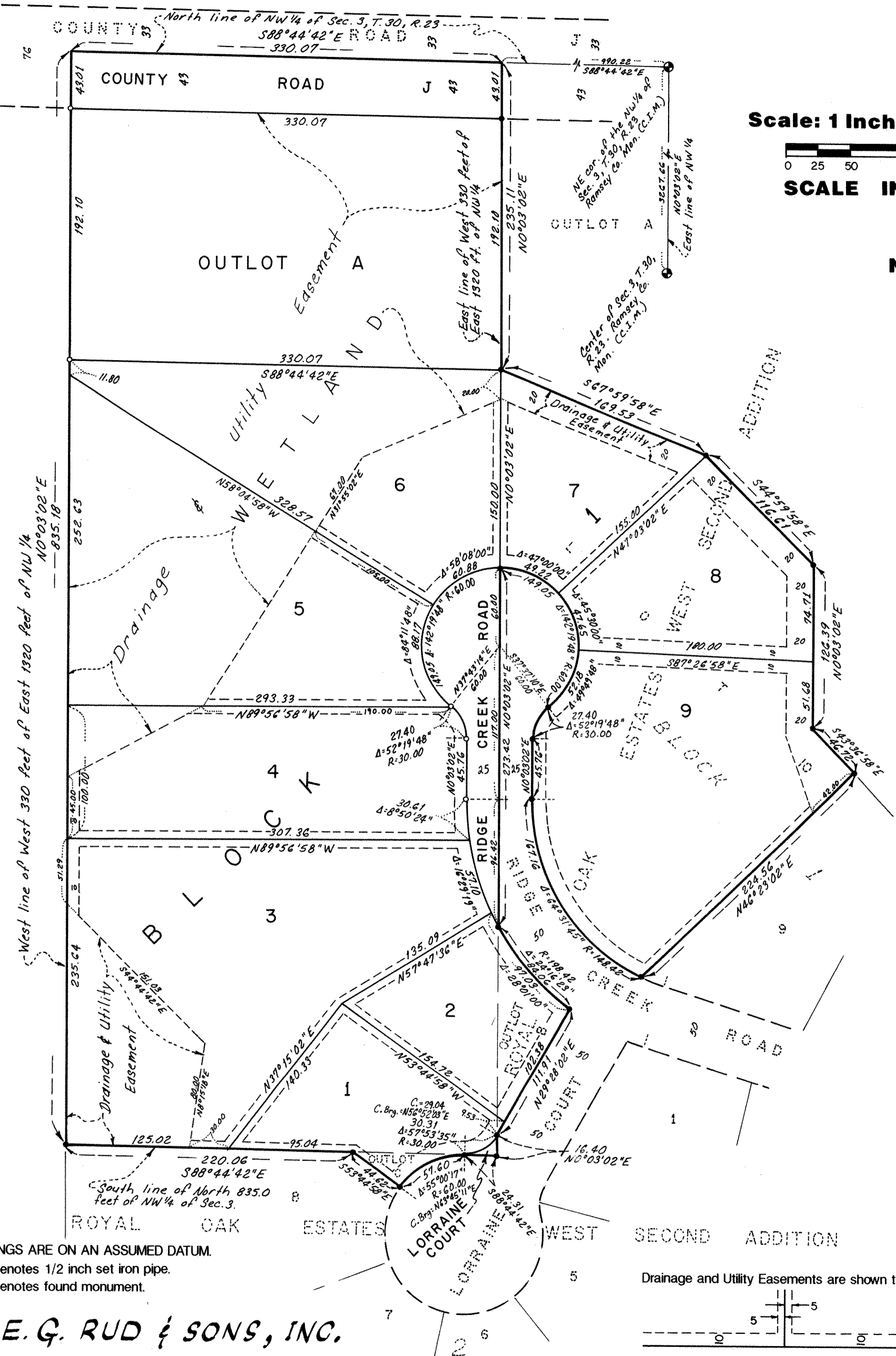
In witness whereof said Eugene D. Peil and Marlys J. Peil, husband and wife, have caused these presents to be signed this 13 day of March, 1990. In witness whereof said Wooddale Builders, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 13 day of March, 1990. In witness whereof said First Minnesota Savings Bank, a Federal Savings Bank, has caused these presents to be signed by its proper officers this 13th day of MARCH, 1990. In witness whereof said Arnold G. Elmquist and Lorraine M. Elmquist, husband and wife, have caused these presents to be signed this 5 day of March, 1990.

Signed: Eugene D. Peil, Marlys J. Peil, Wooddale Builders, Inc., First Minnesota Savings Bank, P.S.B., Arnold G. Elmquist, Lorraine M. Elmquist.

Scale: 1 Inch = 60 Feet



North

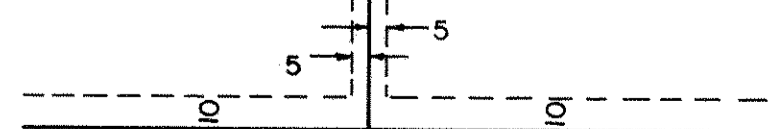


BEARINGS ARE ON AN ASSUMED DATUM.

- o Denotes 1/2 inch set iron pipe.
- Denotes found monument.

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

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining street lines unless otherwise indicated, and 5 feet in width and adjoining lot lines unless otherwise indicated.

State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 13th day of March, 1990, by Eugene D. Peil and by Marlys J. Peil, husband and wife.

State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 13th day of March, 1990, by Wooddale Builders, Inc. President of Wooddale Builders, Inc., a Minnesota corporation, on behalf of the corporation.

State of Minnesota)
County of Hennepin)
The foregoing instrument was acknowledged before me this 13th day of March, 1990, by David Nelson, First Vice President and by Paul J. Lotzer, Vice President of First Minnesota Savings Bank, a Federal Savings Bank, on behalf of the bank.

State of Florida)
County of Pinellas)
The foregoing instrument was acknowledged before me this 5th day of MARCH, 1990, by Arnold G. Elmquist and by Lorraine M. Elmquist, husband and wife.

I, Ernest G. Rud, hereby certify that I have surveyed and platted the property described in the dedication of this plat as ROYAL OAK ESTATES WEST THIRD ADDITION; 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.

State of Minnesota)
County of Anoka)
The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 28th day of November, 1989.

Approved and accepted by the City Council of the City of Shoreview, Minnesota, this 26 day of March, 1990.

Richard A. Wedell, Mayor; Dought Q. Johnson, Clerk.

Taxes for the year 1990 on the land described herein paid, no delinquent taxes and transfer entered, this 29th day of March, 1990.

By Clay McKenna, Director, Department of Property Taxation; By Debra C. Buchmayer, Deputy.

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 12th day of April, 1990, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

County Recorder
County of Ramsey
State of Minnesota

I hereby certify that this plat of ROYAL OAK ESTATES WEST THIRD ADDITION was filed in this office this 20th day of April, 1990, at 2:27 o'clock P.M. and was filed in Book 105 of Plats, Page 50, as Document No. 2542224.

Lou McKenna, County Recorder; By David D. Claypool, Deputy, Ramsey County Surveyor.