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NORTH OAKS VILLAGE CENTER 1ST ADDITION

Know All Persons By These Presents that North Oaks Company, Inc., a Minnesota corporation, fee owner of the following described property situated in the City of North Oaks, Ramsey County, Minnesota:

Tracts Y and FF, REGISTERED LAND SURVEY NO. 310, Files of Registrar of Titles, County of Ramsey.

AND

Tract DD, REGISTERED LAND SURVEY NO. 454, Files of Registrar of Titles, County of Ramsey.

AND

The following described land lying in Section thirteen (13), Township thirty (30), Range twenty-three (23) West of the Fourth Principal Meridian, according to the Government Survey thereof:

All that part of the North 450.00 feet of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) lying east of the center line of State Trunk Highway No. 49, except all that part of the north 100 feet thereof lying west of the East 289.29 feet thereof, and all that part of the South 150 feet of the North 675 feet of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) lying east of the center line of State Trunk Highway No. 49.

AND

All that part of the south 75.00 feet of the north 525.00 feet of the Southeast Quarter of the Southwest Quarter of Section thirteen (13), Township thirty (30), Range twenty-three (23) lying east of the east line of said State Trunk Highway No. 49.

AND

That part of the Southeast Quarter of the Southwest Quarter, Section thirteen (13), Township thirty (30), Range twenty-three (23) lying east of the east line of said State Trunk Highway No. 49, except the north 675.00 feet thereof.

That Bank One, Milwaukee, N.A., a National banking association, mortgagee of the following described property situated in the City of North Oaks, Ramsey County, Minnesota:

All that part of Tract FF and Tract Y, Registered Land Survey No. 310 and that part of Tract DD, Registered Land Survey No. 454, files of Registrar of Titles, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 13, Township 30, Range 23, said Ramsey County; thence on an assumed bearing of North 2 degrees 01 minute 56 seconds West along the west line of said Southeast Quarter, a distance of 117.07 feet to the intersection with a line 117.00 feet north, as measured at a right angle to and parallel with the south line of said Southeast Quarter; thence on a bearing of East along said parallel line, a distance of 599.28 feet to the point of beginning of the land to be described; thence on a bearing of North, a distance of 498.47 feet; thence northerly, a distance of 75.16 feet along a tangential curve, concave to the west, having a central angle of 18 degrees 47 minutes 31 seconds and a radius of 229.17 feet; thence North 88 degrees 12 minutes 54 seconds East, nontangent to said curve, a distance of 238.26 feet to the east line of said Tract DD; thence South 1 degree 47 minutes 06 seconds East along said east line, a distance of 580.00 feet to said parallel line; thence on a bearing of West along said parallel line, a distance of 244.00 feet to the point of beginning.

AND

All that part of Tract FF, Registered Land Survey No. 310, files of Registrar of Titles, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 13, Township 30, Range 23, said Ramsey County; thence on an assumed bearing of North 2 degrees 01 minute 56 seconds West along the west line of said Southeast Quarter, a distance of 117.07 feet to the intersection with a line 117.00 feet north, as measured at a right angle to and parallel with the south line of said Southeast Quarter; thence on a bearing of East along said parallel line, a distance of 223.91 feet; thence on a bearing of North, a distance 90.00 feet; thence North 61 degrees 00 minutes 09 seconds West, a distance of 88.86 feet to the point of beginning of the land to be described; thence North 61 degrees 00 minutes 09 seconds West, a distance of 166.26 feet; thence South 70 degrees 24 minutes 34 seconds West, a distance of 8.75 feet to the west line of said Southeast Quarter; thence North 2 degrees 01 minute 56 seconds West along said west line, a distance of 223.91 feet; thence North 70 degrees 24 minutes 34 seconds East, a distance of 185.15 feet; thence South 61 degrees 00 minutes 09 seconds East, a distance of 165.00 feet to the intersection with a line bearing North 28 degrees 59 minutes 51 seconds East from the point of beginning; thence South 28 degrees 59 minutes 51 seconds West, a distance of 324.16 feet to the point of beginning.

AND

All that part of Tract FF, Registered Land Survey No. 310, files of Registrar of Titles, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 13, Township 30, Range 23, said Ramsey County; thence on an assumed bearing of North 2 degrees 01 minute 56 seconds West along the west line of said Southeast Quarter, a distance of 117.07 feet to the intersection with a line 117.00 feet north, as measured at a right angle to and parallel with the south line of said Southeast Quarter; thence on a bearing of East along said parallel line, a distance of 223.91 feet; thence on a bearing of North, a distance 90.00 feet; thence North 61 degrees 00 minutes 09 seconds West, a distance of 255.12 feet; thence South 70 degrees 24 minutes 34 seconds West, a distance of 8.75 feet to the east line of said Southwest Quarter; thence North 2 degrees 01 minute 56 seconds West along said east line, a distance of 223.91 feet to the point of beginning of the land to be described; thence South 2 degrees 01 minutes 56 seconds East along said east line, a distance of 223.91 feet; thence South 70 degrees 24 minutes 34 seconds West, a distance of 167.02 feet to the intersection with a line 40.00 feet East, as measured at a right angle to and parallel with the center line of State Trunk Highway No. 49; thence North 19 degrees 35 minutes 26 seconds West along said parallel line, a distance of 213.48 feet to the intersection with a line bearing South 70 degrees 24 minutes 34 seconds West from the point of beginning; thence North 70 degrees 24 minutes 34 seconds East, a distance of 234.57 feet to the point of beginning.

AND

All that part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 30, Range 23, Ramsey County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of North 2 degrees 01 minute 56 seconds West along the east line of said Southeast Quarter of the Southwest Quarter, a distance of 849.92 feet; thence South 59 degrees 47 minutes 45 seconds West, a distance of 42.81 feet to the intersection with the north line of the South 75.00 feet of the North 525.00 feet of said Southeast Quarter of the Southwest Quarter and the point of beginning of the land to be described; thence South 59 degrees 47 minutes 45 seconds West, a distance of 23.10 feet; thence westerly, a distance of 143.48 feet along a tangential curve concave to the north, having a central angle of 26 degrees 37 minutes 14 seconds and a radius of 308.80 feet; thence westerly, a distance of 119.22 feet along a compound curve, concave to the south, having a central angle of 16 degrees 00 minutes 25 seconds and a radius of 426.74 feet to the intersection with a line 40.00 feet east, as measured at a right angle to and parallel with the center line of State Trunk Highway No. 49; thence North 19 degrees 35 minutes 26 seconds West along said parallel line, a distance of 78.29 feet to the intersection with the north line of the South 75.00 feet of the North 525.00 feet of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 24 minutes 49 seconds East along said north line, a distance of 298.69 feet to the point of beginning.

AND

All that part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 30, Range 23, Ramsey County, Minnesota, and that part of Tract Y, Registered Land Survey No. 310, files of Registrar of Titles, Ramsey County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of North 2 degrees 01 minute 56 seconds West along the east line of said Southeast Quarter of the Southwest Quarter, a distance of 849.92 feet; thence South 59 degrees 47 minutes 45 seconds West, a distance of 42.81 feet to the intersection with the north line of the South 75.00 feet of the North 525.00 feet of said Southeast Quarter of the Southwest Quarter and the point of beginning of the land to be described; thence North 59 degrees 47 minutes 45 seconds East, a distance of 93.84 feet; thence North 2 degrees 01 minute 56 seconds West, a distance of 220.69 feet; thence South 89 degrees 24 minutes 49 seconds West, a distance of 245.06 feet to the west line of the East 200.00 feet of said Southeast Quarter of the Southwest Quarter; thence South 2 degrees 01 minute 56 seconds East along said west line, a distance of 89.03 feet to the intersection with the south line of the north 272.00 feet of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 24 minutes 49 seconds West along said south line, a distance 193.19 feet to the intersection with a line 40.00 feet east, as measured at a right angle to and parallel with the center line of State Trunk Highway No. 49; thence South 19 degrees 35 minutes 26 seconds East along said parallel line, a distance of 188.26 feet to the intersection with the north line of the South 75.00 feet of the North 525.00 feet of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 24 minutes 49 seconds East along said north line, a distance of 298.69 feet to the point of beginning.

Have caused the same to be surveyed, platted and known as NORTH OAKS VILLAGE CENTER 1ST ADDITION and do hereby dedicate to the public for public use forever the highways as shown on the plat.

North Oaks Company, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 4 day of April, 1990.

Signed: North Oaks Company, Inc.

Richard E. Leonard — its President

Bank One, Milwaukee, N.A., a National banking association, has caused these presents to be signed by its proper officer this 27th day of MARCH, 1990.

Signed: Bank One, Milwaukee, N.A.

Jack V. West, Jr. — its Vice President

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 9th day of April, 1990, by Richard E. Leonard, President of North Oaks Company, Inc., a Minnesota corporation, on behalf of the corporation.

MARY JEAN LASKY
NOTARY PUBLIC—MINNESOTA
RAMSEY COUNTY
My Comm. Expires Sep. 3, 1992

Mary Jean Lasky
Notary Public,
Ramsey County, Minnesota
My Commission Expires Sept. 3, 1992

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 29th day of March, 1990, by Jack V. West, Jr., Vice President of Bank One, Milwaukee, N.A., a National banking association, on behalf of the association.

DIANE C. MIDDLETON
NOTARY PUBLIC — MINNESOTA
DAKOTA COUNTY
My commission expires 7-2-91

Diane C. Middleton
Notary Public,
_____ County, _____
My Commission Expires _____

I, Harold C. Peterson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as NORTH OAKS VILLAGE CENTER 1ST 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 wetlands, easements or public highways other than as shown thereon.

Harold C. Peterson, Land Surveyor
Minnesota Registration No. 12294

STATE OF MINNESOTA
COUNTY OF Hennepin

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 27th day of March, 1990.

BEVERLY A. WELLENS
NOTARY PUBLIC – MINNESOTA
SCOTT COUNTY
My Commission Expires Jan. 31, 1995

Beverly A. Wellens
Notary Public,
Scott County, Minnesota
My Commission Expires 1-31-95

Approved and accepted by the City Council of the City of North Oaks, Minnesota, this 18th day of January, 1990.

George A. Kunhegis — Mayor

Nancy O. Lazzeli — Clerk

Taxes for the year 1990 on the land described herein paid, no delinquent taxes and transfer entered, this 30th day of October, 1990.

Lou McKenna — Director
Department of Property Taxation

By Joan K. Demma — Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 31st day of OCTOBER, 1990 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of NORTH OAKS VILLAGE CENTER 1ST ADDITION was filed in this office this 28th day of NOVEMBER, 1990, at 2:45 o'clock P.M., and was filed in Book 106 of Plats, Pages 29, 30 and 31, as Document No. 2573546.

Lou McKenna, County Recorder

By _____ Deputy

TORRENS, BOOK NO. 38, PAGES 34, 35, & 36, ON THIS 28 DAY OF NOVEMBER, 1990, AT 3:00 P.M. AS DOCUMENT NO. 936791.

JAMES R. HILL, INC.

SHEET 1 OF 3 SHEETS

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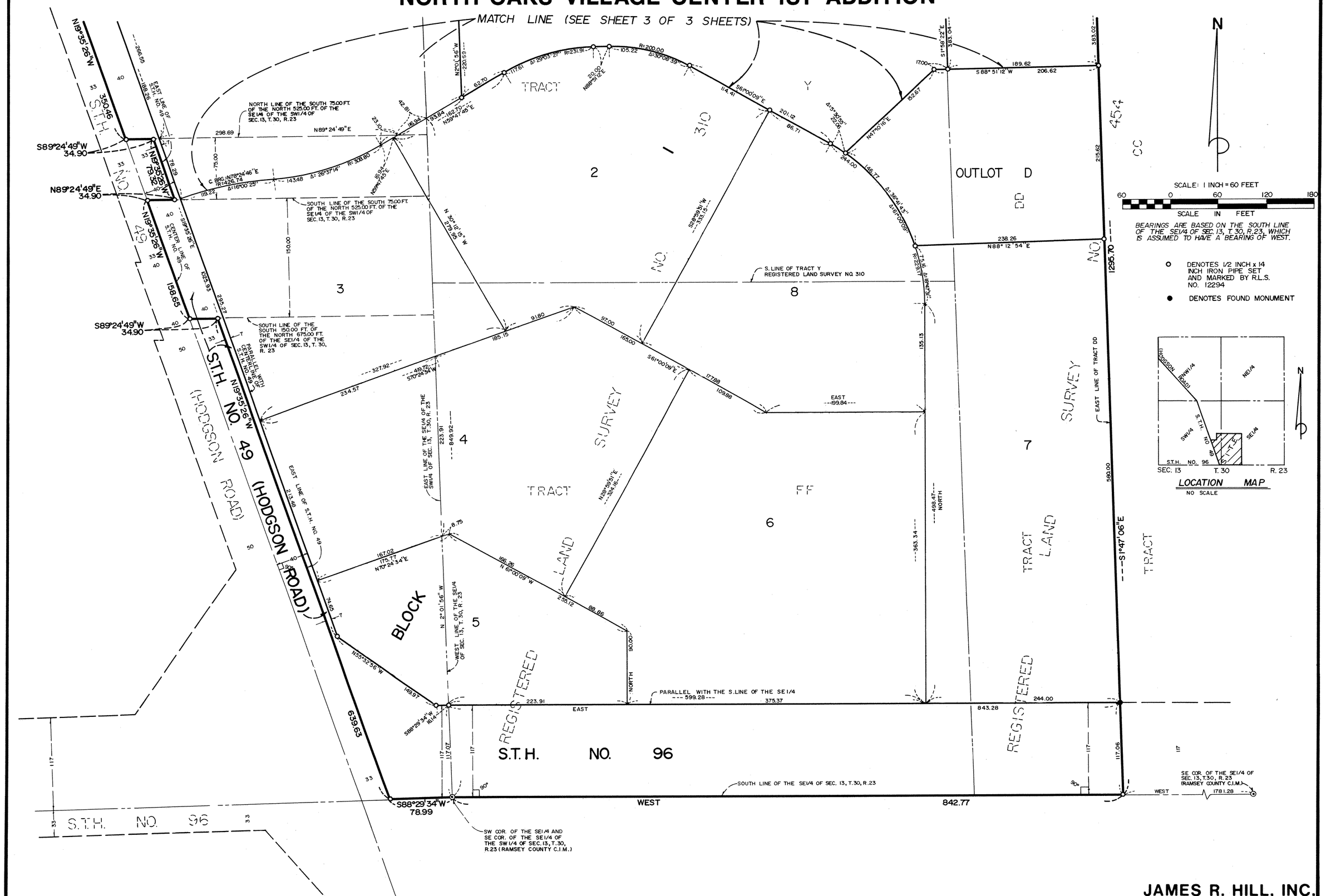
NORTH OAKS VILLAGE CENTER 1ST ADDITION



JAMES R. HILL, INC.

SHEET 2 OF 3 SHEETS

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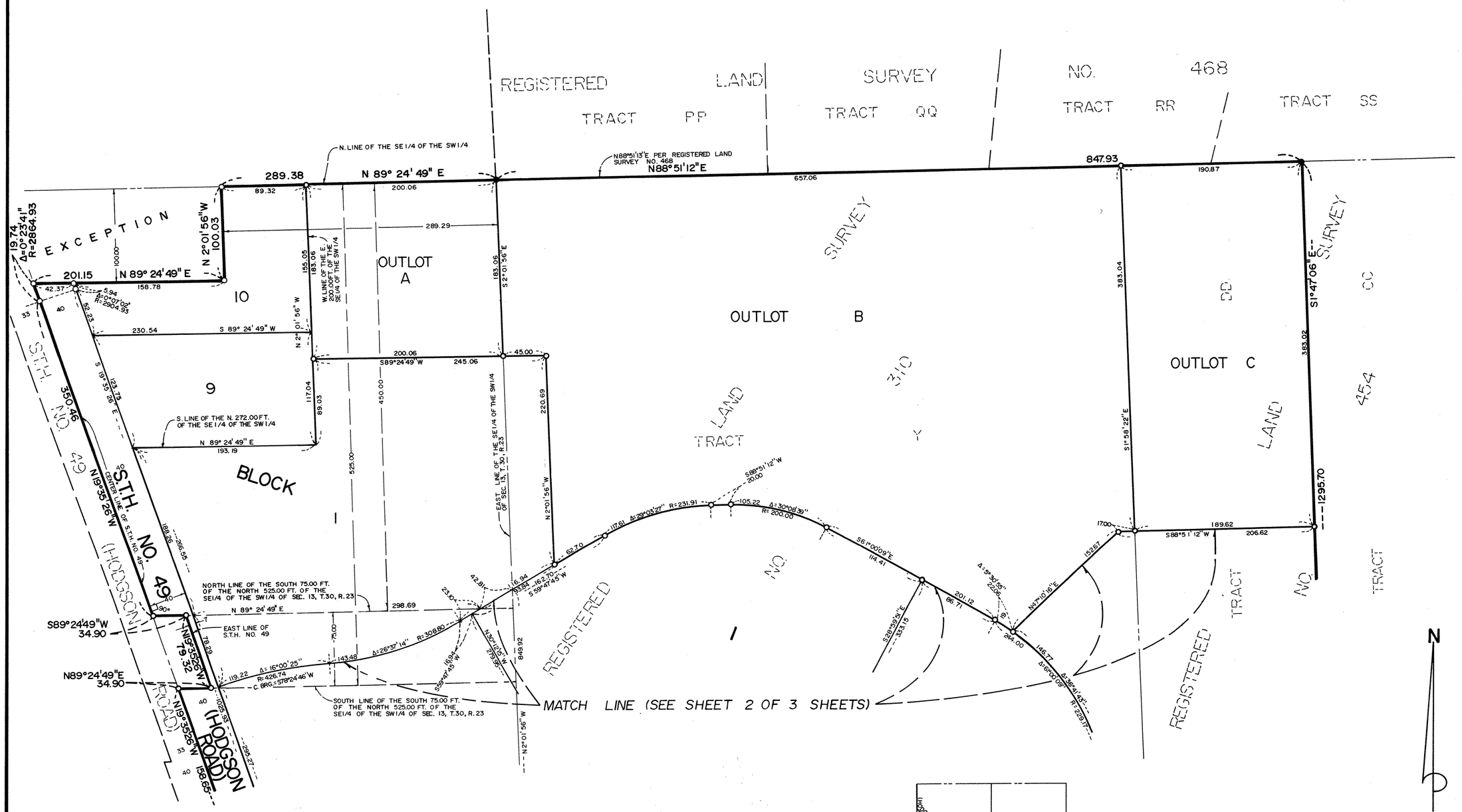
NORTH OAKS VILLAGE CENTER 1ST ADDITION



JAMES R. HILL, INC.

SHEET 3 OF 3 SHEETS