

GRANDVIEW TOWNHOMES 2ND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota Corporation, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota.

That part of the East Half of the South 264.00 feet of the North 592.63 feet of the Northwest Quarter of the Southwest Quarter of Section 11, Township 29, Range 23, Ramsey County, Minnesota described as follows:

Beginning at the most northerly northeast corner of GRANDVIEW TOWNHOMES, according to the plat recorded thereof in Ramsey County, Minnesota; thence on an assumed bearing of East, 130.06 feet along the south right of way line of Grandview Avenue (right of way 60.00 feet); thence South 01 degree 47 minutes 00 seconds East a distance of 140.07 feet; thence South 18 degrees 56 minutes 34 seconds East a distance of 99.39 feet to the northerly line of Outlot A, Grandview Townhomes; thence West a distance of 159.40 feet along the northerly line of Outlot A, in said GRANDVIEW TOWNHOMES to the easterly line of said Outlot A; thence North 01 degree 47 minutes 00 seconds West a distance of 234.12 feet along the easterly line of said Outlot A to the Point of Beginning.

Has caused the same to be surveyed and platted as GRANDVIEW TOWNHOMES 2ND ADDITION and does hereby dedicate to the public for public use forever the drainage and utility easement as shown on this plat.

In witness whereof said Good Value Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 30th day of August, 19 95.

Signed: Good Value Homes, Inc.

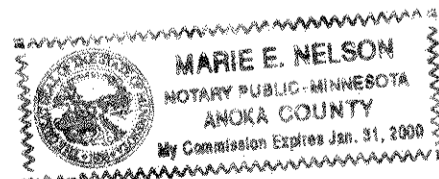
Betty R. Hardle
Betty R. Hardle, Chief Executive Officer

John R. Peterson
John R. Peterson, President

State of Minnesota
County of Anoka

The foregoing instrument was acknowledged before me this 30th day of August, 19 95 by Betty R. Hardle, Chief Executive Officer and by John R. Peterson, President of Good Value Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

Marie E. Nelson
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2000



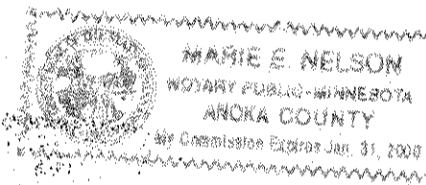
I hereby certify that I have surveyed and platted the property described on this plat as GRANDVIEW TOWNHOMES 2ND ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Donald E. Sigety
Donald E. Sigety, Land Surveyor
Minnesota License Number 23945

State of Minnesota
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 30th day of August, 19 95 by Donald E. Sigety, a Licensed Land Surveyor.

Marie E. Nelson
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2000



City of Roseville

We do hereby certify that on the 28th day of February, 19 94, the City Council of the City of Roseville, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

William A. Johnson Mayor Steve Van Clerk

Taxes payable in the year 19 95 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 12th day of September, 19 95.

Lou McKenna, Director
Department of Property Taxation

By Deborah K. McShea, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 12th day of SEPTEMBER, 19 95 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

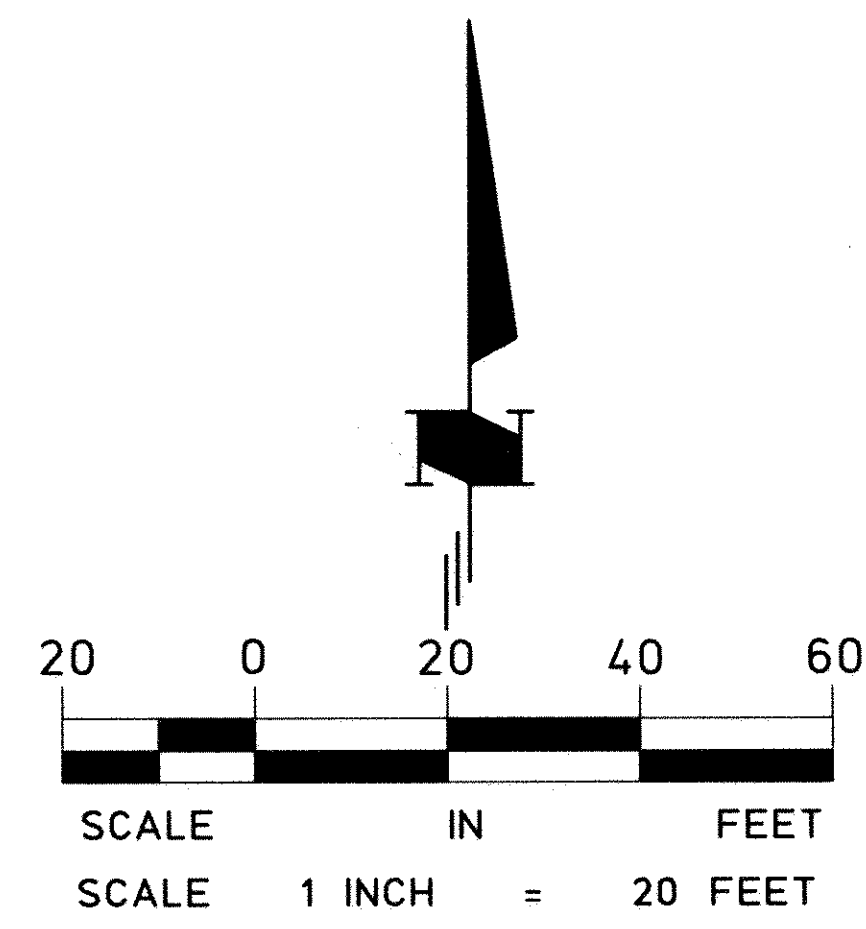
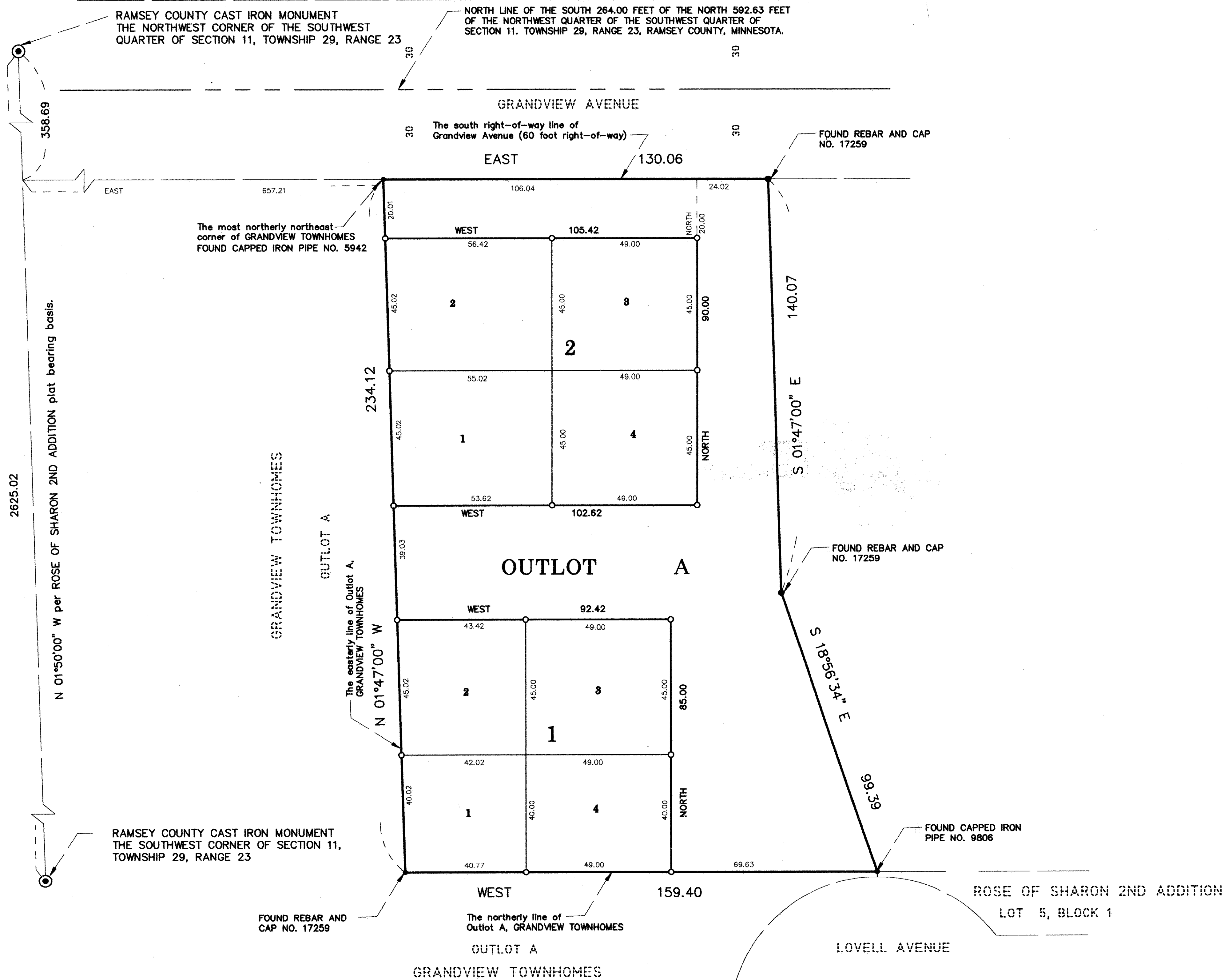
I hereby certify that this plat of GRANDVIEW TOWNHOMES 2ND ADDITION was filed in the office of the County Recorder for public record on this 15th day of SEPTEMBER, 19 95, at 12:55 o'clock P.M. and was duly filed in Book III of Plats, Pages 17 and 18, as Document Number 2887960.

Lou McKenna, County Recorder

By _____, Deputy

GRANDVIEW TOWNHOMES 2ND ADDITION

C.W. MICHAEL SECOND ADDITION



- denotes found iron monument.
- denotes 1/2 inch by 14 inch iron pipe set and marked by License No. 23945, unless otherwise shown.

BEARING NOTE:
The bearings are based on the easterly line of OUTLOT A, GRANDVIEW TOWNHOMES according to the plat thereof, bearing being N 01°47'00" W.

OUTLOT A IN ITS ENTIRETY IS ENCUMBERED BY A DRAINAGE AND UTILITY EASEMENT.