

ROSE VILLA

KNOW ALL MEN BY THESE PRESENTS: That Masterpiece Homes, Inc., a Minnesota Corporation, owner and Premier Bank, White Bear Branch, a Minnesota Corporation, mortgagee of the following property situated in the city of Roseville, County of Ramsey, State of Minnesota:

All that part of the South Half of the Southwest Quarter of the Northwest Quarter of Section 14, Township 29, Range 23 lying east of Lexington Avenue more particularly described as: Beginning at a point on the easterly line of Lexington Avenue where the center line of said section intersects said line; thence northerly along the easterly line of Lexington Avenue 328.37 feet; thence easterly 621.54 feet to a point 328.24 feet north of the south line of said South Half of the Southwest Quarter of the Northwest Quarter of Section 14; thence southerly 328.24 feet to a point on the center line of said section 621.40 feet east of the point of beginning; thence westerly 621.40 feet to point of beginning. EXCEPT the west 183.00 feet of said South Half of the Southwest Quarter of the Northwest Quarter, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as ROSE VILLA and do hereby dedicate to the public for public use forever the thoroughfare and the drainage and utility easements as shown on this plat.

In witness whereof said Masterpiece Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 11th day of March, 1996.

Signed: Masterpiece Homes, Inc.
[Signature]
M. Gordie Howe, President

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 11th day of March 1996 by M. Gordie Howe, President of Masterpiece Homes, Inc., a Minnesota Corporation, on behalf of the corporation.



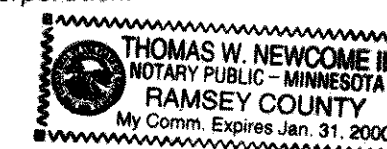
[Signature]
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2000

In witness whereof said Premier Bank, White Bear Branch, a Minnesota Corporation, has caused these presents to be signed by Michael Ruether, President, this 28th day of FEBRUARY, 1996.

Signed: Premier Bank
[Signature]
Michael Ruether, President

STATE OF MINNESOTA
COUNTY OF RANDOLPH

The foregoing instrument was acknowledged before me this 28th day of FEBRUARY 1996 by Michael Ruether, President of Premier Bank, White Bear Branch, a Minnesota Corporation, on behalf of the corporation.



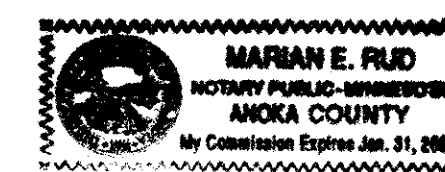
[Signature]
Notary Public, RANDOLPH County, Minnesota
My Commission Expires January 31, 2000

I hereby certify that I have surveyed and platted the property described on this plat as ROSE VILLA; 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 will be 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.

[Signature]
Ernest G. Rud, Land Surveyor
Minnesota License No. 9808

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 22nd day of February, 1996 by Ernest G. Rud, a Licensed Land Surveyor.



[Signature]
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000

City of Roseville
We do hereby certify that on the 11th day of September 1995, 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.
[Signature] Manager

Taxes payable in the year 96 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 3 day of 13, 1996.
[Signature] Director
Department of Property Taxation

By *[Signature]* Deputy

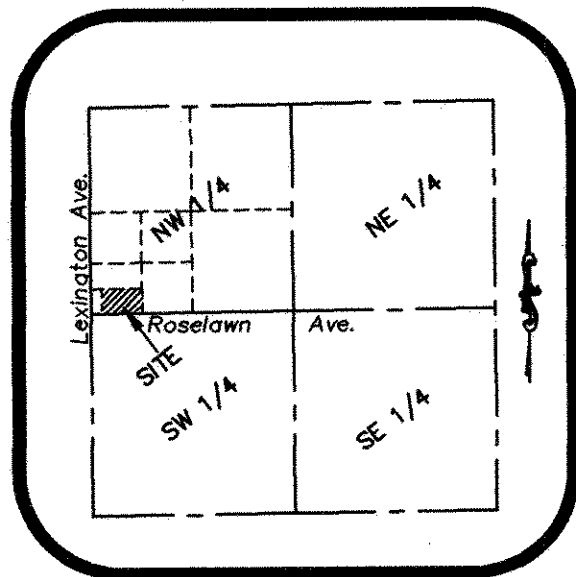
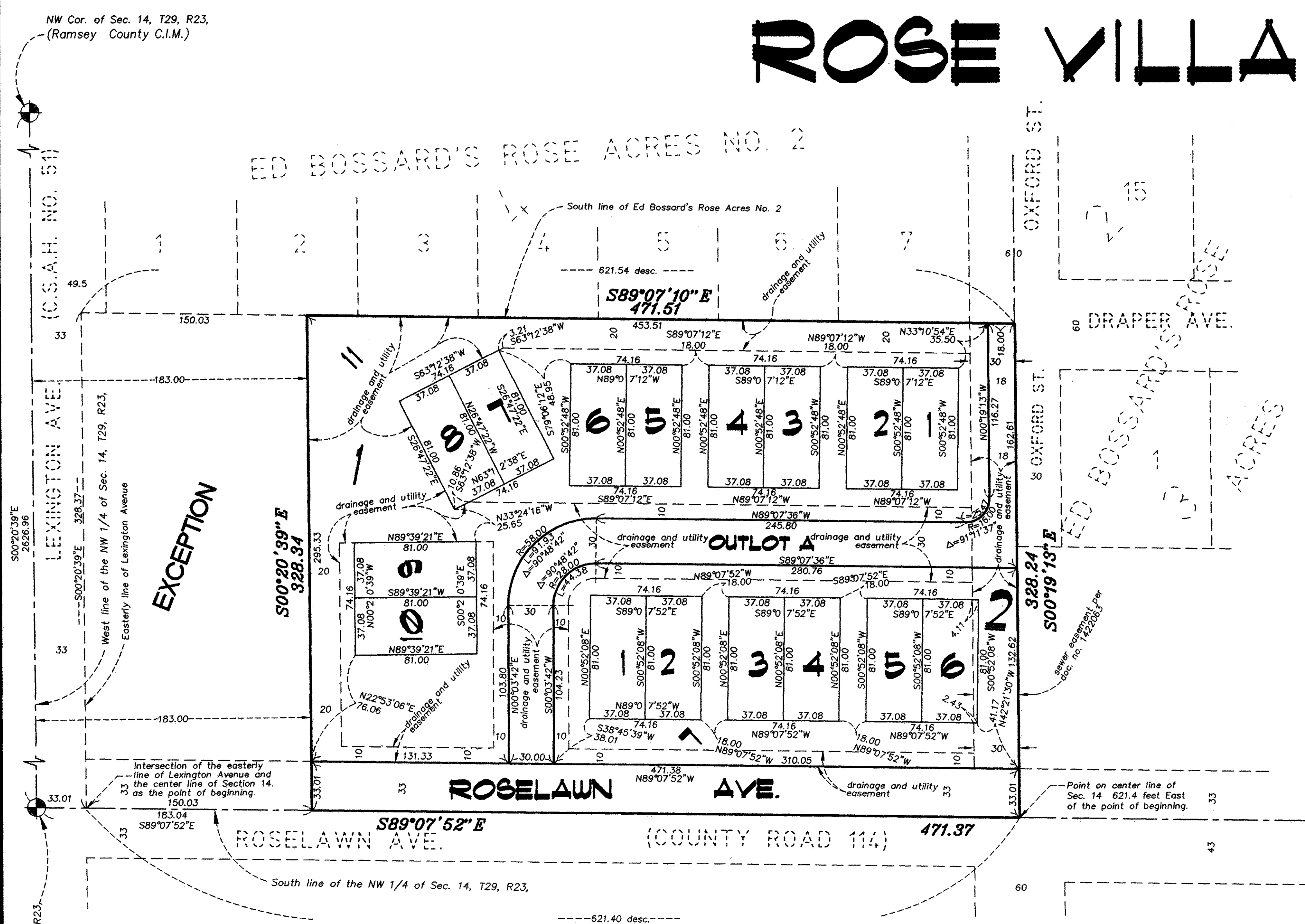
Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 13th day of MARCH, 1996 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

[Signature]
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota

I hereby certify that this plat of ROSE VILLA was filed in the office of the County Recorder for public record on this 18th day of MARCH, 1996 at 1:33 o'clock P.M. and was duly filed in Book 111 of Plats, Page 50 as Document Number 2976989

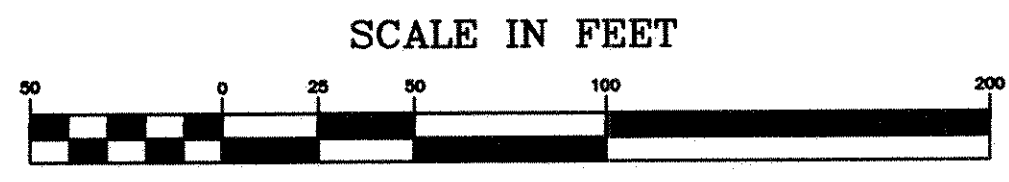
[Signature]
Lou McKenna
County Recorder
By _____ Deputy



NO SCALE
VICINITY MAP
Sec. 14, T29, R23

ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON RAMSEY COUNTY COORDINATES, NORTH AMERICAN DATUM OF 1983

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE A 1/2 INCH BY 18 INCH IRON PIPE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, AND MARKED BY R.L.S. No. 9808



SCALE 1 INCH = 50 FEET

E. G. RUD & SONS, INC.
Land Surveyors
[Illustration of surveyors]