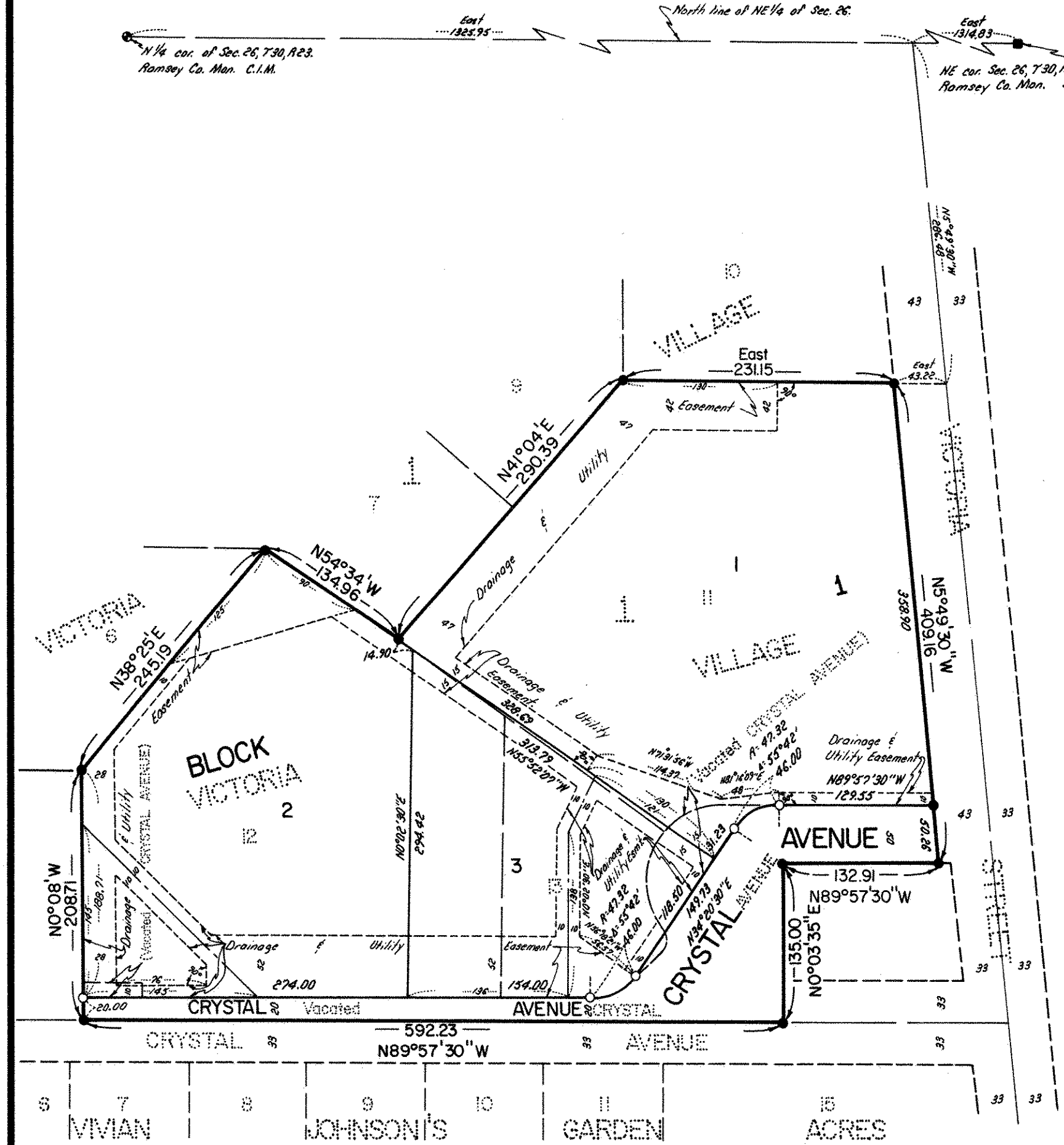
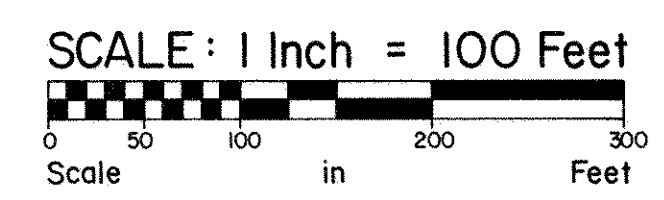


VICTORIA VILLAGE SECOND ADDITION



NORTH



• Denotes Found Monument.
 ○ Denotes Set Monument.
 Bearings Are On An Assumed Datum.

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

Know All Persons By These Presents that Hiner Investment Company, a Minnesota partnership, owner, and Midwest DCI, Inc., a Minnesota corporation, contract purchaser, of the following described property situated in the City of Shoreview, Ramsey County, Minnesota:

Lots 11, 12 and 13, Block 1, Victoria Village, and that part of adjoining Crystal Avenue, vacated, lying East of the extension across said avenue of the West line of said Lot 12 and West of the extension South of the East line of said Lot 11.

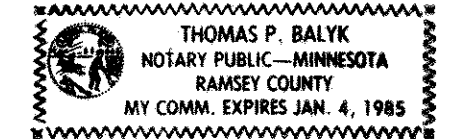
Have caused the same to be surveyed, platted and known as VICTORIA VILLAGE SECOND ADDITION and do hereby dedicate to the public for public use forever the drainage and utility easements and avenue as shown on the plat.

In witness whereof, said Hiner Investment Company, a Minnesota partnership, has caused these presents to be signed by its partners this 20th day of August, 1984.
 Signed: Hiner Investment Company

Gary Hiner, a partner
 Gary Hiner
 In witness whereof said Midwest DCI, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 20th day of August, 1984.
 Signed: Midwest DCI, Inc.

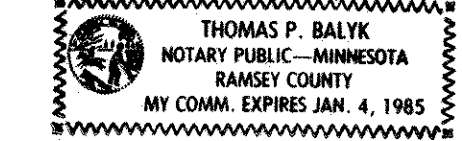
William B. Keefe, its President
 William B. Keefe, its President
Suzanne K. Keefe, its Asst. Secretary
 Suzanne K. Keefe, its Asst. Secretary

State of Minnesota)
 County of Ramsey)
 The foregoing instrument was acknowledged before me this 20th day of August, 1984, by Gary Hiner, a partner, and by Richard M. Hiner, a partner, of Hiner Investment Company, a Minnesota partnership, on behalf of the partnership.



Thomas P. Balyk
 Notary Public, Ramsey County, Minnesota
 My Commission Expires _____

State of Minnesota)
 County of Ramsey)
 The foregoing instrument was acknowledged before me this 20th day of August, 1984, by William B. Keefe, President, and by Suzanne K. Keefe, Asst. Secretary, of Midwest DCI, Inc., a Minnesota corporation, on behalf of the corporation.

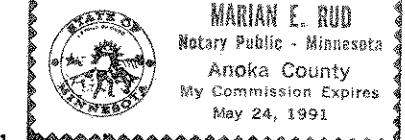


Thomas P. Balyk
 Notary Public, Ramsey County, Minnesota
 My Commission Expires _____

I, Ernest G. Rud, hereby certify that I have surveyed and platted the property described in the dedication of this plat as VICTORIA VILLAGE SECOND 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.

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 16th day of August, 1984.



Marian E. Rud
 Notary Public, Anoka County, Minnesota
 My Commission Expires May 24, 1991

Approved and accepted by the City Council of the City of Shoreview, Minnesota, this 20th day of August, 1984.

Richard A. Wedell
 Mayor

Ray L. Dutton
 Clerk

Taxes for the year 1985 on land described herein paid, no delinquent taxes and transfer entered, this 10 day of August, 1984.

Low McKenna, Director
 Department of Property Taxation

By R. J. Seal, Deputy
 Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 21st day of November, 1984 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
 David D. Claypool
 Acting Ramsey County Surveyor

Registrar of Titles
 County of Ramsey, State of Minnesota
 I hereby certify that this plat of VICTORIA VILLAGE SECOND ADDITION was filed in this office this 19 day of April, 1985, at 11 o'clock A.M. and was filed in Book 34 of Plats, Page 58, as Document No. 776974.

Eugene H. Gibbons
 Registrar of Titles

By _____, Deputy