

Know All Persons By These Presents that Rosehill Development Partners, a Minnesota partnership, fee owner, and Meritor Mortgage Corporation-Central, a Minnesota corporation, mortgage holder of the following described property situated in the City of Lauderdale, Ramsey County, Minnesota:

ROSE HILL ESTATES

That part of the North Half of the Northeast Quarter of the Northwest Quarter (N1/2 NE1/4 NW1/4) of Section 20, Township 29, Range 23, described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Northwest Quarter (NE1/4 NW 1/4); thence South 00 degrees 11 minutes 28 seconds East on an assumed bearing 434.06 feet along the east line of said Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4); thence South 89 degrees 24 minutes 07 seconds West 443.73 feet; thence North 00 degrees 35 minutes 53 seconds West 25.00 feet; thence North 36 degrees 00 minutes 00 seconds West 207.54 feet; thence North 54 degrees 00 minutes 00 seconds East 55.15 feet; thence North 45 degrees 30 minutes 00 seconds West 48.00 feet; thence South 89 degrees 24 minutes 30 seconds West 120.33 feet; thence North 00 degrees 35 minutes 29 seconds West 115.21 feet to the Southerly right-of-way line of Larpenteur Avenue; thence South 89 degrees 55 minutes 32 seconds West 198.55 feet along said Southerly right-of-way line to the East line of the West 446.00 feet of the North one-half of the Northeast Quarter of the Northwest Quarter of Section 20; thence North 00 degrees 12 minutes 50 seconds West 57.00 feet to the north line of said Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4); thence North 89 degrees 24 minutes 32 seconds East 874.45 feet along said north line to the point of beginning.

Except that part lying within a 100 foot wide strip of land, the center line of which is described as follows:

Beginning at the Southwest corner of Section 17, Township 29 North, Range 23 West, thence East along the South line thereof 990.17 feet; thence Southeasterly 1,000.33 feet to a point 9 feet South of the South line of said Section 17; thence East parallel to the South line of said Section 17, 2,109.50 feet; thence North-easterly 1,000 feet to a point on the South line of said Section 17, 181.83 feet West of the Southeast corner of said Section 17; thence East along the South line of said Section 17 to the Southeast corner thereof and there terminating.

and that Rosehill Limited Partnership, a Minnesota limited partnership, fee owner and Norwest Bank Minneapolis, National Banking Association, as Trustee mortgage holder of the following described property situated in the City of Lauderdale, Ramsey County, Minnesota:

That part of the North Half of the Northeast Quarter of the Northwest Quarter of Section 20, Township 29, Range 23, lying East of the West 446.00 feet thereof, except the following 5 parcels:

- That part of the North Half of the Northeast Quarter of the Northwest Quarter of Section 20, Township 29, Range 23, described as follows:
The South 307.63 feet of the East 194.16 feet of the West 640.16 feet of the said North Half of the Northeast Quarter of the Northwest Quarter.
- The South 109 feet of the North Half of the Northeast Quarter of the Northwest Quarter of Section 20, Township 29, Range 23, except the following described parts thereof:
(a) The West 640.16 feet thereof;
(b) The East 390.72 feet thereof;
- The South 225 feet of the East 390.72 feet of the North Half of the Northeast Quarter of the Northwest Quarter of Section 20, Township 29, Range 23.
- That part of the North Half of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 20, Township 29, Range 23, described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4); thence South 00 degrees 11 minutes 28 seconds East on an assumed bearing 434.06 feet along the east line of said Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4); thence South 89 degrees 24 minutes 07 seconds West 443.73 feet; thence North 00 degrees 35 minutes 53 seconds West 25.00 feet; thence North 36 degrees 00 minutes 00 seconds West 207.54 feet; thence North 54 degrees 00 minutes 00 seconds East 55.15 feet; thence North 45 degrees 30 minutes 00 seconds West 48.00 feet; thence South 89 degrees 24 minutes 30 seconds West 120.33 feet; thence North 00 degrees 35 minutes 29 seconds West 115.21 feet to the Southerly right-of-way line of Larpenteur Avenue; thence South 89 degrees 55 minutes 32 seconds West 198.55 feet along said Southerly right-of-way line to the East line of the West 446.00 feet of the North one-half of the Northeast Quarter of the Northwest Quarter of Section 20; thence North 00 degrees 12 minutes 50 seconds West 57.00 feet to the north line of said Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4); thence North 89 degrees 24 minutes 32 seconds East 874.45 feet along said north line to the point of beginning.

- That part of the North Half of the Northeast Quarter of the Northwest Quarter of Section 20, Township 29, Range 23 lying within a 100 foot wide strip of land, the center line of which is described as follows:

Beginning at the Southwest corner of Section 17, Township 29 North, Range 23 West; thence East along the South line thereof 990.17 feet; thence Southeasterly 1,000.33 feet to a point 9 feet South of the South line of said Section 17; thence East parallel to the South line of said Section 17, 2,109.50 feet; thence North-easterly 1,000 feet to a point on the South line of said Section 17, 181.83 feet West of the Southeast corner of said Section 17; thence East along the South line of said Section 17 to the Southeast corner thereof and there terminating.

Have caused the same to be surveyed, platted and known as ROSE HILL ESTATES and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on the plat.

Rosehill Development Partners, a Minnesota partnership, has caused these presents to be signed by its proper partner this 16th day of October, 1987.

Signed: Rosehill Development Partners

By: Stratford Investments, Ltd., a Partner

By: Frank M. Kubitschek
Frank M. Kubitschek, President

Meritor Mortgage Corporation-Central, a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 19th day of October, 1987.

Signed: Meritor Mortgage Corporation-Central

Gregory J. Theissen its Asst. Vice President
Ted C. Victor its Vice President

Rosehill Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this 16th day of October, 1987.

Signed: Rosehill Limited Partnership

By: Stratford Investments, Ltd., a Partner

By: Frank M. Kubitschek
Frank M. Kubitschek, President

Norwest Bank Minneapolis, National Banking Association, as mortgage holder has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 20th day of October, 1987.

Signed: Norwest Bank Minneapolis

Patricia A. Fisher its Asst. Vice President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 16th day of October, 1987, by Frank M. Kubitschek, President of Stratford Investments, Ltd., a Minnesota corporation, on behalf of the corporation, a Partner of Rosehill Development Partners, a Minnesota partnership, on behalf of the partnership.

JUDITH A. HARRINGTON
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Oct. 6, 1989

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 19th day of October, 1987, by Ted C. Victor, Vice President and by Gregory J. Theissen, Asst. Vice President of Meritor Mortgage Corporation-Central, a Minnesota corporation, on behalf of the corporation.

CECILEE L. DUNN
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
My Commission Expires Jan. 29, 1991

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 16th day of October, 1987, by Frank M. Kubitschek, President of Stratford Investments, Ltd., a Minnesota corporation, on behalf of the corporation, a Partner of Rosehill Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

JUDITH A. HARRINGTON
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Oct. 6, 1989

STATE OF MINNESOTA
COUNTY OF Hennepin

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 20th day of October, 1987, by Patricia A. Fisher, Asst. Vice Pres. of Norwest Bank Minneapolis, National Banking Association, as mortgage holder on behalf of the association.

LINNEE L. THOMPSON
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires June 4, 1993

Linnée L. Thompson
Notary Public, Hennepin County, Minnesota
My Commission Expires June 4, 1993

I, Ronald P. Alwin, hereby certify that I have surveyed and platted the property described in the dedication of this plat as ROSE HILL ESTATES; 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, easements or public highways other than as shown thereon.

Ronald P. Alwin
Ronald P. Alwin, Land Surveyor
Minnesota Registration No. 17765

STATE OF MINNESOTA
COUNTY OF Hennepin

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 19th day of October, 1987.

JUDITH A. HARRINGTON
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Oct. 6, 1989

Judith A. Harrington
Notary Public, Hennepin County, Minnesota
My Commission Expires 10-6-89

Approved and accepted by the City Council of the City of Lauderdale, Minnesota, this 16th day of October, 1987.

David A. Nelson Mayor
Lawrence Peterson Clerk

Taxes for the year _____ on land described herein paid, no delinquent taxes and transfer entered, this _____ day of _____, 19____.

Director By _____ Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1974, this plat has been reviewed and approved, this 22nd day of October, 1987, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

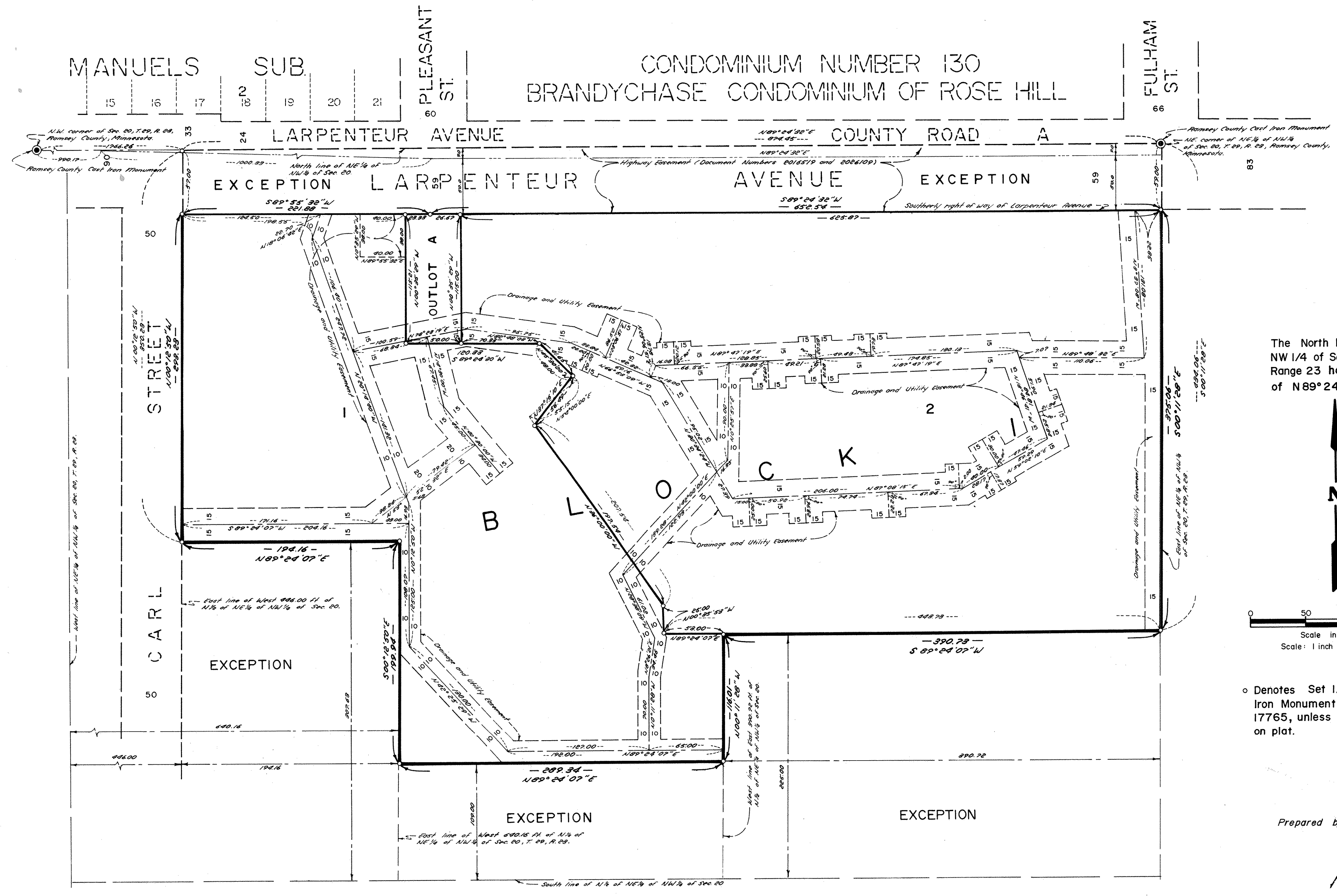
County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of ROSE HILL ESTATES was filed in this office this 23rd day of October, 1987, at 11:19 o'clock A.M. and was filed in Book 102 of Plats, Pages 1 and 2, as Document No. 2410661.

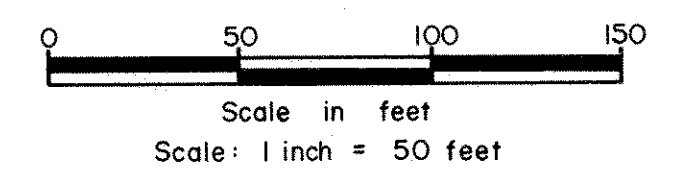
By _____ Deputy
John C. McLaughlin, County Recorder



ROSE HILL ESTATES



The North line of NE 1/4 of the NW 1/4 of Section 20, Township 29, Range 23 has an assumed bearing of N89°24'32"E.



o Denotes Set 1/2 inch x 18 inch Iron Monument Marked R.L.S. 17765, unless otherwise shown on plat.

Prepared by:

