

# ROYAL GROVE ESTATES 2ND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Kent W. Jefferson Construction, Inc., a Minnesota Corporation, owner and that Premier Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

Lot 35, Edgerton Grove, Ramsey County, Minnesota, and;  
Lot 36, except the North 132 feet of the East 85 feet thereof, Edgerton Grove, Ramsey County, Minnesota, and;  
Lot 37, Edgerton Grove, Ramsey County, Minnesota, except that part described as follows: Beginning at the Northwest corner of said Lot 37; thence running South on the West line of said Lot 37 a distance of 160 feet; thence East parallel to the North line of said Lot 37 and parallel to the North line of Southwest quarter of Section 29, Township 30, Range 22, to an intersection with the Northeasterly line of said Lot 37; thence Northwesterly and Northerly on last named line to said North line of Southwest quarter of said Section 29; thence West to the point of beginning.

And that Harold Bauer and Priscilla Bauer, husband and wife, owners and that Norwest Financial Minnesota, Inc., a Minnesota Corporation, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

All of Lot thirty-four (34) except that part lying north of a line beginning on the west line of said Lot thirty-four (34), two hundred eighty (280) feet north of the southwest corner of said Lot thirty-four (34); thence east at right angles to the east line of said Lot thirty-four (34), Edgerton Grove, Ramsey County, Minnesota and except the easterly ten (10.00) feet of said Lot thirty-four (34).

Have caused the same to be surveyed and platted as ROYAL GROVE ESTATES 2ND ADDITION and do hereby dedicate to the public for public use forever the thoroughfare, cul-de-sacs and the drainage and utility easements as shown on this plat.

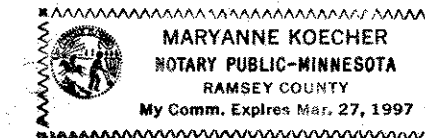
In witness whereof said Kent W. Jefferson Construction, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 2<sup>nd</sup> day of November, 1994.

Signed: Kent W. Jefferson Construction, Inc.

Kent W. Jefferson  
Kent W. Jefferson, President

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 1994, by Kent W. Jefferson, President of Kent W. Jefferson Construction, Inc., a Minnesota Corporation, on behalf of the corporation.

  
MARYANNE KOEHLER  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Comm. Expires Mar. 27, 1997

Maryanne Koehler  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 3-27-97

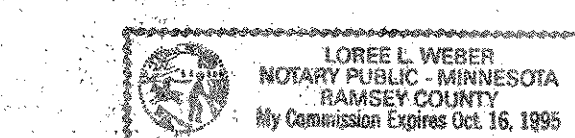
In witness whereof said Premier Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 19 day of October, 1994.

Signed: Premier Bank

White President White  
Robert Peterson Vice President White

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 19 day of October, 1994, by Michael R. Verheer, President and by Robert L. Peterson, Vice President of Premier Bank, a Minnesota Corporation, on behalf of the corporation.

  
LOREE L. WEBER  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Commission Expires Oct. 16, 1995

Loree L. Weber  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 10-16-95

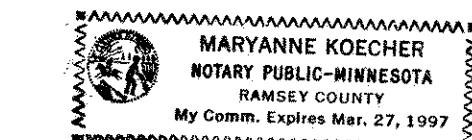
In witness whereof said Harold Bauer and Priscilla Bauer, husband and wife, have hereunto set their hands this 3<sup>rd</sup> day of November, 1994.

Harold Bauer  
Harold Bauer

Priscilla Bauer  
Priscilla Bauer

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 1994, by Harold Bauer and by Priscilla Bauer, husband and wife.

  
MARYANNE KOEHLER  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Comm. Expires Mar. 27, 1997

Maryanne Koehler  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 3-27-97

In witness whereof said Norwest Financial Minnesota, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 17<sup>th</sup> day of October, 1994.

Signed: Norwest Financial Minnesota, Inc.

Jim M. Patten Vice President  
Faye L. Kung Secretary

STATE OF IOWA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of October, 1994, by Gary M. Patten, Vice President and by Faye L. Kung, Secretary of Norwest Financial Minnesota, Inc., a Minnesota Corporation, on behalf of the corporation.

  
YVONNE M. KELLY  
MY COMMISSION EXPIRES  
AUGUST 29, 1996

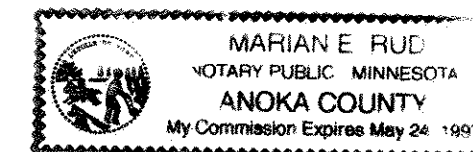
Yvonne M. Kelly  
Notary Public, Polk County,  
My Commission Expires 8-29-96

I hereby certify that I have surveyed and platted the property described on this plat as ROYAL GROVE ESTATES 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 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.

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

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 2<sup>nd</sup> day of August, 1994, by Ronald P. Alwin, a Licensed Land Surveyor.

  
MARIAN E. FRIE  
NOTARY PUBLIC - MINNESOTA  
ANOKA COUNTY  
My Commission Expires May 24, 1997

Marian E. Frie  
Notary Public, Anoka County, Minnesota  
My Commission Expires May 24, 1997

City of Vadnais Heights

We do hereby certify that on the 2<sup>nd</sup> day of August, 1994, the City Council of the City of Vadnais Heights, 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.

Mark A. Wank Mayor  
Gerald Urban Clerk

Taxes payable in the year 1994 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 29<sup>th</sup> day of December, 1994.

Lou McKenna Director  
Department of Property Taxation

By Debra A. Cramer Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 29<sup>th</sup> day of December, 1994, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

Registrar of Titles  
County of Ramsey, State of Minnesota

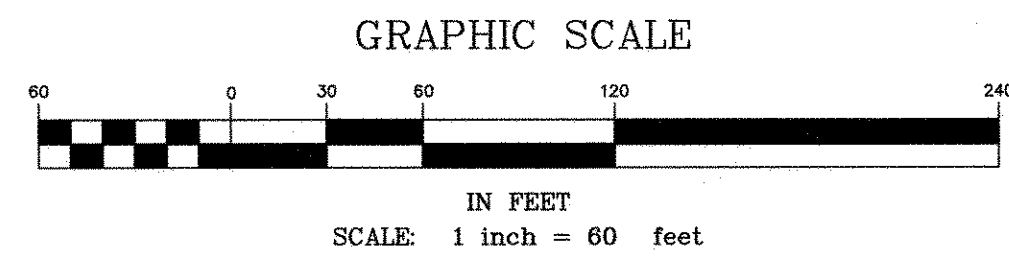
I hereby certify that this plat of ROYAL GROVE ESTATES 2ND ADDITION was filed in the office of the Registrar of Titles for public record on this 30<sup>th</sup> day of December, 1994, at 3:00 o'clock P.M. and was duly filed in Book 40 of Plats, Pages 22 and 23, as Document Number 1079352.

By \_\_\_\_\_ Deputy  
Lou McKenna  
Registrar of Titles

**E. G. RUD & SONS, INC.**  
Land Surveyors



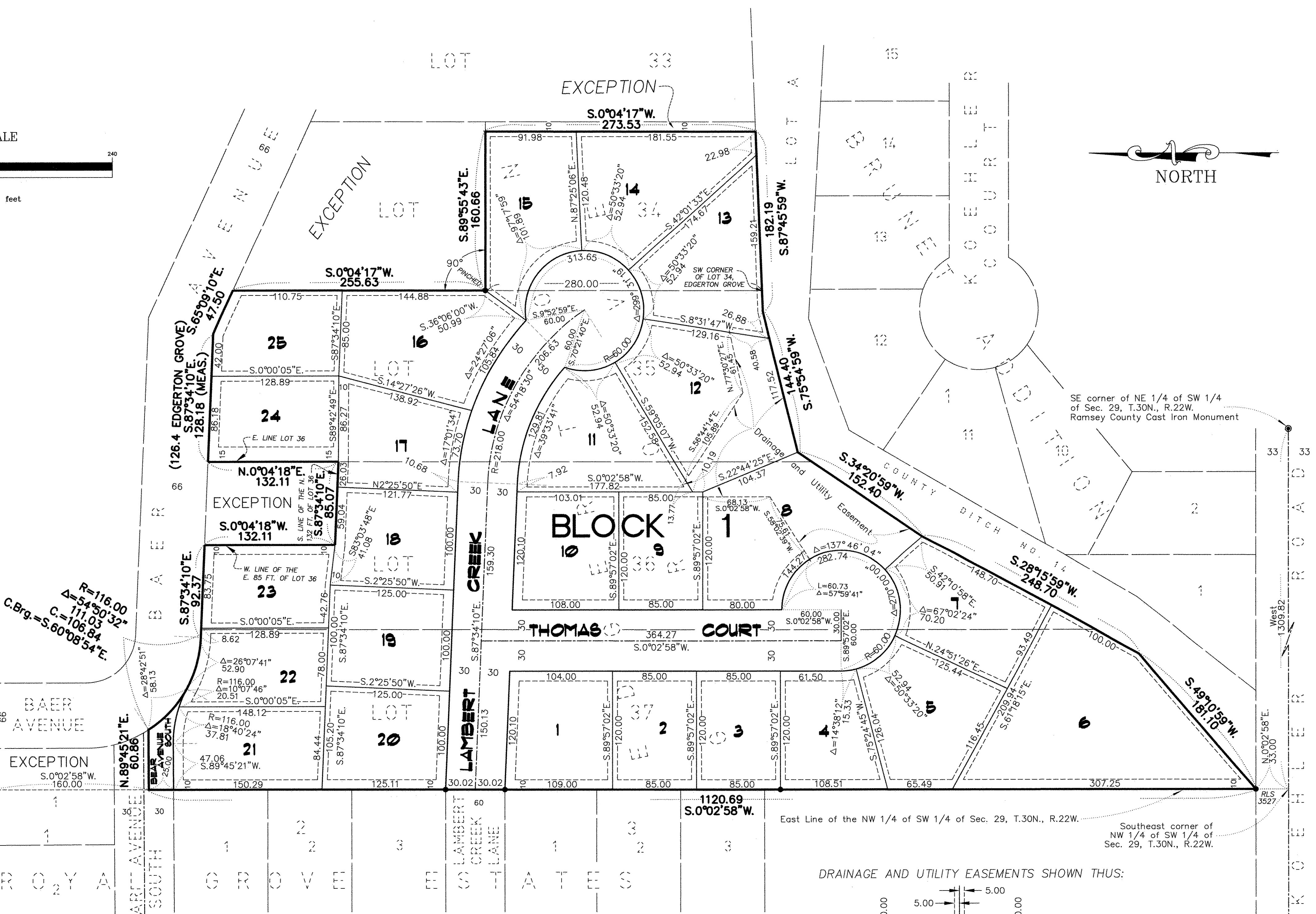
# ROYAL GROVE ESTATES 2ND ADDITION



Center of Sec. 29, T.30N., R.22W.  
Ramsey County Cast Iron Monument

North line of the SW 1/4 of Sec. 29, T.30N., R.22W.  
NW corner of Lot 37,  
Edgerton Grove

West 1/4 corner of Sec. 29, T.30N., R.22W.  
Ramsey County Cast Iron Monument



$R=116.00$   
 $\Delta=54^{\circ}50'32''$   
 $C.Brg.=S.60^{\circ}08'54''E.$

EXCEPTION  
 $S.0^{\circ}02'58''W.$   
160.00

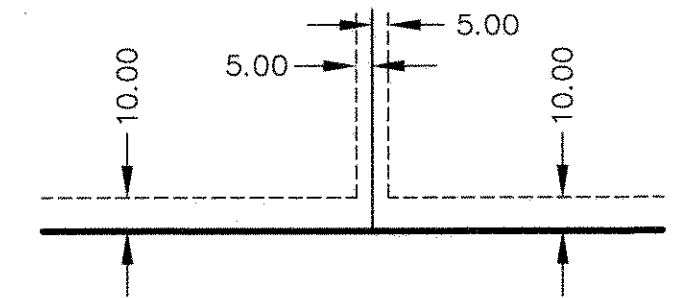
$N.89^{\circ}45'21''E.$   
60.86

• DENOTES 1/2 INCH FOUND IRON PIPE,  
MARKED BY R.L.S. NO. 9808 UNLESS  
OTHERWISE INDICATED.

LOT CORNERS WITH NO MONUMENTS SHOWN  
WILL BE MONUMENTED BY A 1/2 INCH BY  
14 INCH IRON PIPE AND SET WITHIN ONE  
YEAR OF THE RECORDING OF THIS PLAT

THE NORTH LINE OF THE SW 1/4 OF SEC.  
29, T.30 N., R.22 W., HAS AN ASSUMED  
BEARING OF  $N. 89^{\circ} 45' 21'' E.$

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE  
LOT LINES AND REAR LOT LINES, AND 10  
FEET IN WIDTH, AND ADJOINING STREET LINES,  
UNLESS OTHERWISE SHOWN ON THIS PLAT.

**E. G. RUD & SONS, INC.**  
Land Surveyors