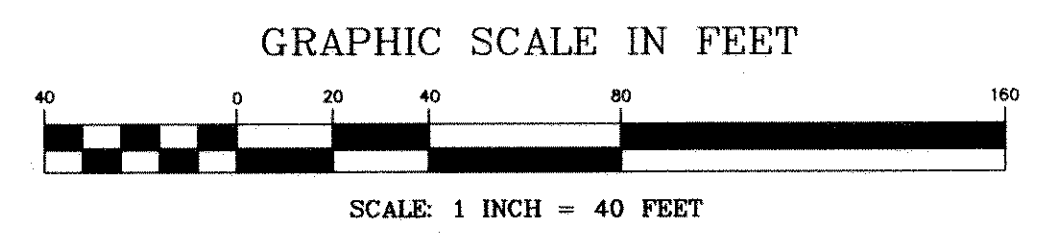
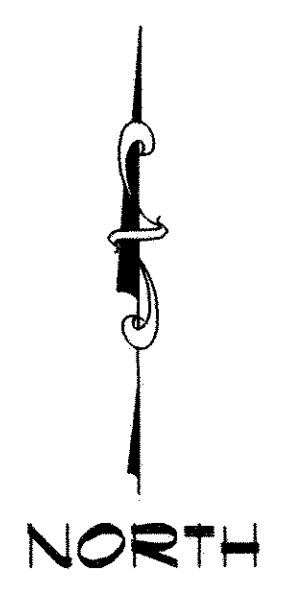


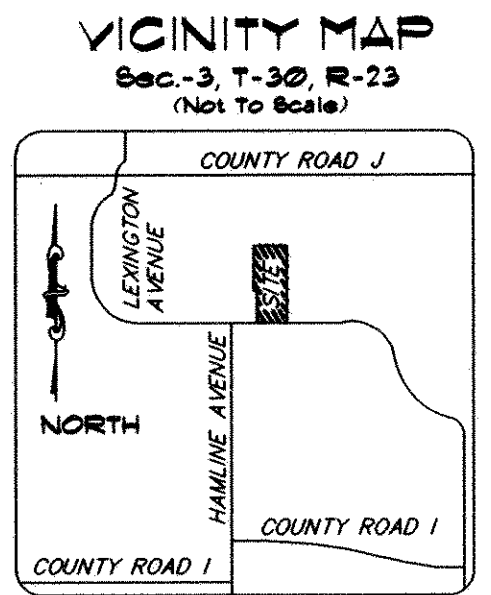
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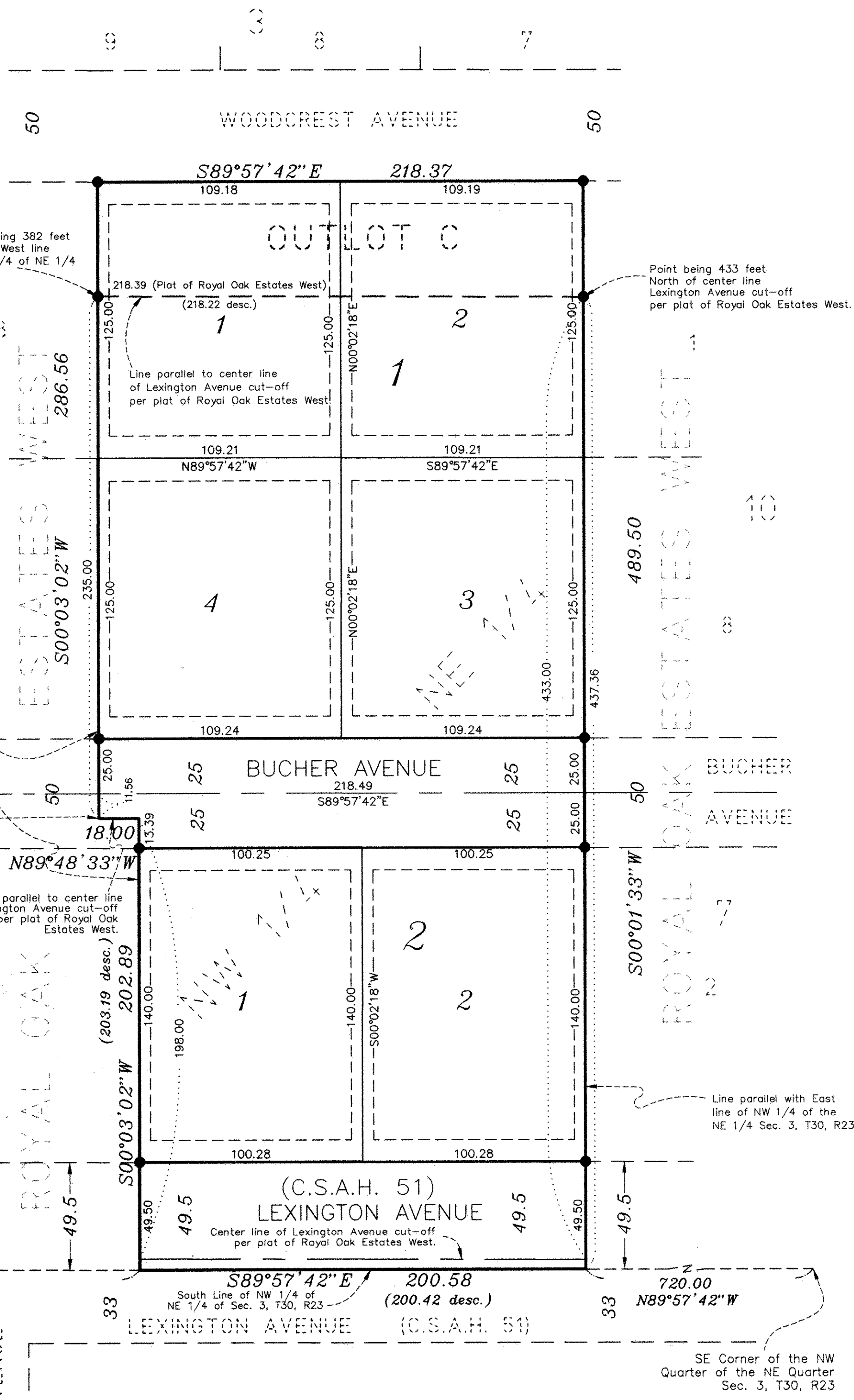
ROYAL OAK ESTATES WEST 5TH ADDITION



• DENOTES FOUND 1/2 INCH IRON PIPE MARKED BY RLS NO. 9808.



ROYAL OAK ESTATES WEST



KNOW ALL MEN BY THESE PRESENTS: That Royal Oaks Realty, Inc., a Minnesota corporation, owner and Urban M. Hunt and Regena E. Hunt, husband and wife, mortgagees of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

That part of the Northwest Quarter of the Northeast Quarter of Section 3, Township 30, Range 23, described as follows: Commencing at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence running west on the south line of said Northwest Quarter of the Northeast Quarter a distance of 720.00 feet to the point of beginning of the land to be described; thence north, parallel to the east line of said Northwest Quarter of the Northeast Quarter, a distance of 437.36 feet to a point which is 433.00 feet north of the center line of Lexington Avenue cut-off as now improved and traveled in said Northwest Quarter of the Northeast Quarter; thence west, parallel to said center line, 218.22 feet more or less, to a point which is 382.00 feet east of the west line of said Northwest Quarter of the Northeast Quarter; thence south parallel to said west line 235.00 feet to a point which is 198.00 feet north of said center line; thence east, parallel to said center line, 18.00 feet; thence south, parallel to said west line, 203.19 feet to the south line of said Northwest Quarter of the Northeast Quarter; thence east on said line 200.42 feet more or less to the point of beginning.

And that Kootenia Builders, Inc., a Minnesota corporation, owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

Outlot C, ROYAL OAK ESTATES WEST, Ramsey County, Minnesota.

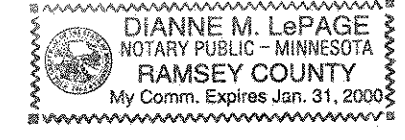
Have caused the same to be surveyed and platted as ROYAL OAK ESTATES WEST 5TH ADDITION and do hereby dedicate to the public for public use forever the thoroughfares and the drainage and utility easements as shown on this plat.

In witness whereof said Royal Oaks Realty, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 24th day of September, 1998.

Signed: Royal Oaks Realty, Inc.
Marcel Eibensteiner
Marcel Eibensteiner, President

State of Minnesota
County of Ramsey
The foregoing instrument was acknowledged before me this 24th day of September, 1998, by Marcel Eibensteiner, President of Royal Oaks Realty, Inc., a Minnesota corporation, on behalf of the corporation.

Wanni M. LePage
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2000

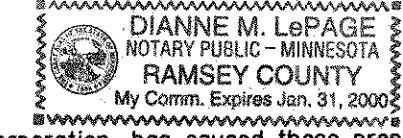


In witness whereof said Urban M. Hunt and Regena E. Hunt, husband and wife, have hereunto set their hands this 9th day of October, 1998.

Urban M. Hunt
Urban M. Hunt
Regena E. Hunt
Regena E. Hunt

State of Minnesota
County of Ramsey
The foregoing instrument was acknowledged before me this 9th day of October, 1998, by Urban M. Hunt and Regena E. Hunt, husband and wife.

Wanni M. LePage
Notary Public, Ramsey County, Minnesota.
My Commission Expires January 31, 2000

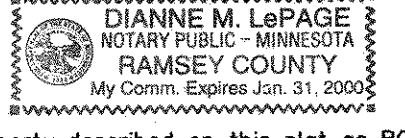


In witness whereof said Kootenia Builders, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 19th day of October, 1998.

Signed: Kootenia Builders, Inc.
Robert J. Eibensteiner
Robert J. Eibensteiner, President

State of Minnesota
County of Ramsey
The foregoing instrument was acknowledged before me this 19th day of October, 1998, by Robert J. Eibensteiner, President of Kootenia Builders, Inc., a Minnesota corporation, on behalf of the corporation.

Wanni M. LePage
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2000

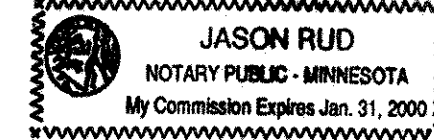


I hereby certify that I have surveyed and platted the property described on this plat as ROYAL OAK ESTATES WEST 5TH ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly 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.

Daniel W. Obermiller
Daniel W. Obermiller, Land Surveyor
Minnesota License No. 25341

State of Minnesota
County of Anoka
The foregoing Surveyor's Certificate was acknowledged before me this 22 day of September, 1998, by Daniel W. Obermiller, a Licensed Land Surveyor.

Jason Rud
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000



City of Shoreview
We do hereby certify that on the 22nd day of August, 1998, the City Council of the City of Shoreview, 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.

Lonhard Martin
Mayor
Ty C. Selman
Clerk Administrator

Taxes payable in the year 1998 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 19th day of November, 1998.

Dorothy McClung
Director
Department of Property Taxation

By Abdur Khan, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 19th day of November, 1998 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 ROYAL OAK ESTATES WEST 5TH ADDITION was filed in the office of the County Recorder for public record on this 25th day of November, 1998, at 1:27 o'clock P.M., and was duly filed in Book 114 of Plats, Page 45 as Document Number 3103030.

Deputy County Recorder

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