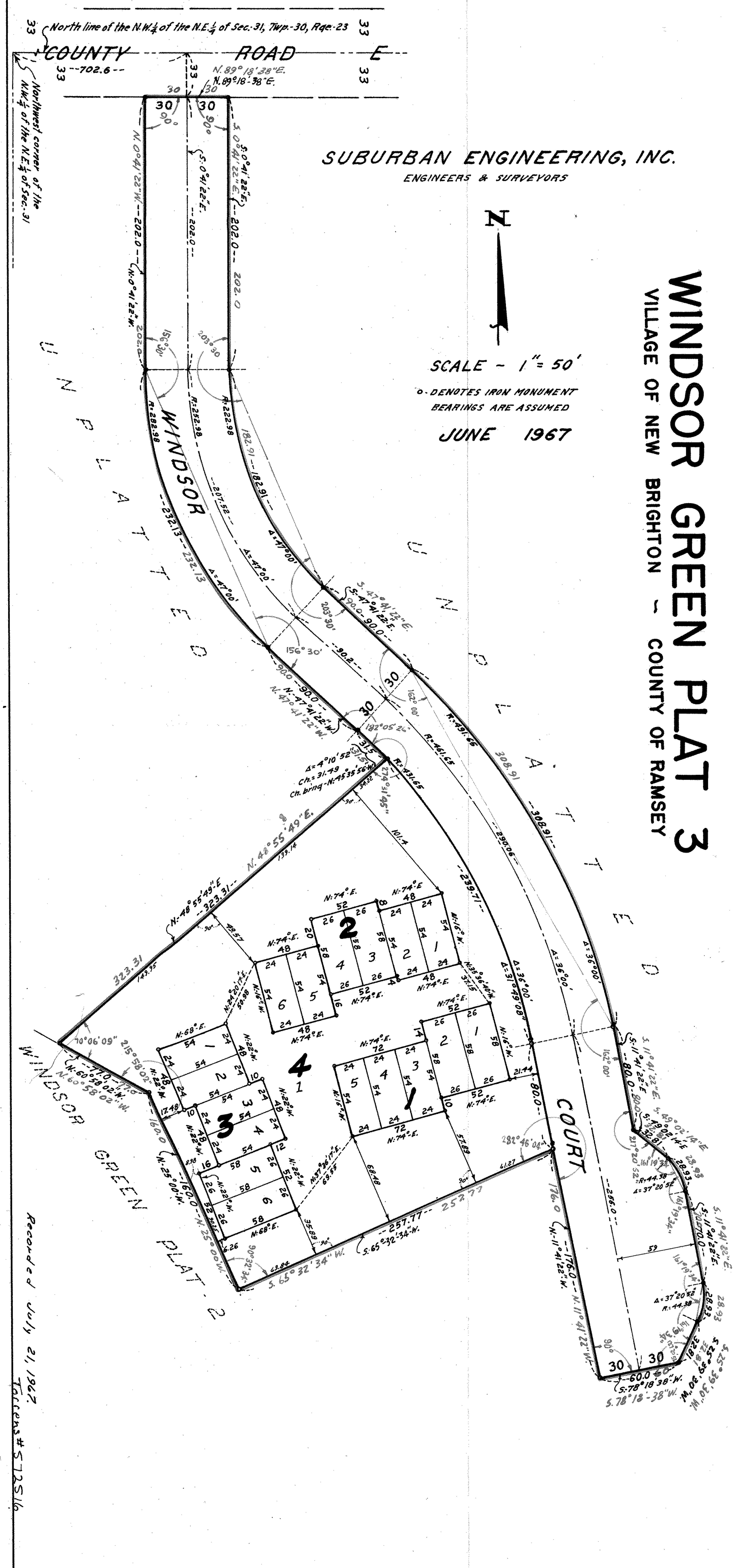
WINDSOR GREEN PLAT 3

VILLAGE OF NEW BRIGHTON – COUNTY OF RAMSEY



This is to certify that Pemtom, Inc., a Minnesota Corporation, owners and proprietors, that S and S, Inc., a Minnesota Corporation, contract purchaser, and that Northwestern National Bank of St. Paul, a United States Corporation, and Rock Island Corporation, a Delaware Corporation, mortgagees of:

That part of the NW-1/4 of the NE-1/4 of Section 31, Township 30, Range 23, Ramsey County, Minnesota, described as follows, towit: Commencing at the Northwest corner of said NW-1/4 of the NE-1/4; thence N. 89°-18'-38" E. on an assumed bearing along the North line of said NW-1/4 of the NE-1/4, a distance of 702.6 feet; thence S. 0°-41'-22" E., a distance of 33 feet to the actual point of beginning of the tract of land to be described; thence N.89°-18'-38" E., a distance of 30 feet; thence S. 0°-41'-22" E., a distance of 202 feet; thence on a tangential curve to the left, the radius being 222.98 feet, a distance of 182.91 feet; thence S. 47°-41'-22" E. along a line tangent to the last described curve, a distance of 90 feet; thence on a tangential curve to the right, the radius being 491.65 feet, a distance of 308.91 feet; thence S. 11°-41'-22" E. along a line tangent to the last described curve, a distance of 80 feet; thence S. 49°-02'-14" E., a distance of 32.81 feet; thence on a tangential curve to the right, the radius being 44.38 feet, a distance of 28.93 feet;thence S. 11°-41'-22" E. along a line tangent to the last described curve, a distance of 70 feet; thence on a tangential curve to the right, the radius being 44.38 feet, a distance of 28.93 feet; thence S. 25°-39'-30" W. along a line tangent to the last described curve, a distance of 32.81 feet; thence S. 78°-18'-38" W., a distance of 60 feet; thence N. 11°-41'-22" W., a distance of 176 feet; thence S. 65°-32'-34" W., a distance of 257.77 feet to an angle point on the most Easterly line of Lot 1, Block 29, Windsor Green Plat 2; thence N. 25° W. along the Easterly line of said Lot 1, a distance of 160 feet to an angle point on the Northeasterly line of said Lot 1, Block 29, Windsor Green Plat 2; thence N. 60°-58'-02" W. along said Northeasterly line, a distance of 77 feet; thence N. 48°-55'-49" E., a distance of 323.31 feet to its intersection with a curve concave to the Southwest, the radius being 431.65 feet; thence Northwesterly along said curve a distance of 31.5 feet, the delta angle being 4°-10'-52", the chord bearing being N. 45°-35'-56" W.; thence N. 47°-41'-22" W. along a line tangent to the last described curve, a distance of 90 feet; thence on a tangential curve to the right, the radius being 282.98 feet, a distance of 232.13 feet; thence N. 0°-41'-22" W. along a line tangent to the last described curve, a distance of 202 feet to its intersection with a line parallel with and 33 feet South of the North line of said NW-1/4 of the NE-1/4; thence East along said parallel line to the point of beginning; have caused the same to be surveyed and platted and hereafter known as WINDSOR GREEN PLAT 3, as shown by this plat, and hereby dedicate to the public and for the public use forever the Court as shown, subject to a Blanket Easement for Utility and Drainage purposes over Lot 1 of Block 4 as shown on annexed plat;

Dedication of Common Areas with Open Space Easement and Covenants:

Pemtom, Inc., in recording this plat of Windsor Green Plat 3, has designated certain areas of land described as Lot 1 of Block 4, Windsor Green Plat 3 as intended for the use by the homeowners in Windsor Green Plat 3 for recreation and other related activities.

The above-described areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Windsor Green Plat 3 as more fully provided in the Supplementary Declaration of Covenants and Restrictions applicable to Windsor Green Plat 3 dated JUNE 22 1967, which Supplementary Declaration of Covenants and Restrictions is subject however to Open Space Easement and Covenants dated JUNE 22 1967, covering those areas described as Lot 1 of Block 4, Windsor Green Plat 3, both of which Supplementary Declaration of Covenants and Restrictions and Open Space Easement and Covenants are recorded with this plat. Said Supplementary Delaration of Covenants and Restrictions and said Open Space Easement and Covenants are made part of this plat.

Witness our hands this 22nd day of JUNE A.D.1967.
Witness our hands this 11TH day of JULY A.D.1967.
Witness our hands this 7TH day of JULY A.D.1967.
Witness our hands this 7TH day of JULY A.D.1967.

In Presence of: [signatures] — PEMTOM, INC. [signature] President; [signature] Secretary-Treasurer

In Presence of: [signatures] — S AND S, INC. [signatures]

In Presence of: [signatures] — NORTHWESTERN NATIONAL BANK OF ST. PAUL [signatures]

In Presence of: [signatures] — ROCK ISLAND CORPORATION [signatures]

State of Minnesota
County of Hennepin

On this 22ND day of JUNE A.D.1967, before me a Notary Public within and for said County and State, personally appeared Bruce A. Thomson and Douglas Flaa, to me personally known, who being by me duly sworn, did say that they are the President and Secretary-Treasurer respectively of Pemtom, Inc., the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Bruce A. Thomson and Douglas Flaa acknowledged said instrument to be the free act and deed of said corporation.

[signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires JANUARY 7, 1973

State of Minnesota
County of HENNEPIN

On this 11TH day of JULY A.D.1967, before me a Notary Public within and for said County and State, personally appeared LOUIS LIPSHULTZ and JOSEPH L. DUDOWITZ to me personally known, who being by me duly sworn, did say that they are the PRESIDENT and SECRETARY respectively of S and S, Inc., the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said LOUIS LIPSHULTZ and JOSEPH L. DUDOWITZ acknowledged said instrument to be the free act and deed of said corporation.

[signature]
Notary Public, HENNEPIN County, Minnesota
My Commission Expires JANUARY 7, 1973

State of Minnesota
County of Ramsey

On this 7th day of July A.D.1967, before me a Notary Public within and for said County and State, personally appeared P.B. Bremicker, Jr. and Cecil A. Bostrom to me personally known, who being by me duly sworn, did say that they are the Sr. Vice Pres. and Vice Pres. respectively of Northwestern National Bank of St. Paul, the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said P.B. Bremicker, Jr. and Cecil A. Bostrom acknowledged said instrument to be the free act and deed of said corporation.

R. C. MAGNUSON
Notary Public, Ramsey County, Minn.
My Commission Expires Oct. 27, 1972

[signature]
Notary Public, Ramsey County, Minnesota
My Commission Expires

State of Minnesota
County of Hennepin

On this 7TH day of JULY A.D.1967, before me a Notary Public within and for said County and State, personally appeared E.R. TITCOMB and CECIL R. ROSS, to me personally known, who being by me duly sworn, did say that they are the PRESIDENT and VICE PRESIDENT respectively of Rock Island Corporation, the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said E.R. TITCOMB and CECIL R. ROSS acknowledged said instrument to be the free act and deed of said corporation.

[signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires JANUARY 7, 1973

I hereby certify to having surveyed the property described on this plat as WINDSOR GREEN PLAT 3 and have placed iron monuments at the corners as shown and the same is correct. There is no low wet ground nor any traveled road or easement on or across same except as shown.

E. A. Rathbun
Registered Surveyor, Minnesota Cert. No. 3795

State of Minnesota
County of Hennepin

On this 27th day of June A.D.1967, before me, the undersigned, personally appeared Ebert A. Rathbun to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Warren O. Olson
Notary Public, Hennepin County, Minn. WARREN O. OLSON
Notary Public, Hennepin County, Minn.
My Commission Expires July 12, 1967
My Commission Expires A.D.1967.

Accepted and approved this 13th day of July A.D.1967.

[signatures]
Plat Commission

[signature]
Commissioner of Public Works

Approved by the Village Council of the Village of New Brighton, Minnesota this 27 day of June A.D.1967.

Clerk [signature]

Recorded July 21, 1967.
Torrens #572516