

EVERGREEN VALLEY

Know All Persons By These Presents that Keith E. Jacob and Hilda E. Jacob, husband and wife, owners of the following described property situated in the City of Shoreview, Ramsey County, Minnesota:

That part of the North Five-Eighths of the Northeast Quarter of the Northeast Quarter of Section 26, Township 30, Range 23, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of the east 719.97 feet of said North Five-Eighths of the Northeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 59 minutes 47 seconds West along the south line thereof 265.05 feet to the point of beginning of the property to be described; thence continuing North 89 degrees 59 minutes 47 seconds West along said south line 60.00 feet; thence North 19 degrees 01 minutes 08 seconds West 164.61 feet; thence North 42 degrees 09 minutes 41 seconds East 99.58 feet; thence easterly 78.35 feet along a tangential curve concave to the south having a central angle of 107 degrees 50 minutes 19 seconds and a radius of 41.63 feet; thence South 30 degrees 00 minutes 00 seconds East and tangent to the last described curve 17.59 feet; thence southeasterly 17.07 feet along a tangential curve concave to the northeast having a central angle of 16 degrees 17 minutes 48 seconds and a radius of 60.00 feet; thence southerly to the point of beginning.

and that Hiner Development, Inc., a Minnesota corporation, owner and North Star State Bank of Roseville, a Minnesota corporation, mortgagee of the following described property situated in the City of Shoreview, Ramsey County, Minnesota:

That part of the North Five-Eighths of the Northeast Quarter of the Northeast Quarter of Section 26, Township 30, Range 23, Ramsey County, Minnesota, lying easterly of the centerline of Victoria Street and lying westerly of the east 719.97 feet thereof, except the north 383 feet thereof and except that part described as follows:

Commencing at the southwest corner of the east 719.97 feet of said North Five-Eighths of the Northeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 59 minutes 47 seconds West along the south line thereof 265.05 feet to the point of beginning of the property to be described; thence continuing North 89 degrees 59 minutes 47 seconds West along said south line 60.00 feet; thence North 19 degrees 01 minutes 08 seconds West 164.61 feet; thence North 42 degrees 09 minutes 41 seconds East 99.58 feet; thence easterly 78.35 feet along a tangential curve concave to the south having a central angle of 107 degrees 50 minutes 19 seconds and a radius of 41.63 feet; thence South 30 degrees 00 minutes 00 seconds East and tangent to the last described curve 17.59 feet; thence southeasterly 17.07 feet along a tangential curve concave to the northeast having a central angle of 16 degrees 17 minutes 48 seconds and a radius of 60.00 feet; thence southerly to the point of beginning.

Together with that part of the North Five-Eighths of the Northeast Quarter of the Northeast Quarter of Section 26, Township 30, Range 23, Ramsey County, Minnesota, except the North 383 feet thereof, described as follows:

Commencing at the southeast corner of the north 383 feet of said Northeast Quarter of the Northeast Quarter; thence on an assumed bearing of West along the south line of said north 383 feet a distance of 180.00 feet to the point of beginning of the property to be described; thence South 0 degrees 00 minutes 23 seconds West 173.89 feet; thence North 89 degrees 59 minutes 37 seconds West 108.00 feet; thence westerly 93.02 feet along a tangential curve concave to the north having a central angle of 20 degrees 13 minutes 29 seconds and a radius of 263.53 feet; thence North 69 degrees 46 minutes 08 seconds West and tangent to the last described curve 19.24 feet; thence westerly 69.27 feet along a tangential curve concave to the south having a central angle of 20 degrees 13 minutes 29 seconds and a radius of 196.24 feet; thence North 89 degrees 59 minutes 37 seconds West and tangent to the last described curve 60.00 feet; thence westerly 16.19 feet along a tangential curve concave to the south having a central angle of 15 degrees 27 minutes 40 seconds and a radius of 60.00 feet; thence North 15 degrees 27 minutes 17 seconds West to said south line of the north 383 feet; thence easterly along said south line to the point of beginning.

Together with that part of the Southeast Quarter of Section 23, Township 30 North, Range 23 West, Ramsey County, Minnesota, lying southerly of the centerline of County Road F, except that part platted as Brigadoon Plat One. Subject to the rights of the public in said County Road F.

and that Keith E. Jacob and Hilda E. Jacob, husband and wife, owners and Hiner Development, Inc., a Minnesota corporation, contract purchaser and North Star State Bank of Roseville, a Minnesota corporation, mortgagee of the following described property situated in the City of Shoreview, Ramsey County, Minnesota:

The north 383.00 feet of the east 150.00 feet of Section 26, Township 30, Range 23, Ramsey County, Minnesota, except the north 383.00 feet thereof and also except that part described as follows:

Commencing at the southeast corner of the north 383 feet of said Northeast Quarter of the Northeast Quarter; thence on an assumed bearing of West along the south line of said north 383 feet a distance of 180.00 feet to the point of beginning of the property to be described; thence South 0 degrees 00 minutes 23 seconds West 173.89 feet; thence North 89 degrees 59 minutes 37 seconds West 108.00 feet; thence westerly 93.02 feet along a tangential curve concave to the north having a central angle of 20 degrees 13 minutes 29 seconds and a radius of 263.53 feet; thence North 69 degrees 46 minutes 08 seconds West and tangent to the last described curve 19.24 feet; thence westerly 69.27 feet along a tangential curve concave to the south having a central angle of 20 degrees 13 minutes 29 seconds and a radius of 196.24 feet; thence North 89 degrees 59 minutes 37 seconds West and tangent to the last described curve 60.00 feet; thence westerly 16.19 feet along a tangential curve concave to the south having a central angle of 15 degrees 27 minutes 40 seconds and a radius of 60.00 feet; thence North 15 degrees 27 minutes 17 seconds West to said south line of the north 383 feet; thence easterly along said south line to the point of beginning.

Have caused the same to be surveyed, platted and known as EVERGREEN VALLEY and do hereby dedicate to the public for public use forever the drainage and utility easements, circle, court, place, road, street and walkway, as shown on the plat.

In witness whereof said Keith E. Jacob and Hilda E. Jacob, husband and wife, have caused these presents to be signed this 6th day of October, 1987.

Signed: Keith E. Jacob Keith E. Jacob
Hilda E. Jacob Hilda E. Jacob

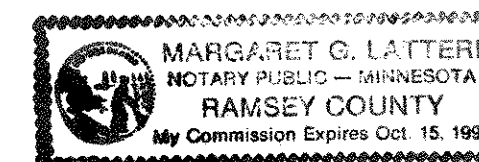
In witness whereof said Hiner Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 5th day of October, 1987.

Signed: Richard M. Hiner Richard M. Hiner, President

In witness whereof said North Star State Bank of Roseville, a Minnesota corporation, has caused these presents to be signed by its proper officer this 5th day of October, 1987.

Signed: Timothy O. Thompson Timothy O. Thompson, Assistant Vice-President

State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 6th day of October, 1987, by Keith E. Jacob and Hilda E. Jacob, husband and wife.



Margaret G. Latteri
Notary Public, Ramsey County, Minnesota
My Commission Expires Oct 15, 1990

State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 5th day of October, 1987, by Richard M. Hiner, President of Hiner Development, Inc., a Minnesota corporation, on behalf of the corporation.



Sharon J. Grossman
Notary Public, Ramsey County, Minnesota
My Commission Expires January 23, 1991

State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 5th day of October, 1987, by Timothy O. Thompson, Assistant Vice-President of North Star State Bank of Roseville, a Minnesota corporation, on behalf of the corporation.

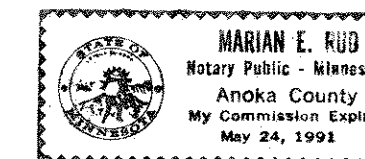


Sharon J. Grossman
Notary Public, Ramsey County, Minnesota
My Commission Expires January 23, 1991

I, Ernest G. Rud, hereby certify that I have surveyed and platted the property described in the dedication of this plat as EVERGREEN VALLEY; 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 25th day of August, 1987.



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 3rd day of October, 1987.

Richard A. Wedell Mayor
Quight W. Johnson Clerk

Taxes for the year 1987 on the land described herein paid, no delinquent taxes and transfer entered, this 7th day of October, 1987.

Lou McKenna, Director
Department of Property Taxation
By Stephanie Cowley, Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 20th 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 EVERGREEN VALLEY was filed in this office this 23rd day of October, 1987, at 3:51 o'clock P.M. and was filed in Book 107 of Plats, Pages 4 and 5, as Document No. 2410737.

By _____, Deputy
John C. McLaughlin, County Recorder

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

EVERGREEN VALLEY

NORTH



Scale: 1 Inch = 60 Feet

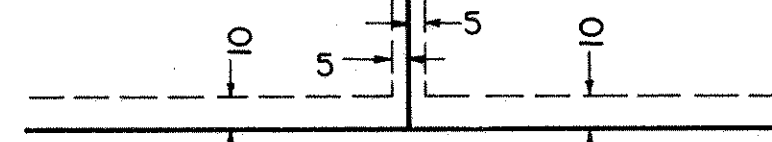


SCALE IN FEET

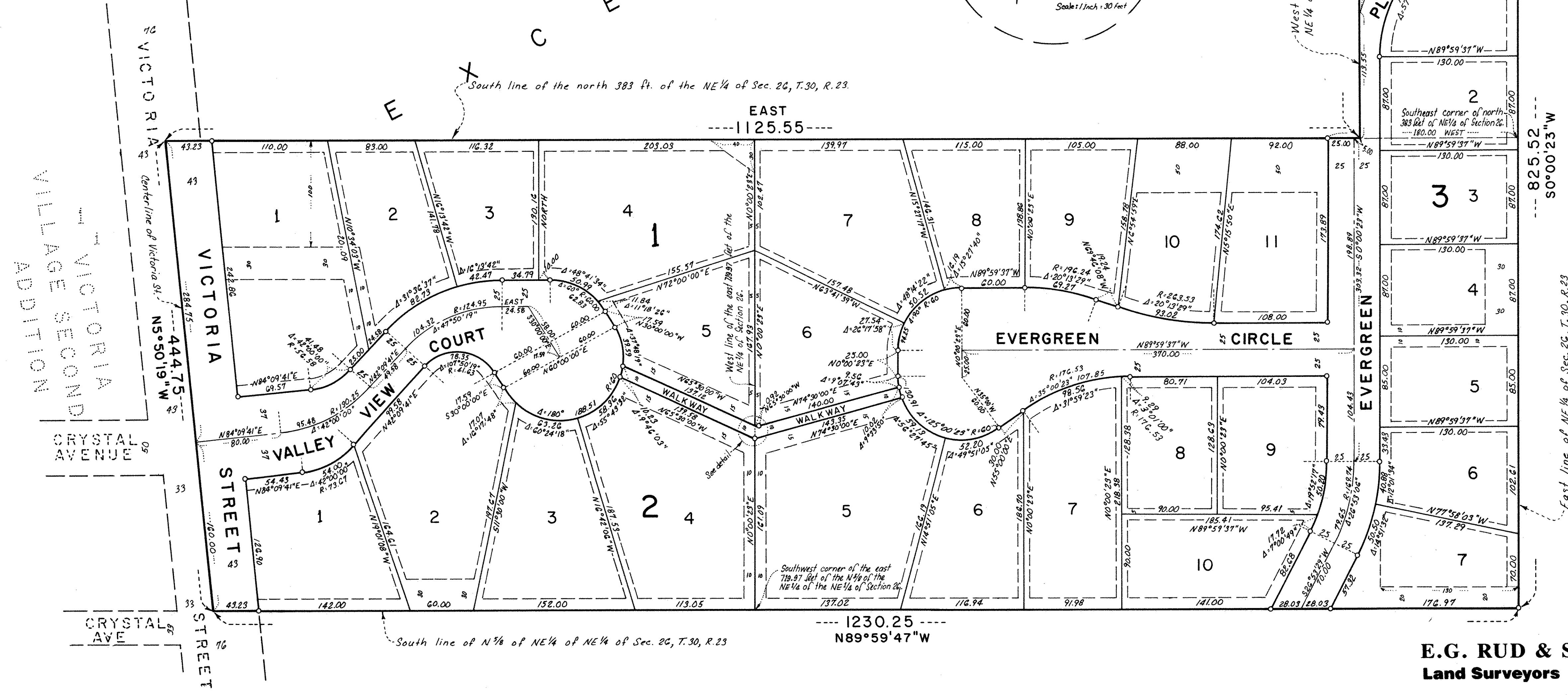
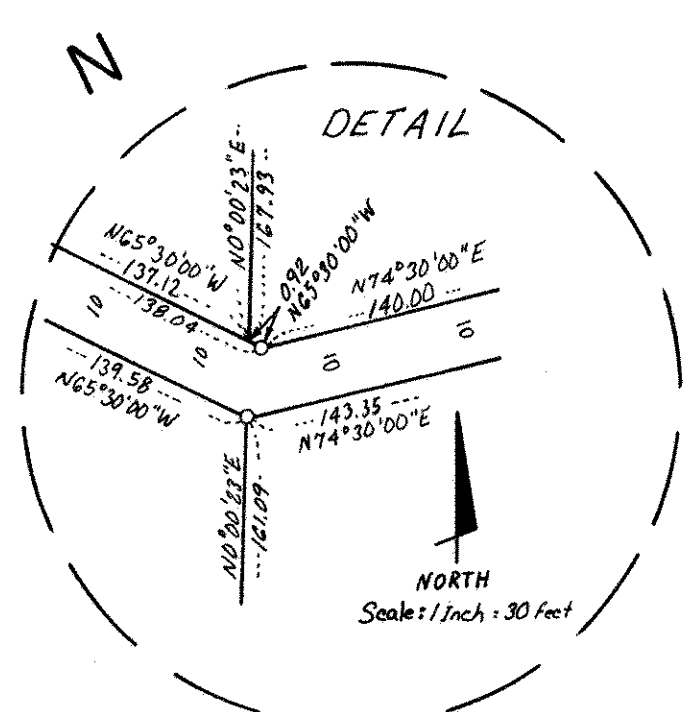
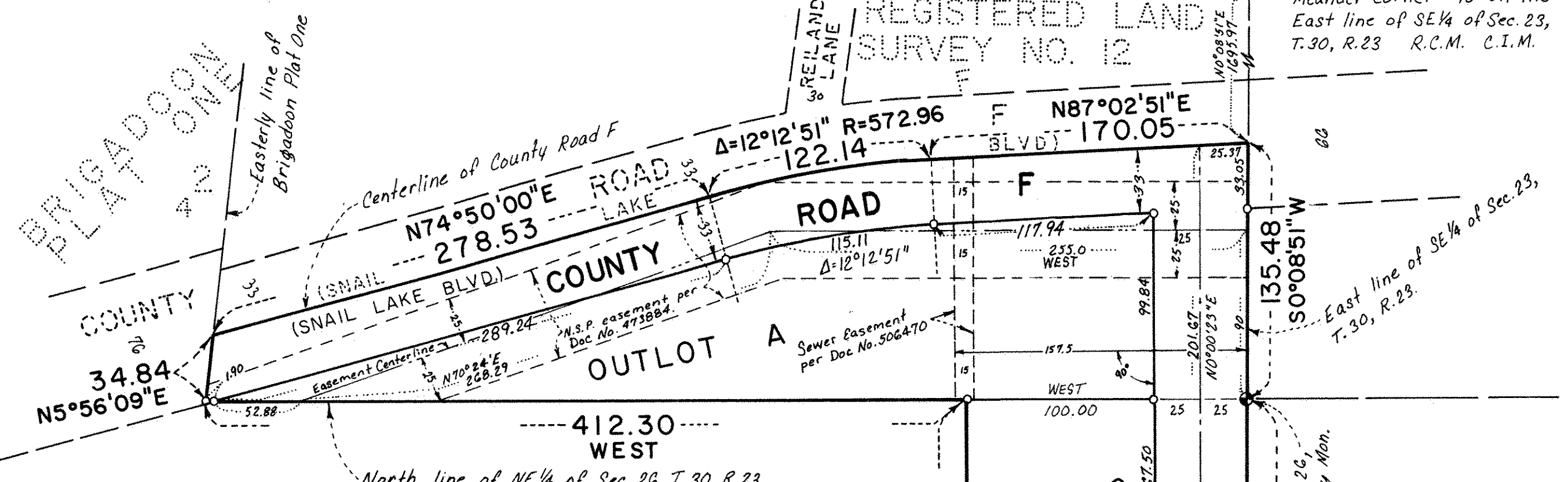
Bearings are on an assumed datum.

o Denotes Iron Monument Set.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining street lines and rear lot lines, unless otherwise indicated, and 5 feet in width and adjoining side lot lines, unless otherwise indicated.



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