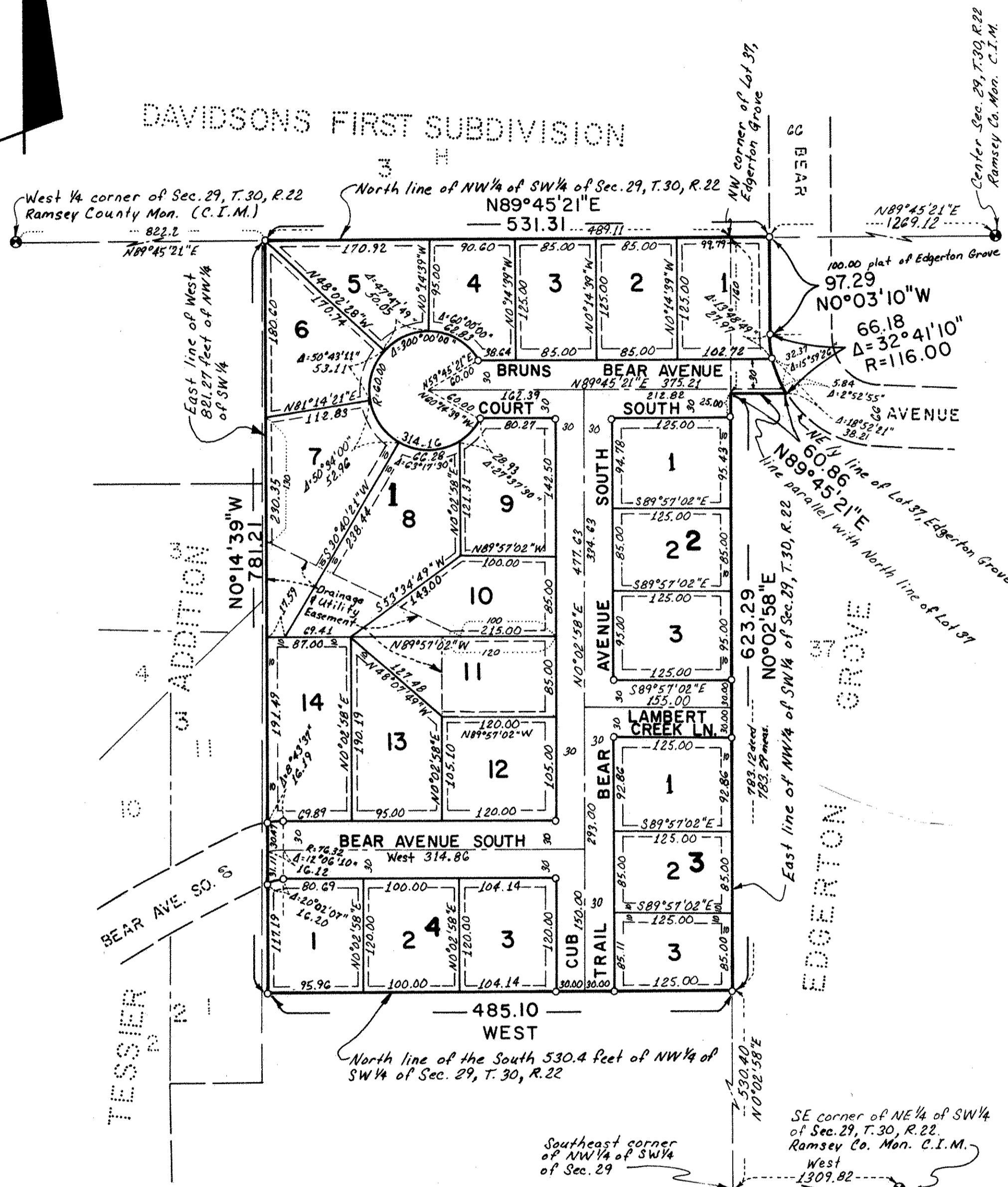


NORTH

ROYAL GROVE ESTATES

DAVIDSON'S FIRST SUBDIVISION



Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining street lines, unless otherwise indicated, as shown on the plat.

Bearings Are On An Assumed Datum.

o Denotes Iron Monument Set.

Scale: 1 Inch = 100 Feet



SCALE IN FEET

E.G. RUD & SONS, INC.
LAND SURVEYORS

Know All Persons By These Presents that Woodlynn Homes, Inc., a Minnesota corporation, owner, and Builders Development & Finance, Inc., a Minnesota corporation, mortgagee, and Marjorie A. Bruns, unmarried, mortgagee of the following described property situated in the City of Wadnais Heights, Ramsey County, Minnesota:

That part of the Northwest Quarter of the Southwest Quarter, Section 29, Township 30, Range 22, Ramsey County, Minnesota, beginning at a point on the east line of the Northwest Quarter of the Southwest Quarter, 530.4 feet north of the southeast corner of said Northwest Quarter of the Southwest Quarter; thence north along said east line 783.12 feet more or less to the northeast corner of the Northwest Quarter of the Southwest Quarter; thence west along the north line of said Northwest Quarter of the Southwest Quarter 489.11 feet to a point; thence south at right angles 781.12 feet more or less to a point immediately west of the point of beginning; thence east to the point of beginning, and

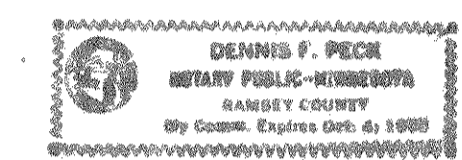
That part of Lot 37, Edgerton Grove, Ramsey County, Minnesota, described as follows: Beginning at the northwest corner of said Lot 37; thence running south on the west line of said Lot 37, a distance of 160 feet; thence east parallel to the north line of said Lot 37 and parallel to the north line of the 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 Section 29; thence west to the point of beginning.

Have caused the same to be surveyed, platted and known as ROYAL GROVE ESTATES and do hereby dedicate to the public use forever the drainage and utility easements, court, lane, trail and avenue, as shown on the plat. In witness whereof said Woodlynn Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer

this 2ND day of FEBRUARY, 1988.
Signed: Woodlynn Homes, Inc. Marjorie A. Bruns its VICE PRESIDENT

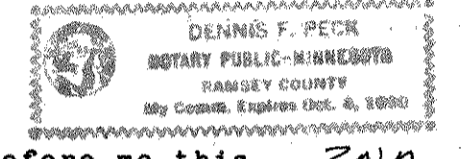
Signed: Builders Development & Finance, Inc. Will T. Reena its VICE PRESIDENT

STATE OF MINNESOTA) COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 2ND day of FEBRUARY, 1988, by DAVID J. WEBER, PRESIDENT of Woodlynn Homes, Inc., a Minnesota corporation, on behalf of the corporation.



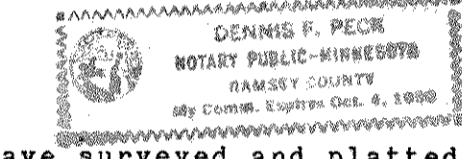
Dennis F. Peck
Notary Public, RAMSEY County, Minnesota
My Commission Expires OCTOBER 4, 1990

STATE OF MINNESOTA) COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 2ND day of FEBRUARY, 1988, by WILLIAM T. CENAN, VICE PRESIDENT of Builders Development & Finance, Inc., a Minnesota corporation, on behalf of the corporation.



Dennis F. Peck
Notary Public, RAMSEY County, Minnesota
My Commission Expires OCTOBER 4, 1990

STATE OF MINNESOTA) COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 2ND day of FEBRUARY, 1988, by Marjorie A. Bruns, unmarried.

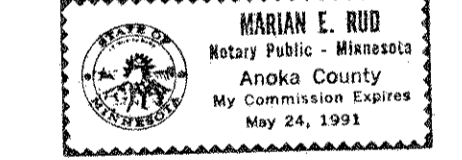


Dennis F. Peck
Notary Public, RAMSEY County, Minnesota
My Commission Expires OCTOBER 4, 1990

I, Ernest G. Rud, hereby certify that I have surveyed and platted the property described in the dedication of this plat as ROYAL GROVE 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 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 5TH day of January, 1988.



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 Wadnais Heights, Minnesota, this 19th day of January, 1988.

Robert J. Ahmann Mayor
Gerald J. Urban Clerk

Taxes for the year 1988 on the land described herein paid, no delinquent taxes and transfer entered, this 2nd day of March, 1988.

Don 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 2nd day of March, 1988, 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 ROYAL GROVE ESTATES was filed in this office this 3rd day of March, 1988 at 3:04 o'clock P.M. and was filed in Book 102 of Plats, Page 47, as Document No. 2429573

John C. McLaughlin
County Recorder
By _____, Deputy