

WILLOW GROVE

KNOW ALL MEN BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota Corporation, and Elizabeth M. Goetz and Henry J. Goetz, wife and husband, all owners of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

The East 290 feet of the West 1100 feet of the North 825 feet of the West Half of the Northeast Quarter of Section 20, Township 30, Range 22, in said Ramsey County, Minnesota.

And

Outlot A, Outlot B, Outlot C, and that part of Outlot D, described as beginning at the southeast corner of said Outlot D; thence North 44 degrees 23 minutes 01 second West 108.43 feet along the southwesterly line of said Outlot D; thence northeasterly 86.37 feet along a nontangential curve concave to the northwest, central angle 25 degrees 13 minutes 54 seconds, radius 196.13 feet, chord bearing North 48 degrees 36 minutes 57 seconds East; thence North 36 degrees 00 minutes 00 seconds East 18.54 feet to the east line of said Outlot D; thence South 00 degrees 15 minutes 18 seconds East 149.13 feet to the point of beginning, all in GREENHAVEN 2ND ADDITION, according to the plat thereof on file and of record in the Office of the County Recorder, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as WILLOW GROVE, and do hereby dedicate to the public for public use forever the thoroughfares, cul-de-sac and drainage and utility easements as shown on this plat.

In witness whereof said Good Value Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 30th day of DECEMBER, 1992.

Signed: Good Value Homes, Inc.

Betty R. Hardle
Betty R. Hardle, Chief Executive Officer

John R. Peterson
John R. Peterson, Vice President

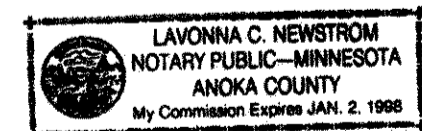
In witness whereof said Elizabeth M. Goetz and Henry J. Goetz, wife and husband, have hereunto set their hands this 5th day of JANUARY, 1993.

Elizabeth M. Goetz Henry J. Goetz
Elizabeth M. Goetz Henry J. Goetz

State of Minnesota
County of ANOKA

The foregoing instrument was acknowledged before me this 30th day of DECEMBER, 1992 by Betty R. Hardle, Chief Executive Officer and by John R. Peterson, Vice President of Good Value Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

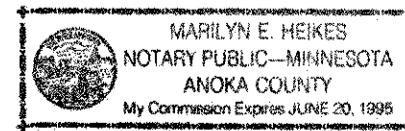
Lavonna C. Newstrom
Notary Public, ANOKA County, Minnesota
My Commission Expires JANUARY 02, 1993



State of Minnesota
County of ANOKA

The foregoing instrument was acknowledged before me this 5th day of JANUARY, 1993 by Elizabeth M. Goetz and by Henry J. Goetz, wife and husband.

Marilyn E. Heikes
Notary Public, ANOKA County, Minnesota
My Commission Expires JUNE 20, 1995



I hereby certify that I have surveyed and platted the property described on this plat as WILLOW GROVE; 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 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 as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Marvin G. Lovlein
Marvin G. Lovlein, Land Surveyor
Minnesota License Number 17259

State of Minnesota
County of ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 5th day of JANUARY, 1993 by Marvin G. Lovlein, a Licensed Land Surveyor

Marilyn E. Heikes
Notary Public, ANOKA County, Minnesota
My Commission Expires JUNE 20, 1995



City of Vadnais Heights, Minnesota

We do hereby certify that on the 4th day of November, 1992, 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.

Robert E. Anderson, Mayor Gerald J. Urban, Clerk

Taxes payable in the year 1993 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 8th day of February, 1993.

Lou McKenna, Director
Department of Property Taxation
By Jarvis Marich, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 8th day of February, 1993 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

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of WILLOW GROVE was filed in the office of the County Recorder for public record on this 9th day of FEBRUARY, 1993, at 10:14 o'clock A.M. and was duly filed in Book 108 of Plats, Pages 14 and 15, as Document Number 2701681.

Lou McKenna, County Recorder

By _____, Deputy

WILLOW GROVE

GREENHAVEN 2ND ADDITION

RAMSEY COUNTY COORDINATE
X (EASTING) 581882.213
Y (NORTHING) 205223.130

RAMSEY COUNTY CAST IRON MONUMENT
AT NORTHEAST CORNER OF SECTION 20,
TOWNSHIP 30, RANGE 22.

NORTH LINE OF W1/2, NE1/4, SEC. 20, TWP. 30, RGE. 22

BEARING AS PER COUNTY
COORDINATES = S89°56'50"W
WEST
1539.47

S.T.H. 96-96
COUNTY ROAD G
WEST
290.00

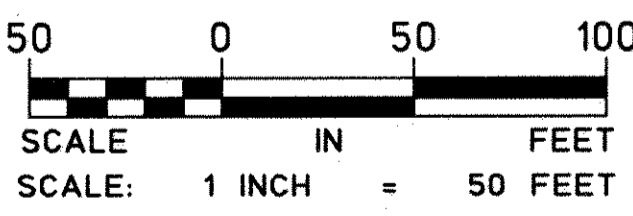
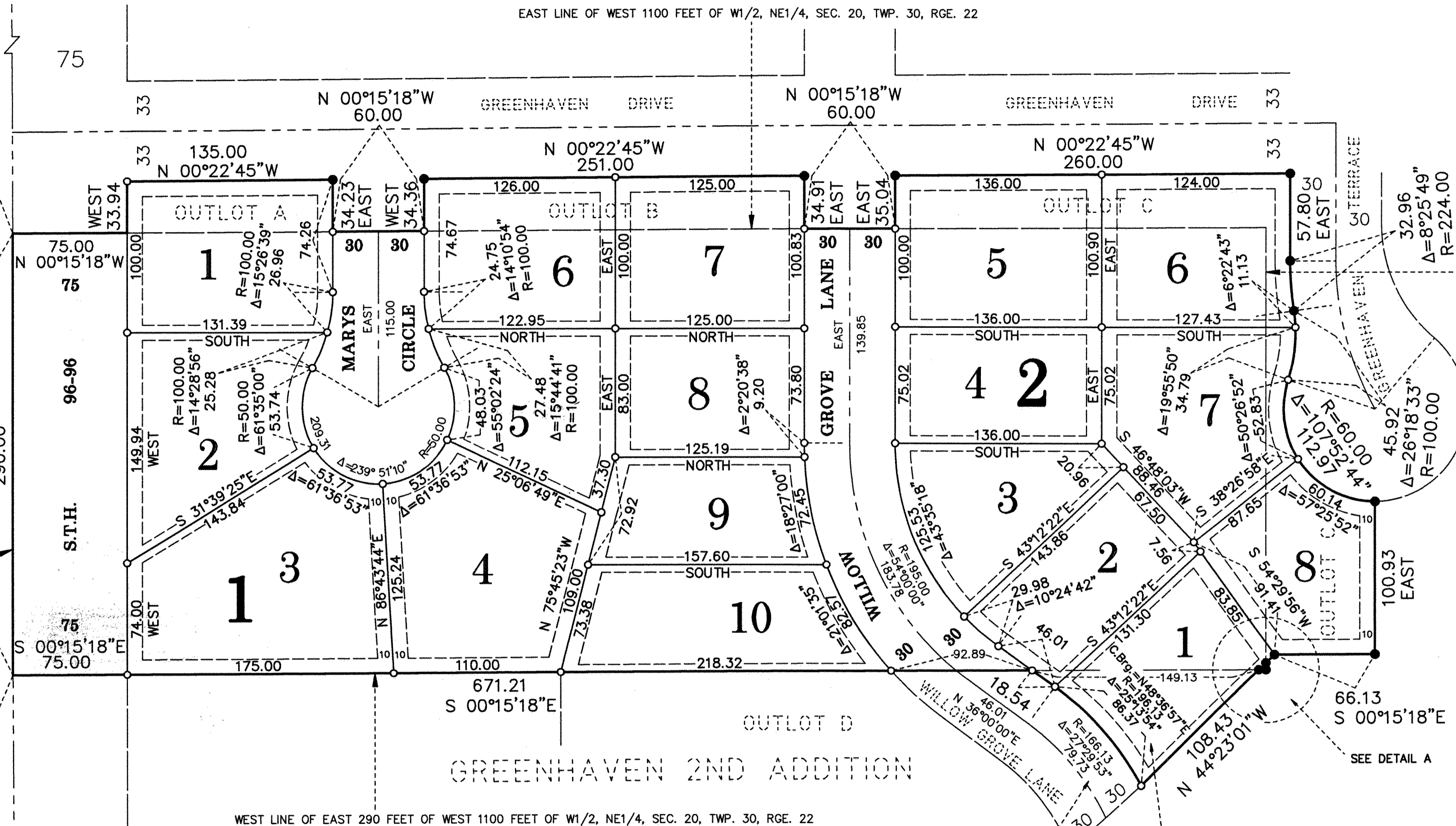
BEARING AS PER COUNTY
COORDINATES = S89°56'50"W
WEST
810.01

RAMSEY COUNTY COORDINATE
X (EASTING) 579242.739
Y (NORTHING) 205220.701

RAMSEY COUNTY CAST IRON MONUMENT
AT NORTH 1/4 CORNER OF SECTION 20,
TOWNSHIP 30, RANGE 22.

EAST LINE OF WEST 1100 FEET OF W1/2, NE1/4, SEC. 20, TWP. 30, RGE. 22

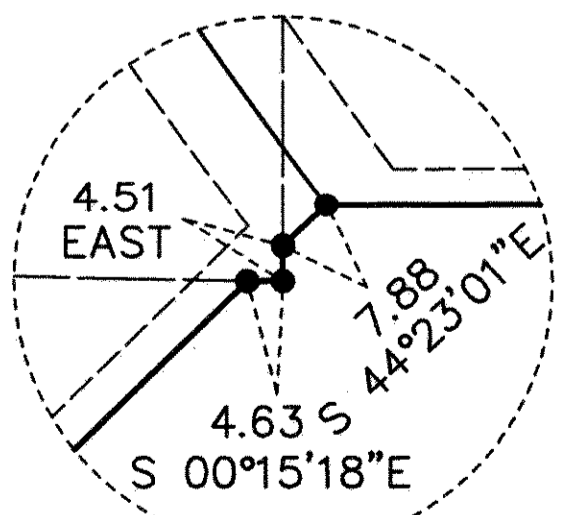
SOUTH LINE OF NORTH 825 FEET OF W1/2, NE1/4, SEC. 20, TWP. 30, RGE. 22



BEARING NOTE:

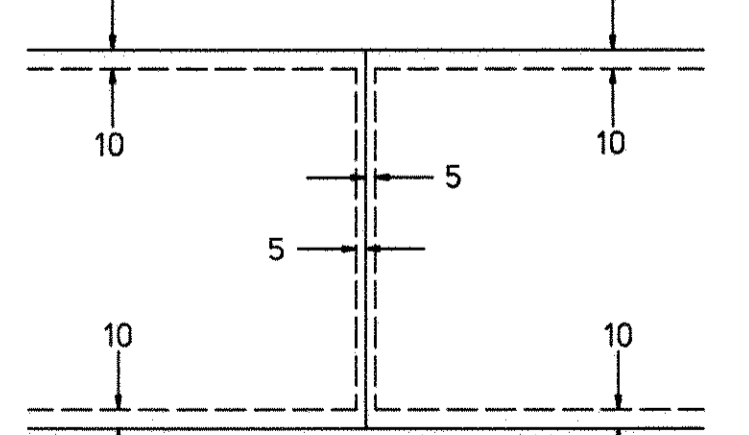
FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE EAST 290 FEET OF THE WEST 1100 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 30, RANGE 22; IS ASSUMED TO BEAR S00°15'18"E

- denotes 5/8 inch by 18 inch iron monument set and capped with a plastic cap stamped land corner 17259
- denotes found 1/2 inch iron monument capped with a cap stamped RLS 9064



CENTERLINE OF ROAD EASEMENT AS PER DOC. NO. 2142484

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 10 feet in width and adjoining front and rear lot lines, and 5 feet in width and adjoining side lot lines unless otherwise indicated on the plat.

CHERRIER LAND SURVEYORS, INC.
REGISTERED PROFESSIONAL • LAND SURVEYORS