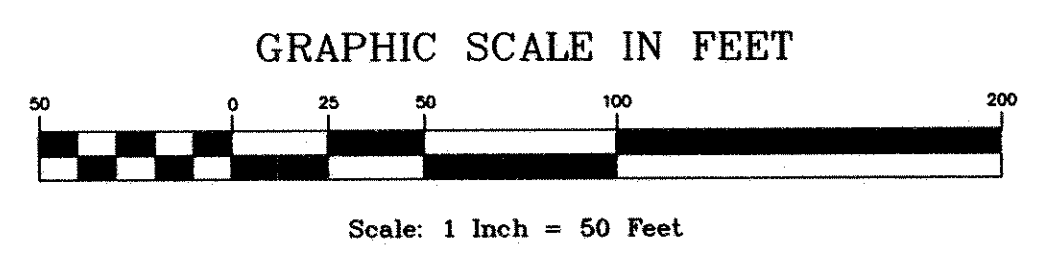
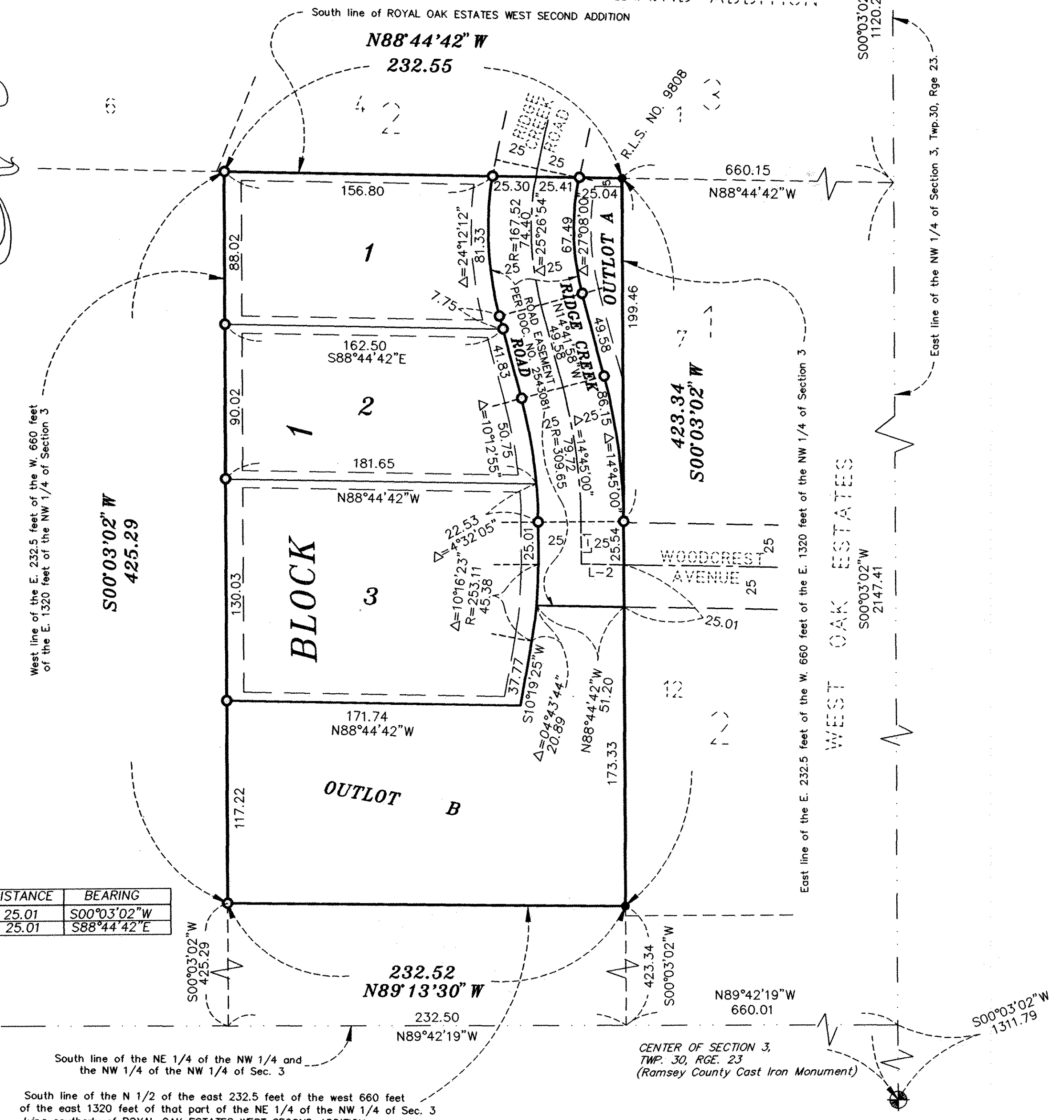


# WEST OAK ESTATES THIRD ADDITION



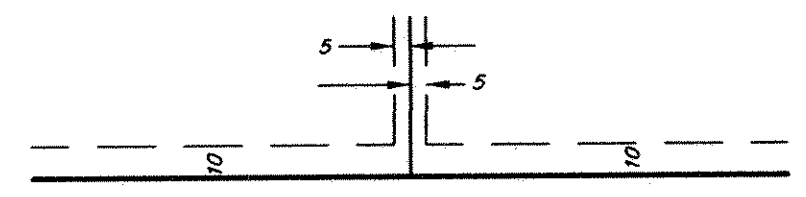
CLOSING CORNER ON THE EAST LINE OF THE NW 1/4 SECTION 3, TWP. 30, RGE. 23 (Ramsey County Cast Iron Monument)

## ROYAL OAK ESTATES WEST SECOND ADDITION



| LINE | DISTANCE | BEARING     |
|------|----------|-------------|
| L-1  | 25.01    | S00°03'02"W |
| L-2  | 25.01    | S88°44'42"E |

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

- DENOTES SET 1/2 INCH X 14 INCH IRON PIPE MONUMENT MARKED R.L.S. 9808.
  - DENOTES 1/2 INCH FOUND IRON PIPE, WITH NO R.L.S. NUMBER, UNLESS OTHERWISE SHOWN.
- NO MONUMENT SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, SAID MONUMENT WILL BE MARKED BY R.L.S. NO. 9808.

The orientation of this bearing system is based upon the east line of the NW 1/4 of Sec. 3, Twp. 30, Rge. 23 which is assumed to bear S00°03'02"W.

KNOW ALL MEN BY THESE PRESENTS: That Royal Oaks Realty, Inc., a Minnesota corporation, owner of the following designated property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

The North Half of the east 232.5 feet of the west 660 feet of the east 1320 feet of that part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 3, Township 30 North, Range 23 West, Ramsey County, Minnesota lying southerly of ROYAL OAK ESTATES WEST SECOND ADDITION.

Has caused the same to be surveyed and platted as WEST OAK ESTATES THIRD ADDITION and does hereby dedicate to the public for public use forever the thoroughfare 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 9th day of May, 1996.

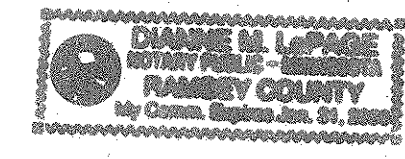
Signed: Royal Oaks Realty, Inc.

*Marcel Eibensteiner*  
Marcel Eibensteiner, President

STATE OF Minnesota  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 9th day of May, 1996 by Marcel Eibensteiner, President of Royal Oaks Realty, Inc., a Minnesota corporation, on behalf of the corporation.

*Maureen M. LaPage*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-2000



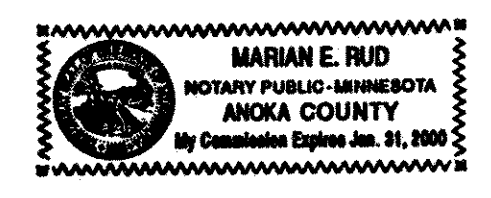
I hereby certify that I have surveyed and platted the property described on this plat as WEST OAK ESTATES THIRD ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly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

*Ernest G. Rud*  
Ernest G. Rud, Land Surveyor  
Minnesota License No. 9808

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 30th day of April, 1996 by Ernest G. Rud, a Licensed Land Surveyor.

*Marian E. Rud*  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2000



City of Shoreview

We do hereby certify that on the 18th day of March, 1996, 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.

*James Chabano* Mayor  
*Tony C. Schwan* Clerk

Taxes payable in the year 1996 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 9th day of May, 1996.

*Lon McKenna*, Director  
Department of Property Taxation  
By *Abdulla Khan*, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 9th day of May, 1996 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

By *Ronald F. Meyer* Deputy  
David D. Claypool, L.S.  
Ramsey County Surveyor

County Recorder  
County of Ramsey, State of Minnesota

I hereby certify that this plat of WEST OAK ESTATES THIRD ADDITION was filed in the office of the County Recorder for public record on this 13th day of MAY, 1996, at 2:06 o'clock P.M. and was duly filed in Book 112 of Plats, Page 9, as Document Number 2927562.

*Lou McKenna*  
County Recorder

By \_\_\_\_\_, Deputy