

# BROTTLUND ESTATES

CITY OF FRIDLEY COUNTY OF ANOKA

KNOW ALL MEN BY THESE PRESENTS: That Barry C. Brottlund and Shelley L. Brottlund, husband and wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of Government Lot 3, Section 15, Township 30, Range 24, and that part of the West Half of vacated Grand Avenue, as shown on the plat of FRIDLEY PARK, described as follows:

Commencing at the northeast corner of the Southeast Quarter of said Section 15; thence on an assumed bearing of North 89 degrees 40 minutes 22 seconds West, along the north line of said Southeast Quarter, a distance of 1292.67 feet to the intersection with the northerly extension of the centerline of said vacated Grand Avenue; thence South 0 degrees 04 minutes 46 seconds West, along said northerly extension and said centerline (being a line which would intersect a Judicial Landmark set pursuant to Torrens Case No. 419), a distance of 361.96 feet to the point of beginning of the land to be described; thence continuing South 0 degrees 04 minutes 46 seconds West, along said centerline, a distance of 101.86 feet; thence North 89 degrees 35 minutes West a distance of 27.70 feet to the west line of said vacated Grand Avenue; thence South 75 degrees 07 minutes West a distance of 88.83 feet to the northeasterly right-of-way line of East River Road; thence North 19 degrees 42 minutes 29 seconds West, along said right-of-way line, a distance of 91.97 feet; thence North 75 degrees 19 minutes 32 seconds East a distance of 149.58 feet to the point of beginning.

And that Bruce A. Wood, single, owner and proprietor and Banco Mortgage Company, an Iowa Corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of Government Lot 3, Section 15, Township 30, Range 24, and that part of the West Half of vacated Grand Avenue, as shown on the plat of FRIDLEY PARK, described as follows:

Commencing at the northeast corner of the Southeast Quarter of said Section 15; thence on an assumed bearing of North 89 degrees 40 minutes 22 seconds West, along the North line of said Southeast Quarter, a distance of 1292.67 feet to the intersection with the northerly extension of the centerline of said vacated Grand Avenue; thence South 0 degrees 04 minutes 46 seconds West, along said northerly extension and said centerline (being a line which would intersect a Judicial Landmark set pursuant to Torrens Case No. 419), a distance of 289.95 feet to the point of beginning of the land to be described; thence continuing South 0 degrees 04 minutes 46 seconds West, along said centerline, a distance of 72.01 feet; thence South 75 degrees 19 minutes 32 seconds West a distance of 149.58 feet to the northeasterly right-of-way line of East River Road; thence North 19 degrees 42 minutes 29 seconds West, along said right-of-way line, a distance of 76.96 feet; thence North 75 degrees 19 minutes 32 seconds East a distance of 148.13 feet to the west line of said vacated Grand Avenue; thence South 89 degrees 50 minutes 30 seconds East a distance of 27.46 feet to the point of beginning.

Have caused the same to be surveyed and platted as BROTTLUND ESTATES.

NO DELINQUENT TAXES AND TRANSFER ENTRIES

12-30-1983

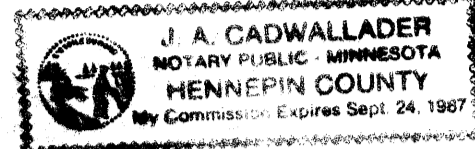
Charles R. Johnson Auditor, Anoka County

BY J. R. Hennepin Deputy

And in witness whereof said Frank R. Kurth, Jr., single has hereunto set his hand this 2<sup>nd</sup> day of December 1983

Frank R. Kurth, Jr.  
Frank R. Kurth, Jr.

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of December 1983 by Frank R. Kurth, Jr., single.

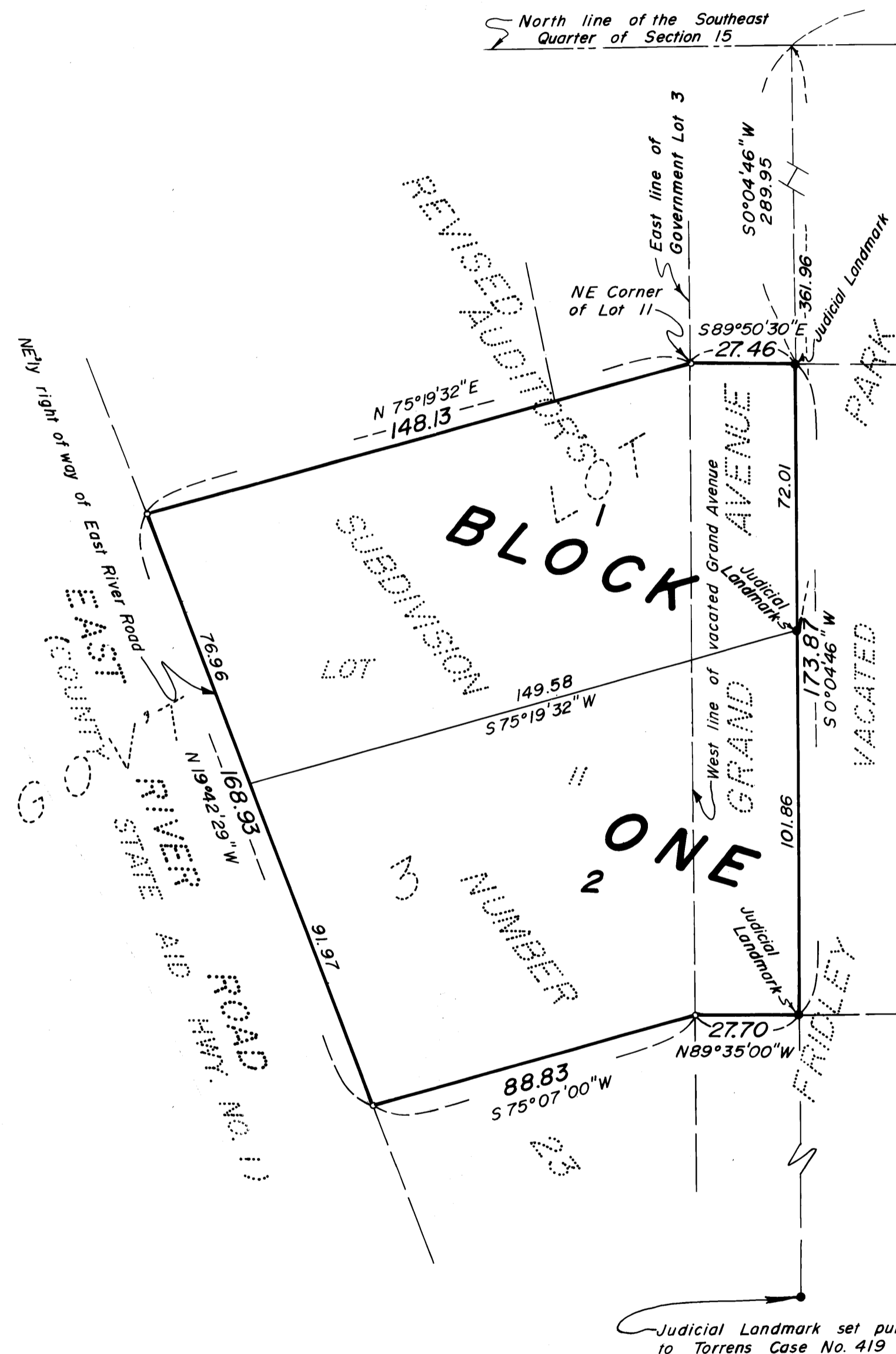


Notary Public Hennepin County, Minnesota  
My Commission Expires Sept 24, 1987

N89°40'22"W  
1292.67

North line of the Southeast Quarter of Section 15

Cast iron monument at the Northeast Corner of the Southeast Quarter of Section 15, Township 30, Range 24



In witness whereof said Barry C. Brottlund and Shelley L. Brottlund, husband and wife, have hereunto set their hands this 1<sup>st</sup> day of October 1981.

Barry C. Brottlund  
Shelley L. Brottlund

And in witness whereof said Bruce A. Wood, single, has hereunto set his hand this 13<sup>th</sup> day of October 1981.

Bruce A. Wood  
Bruce A. Wood

And in witness whereof said Banco Mortgage Company, an Iowa Corporation, has caused these presents to be signed by its proper officers this 1<sup>st</sup> day of October 1981.

Maurice H. Glenn, Vice President  
Vice President, Banco Mortgage Company, an Iowa Corporation

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of October 1981 by Barry C. Brottlund and Shelley L. Brottlund, husband and wife.

Virginia K. Wuehrens  
Notary Public Hennepin County, Minnesota  
My Commission Expires May 2, 1986

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October 1981 by Bruce A. Wood, single.

J. A. Cadwallader  
Notary Public Hennepin County, Minnesota  
My Commission Expires Sept 24, 1987

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of October 1981 by Maurice H. Glenn, Vice President of Banco Mortgage Company, an Iowa Corporation, on behalf of the corporation.

Maurice H. Glenn  
Notary Public Hennepin County, Minnesota  
My Commission Expires Sept 24, 1987

I hereby certify that I have surveyed the property described on this plat as BROTTLUND ESTATES; that this is a correct representation of said survey; that all distances are correctly shown 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 and that there are no wetlands to be designated on said plat.

Gordon L. Christenson, Land Surveyor  
Minnesota Registration Number 9293

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of September 1981 by Gordon L. Christenson, Land Surveyor.

ROBERT L. PETERS  
NOTARY PUBLIC - MINNESOTA  
SCOTT COUNTY  
My Commission Expires MAR. 18, 1984

Robert L. Peters  
Notary Public Scott County, Minnesota  
My Commission Expires March 15, 1984

We hereby certify that the City Council of the City of Fridley, Anoka County, Minnesota, duly accepted and approved this plat of BROTTLUND ESTATES at a regular meeting thereof held this 19<sup>th</sup> day of December 1983.

CITY COUNCIL OF FRIDLEY, MINNESOTA

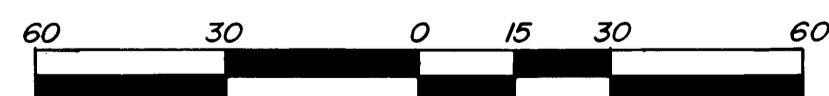
William J. Neil Mayor  
Sandy C. Johnson Clerk

Checked and approved this 30<sup>th</sup> day of December 1983.

Robert W. Anderson  
Anoka County Surveyor

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on this 1<sup>st</sup> day of OCTOBER A.D. 1981 at 4:30 o'clock P.M.  
Reginald A. Omsdahl, Registrar of Titles  
Deputy Registrar of Titles



SCALE: 1 inch = 30 feet

Denotes 3/4" x 14" iron monument set marked RLS 9293

Denotes iron monument found

The North line of the Southeast Quarter is assumed to have a bearing of N89°40'22"W



I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1984 ON THE LANDS DESCRIBED WITHIN ARE PAID

Donald C. Bailey by S. Williams  
Anoka County Treasurer

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1983 ON THE LANDS DESCRIBED WITHIN ARE PAID

Donald C. Bailey by M. Dwyer  
Anoka County Treasurer

BY J. R. Hennepin Deputy