

CHESTNUT RIDGE 2ND ADDITION

CITY OF RAMSEY, COUNTY OF ANOKA

1205499
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
27th 05 Feb 96
3:27 P
Plats 27
Edward M. Trezka
By EIC
Deputy

KNOW ALL PERSONS BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota Corporation, owner and proprietor, Builders Mortgage Corporation mortgagee, Sidney V. Schaumburg and Marlys V. Schaumburg, husband and wife, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the Northeast Quarter of Section 26, Township 32, Range 25, Anoka County, Minnesota, being all of Outlot A, CHESTNUT RIDGE according to the record plat thereof, Anoka County, Minnesota and that portion of the Northwest Quarter of the Northeast Quarter of said Section 26, described as follows; Beginning at the Northwest corner of the Northeast Quarter of said Section 26; Thence North 88 degrees 54 minutes 33 seconds East 223.70 feet along the North line of said Northeast Quarter; Thence South 33 degrees 33 minutes 46 seconds East, 766.78 feet; Thence South 64 degrees 07 minutes 05 seconds East, 736.10 feet to the east line of the Northwest Quarter of the Northeast Quarter; Thence South 00 degrees 05 minutes 26 seconds West along the East line of said Northwest Quarter of the Northeast Quarter 332.67 feet to the Southeast Corner of said Northwest Quarter of the Northeast Quarter; Thence South 89 degrees 00 minutes 16 seconds West along the South line of said Northwest Quarter of the Northeast Quarter 1309.11 feet to the Southwest corner of said Northwest Quarter of the Northeast Quarter; Thence North 00 degrees 01 minutes 02 seconds West along the West line of said Northwest Quarter of the Northeast Quarter 1311.04 feet to the POINT OF BEGINNING.

Have caused the same to be surveyed, platted and known as CHESTNUT RIDGE 2ND ADDITION and does hereby donate and dedicate to the public, for public use forever the Avenue, Streets, Lane, Drive, and dedicate the drainage and utility easements as shown on the plat.

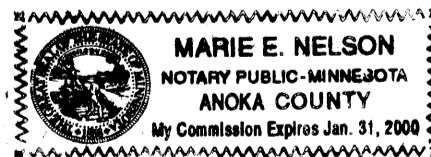
In witness whereof, said Good Value Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 14th day of February 1996.
GOOD VALUE HOMES, INC.

By [Signature]
John R. Peterson, President

State of Minnesota
County of Anoka

The foregoing instrument was acknowledged before me this 14th day of February 1996 by John R. Peterson, President of Good Value Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

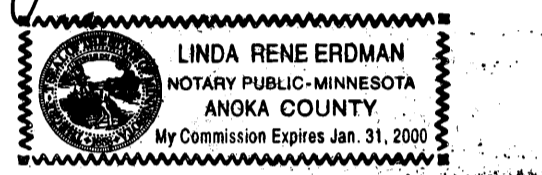
Notary Public, Anoka County, Minnesota
My commission expires January 31, 2000



Also in witness whereof, said Sidney V. Schaumburg and Marlys V. Schaumburg, husband and wife, mortgagee, have hereunto set their hands this 14 day of February 1996.

By [Signature]
Sidney V. Schaumburg
By [Signature]
Marlys M. Schaumburg

State of Minnesota
County of Anoka



The foregoing instrument was acknowledged before me this 14 day of February 1996 by Sidney V. Schaumburg and Marlys V. Schaumburg, husband and wife mortgagee.

Notary Public, Anoka County, Minnesota
My commission expires January 31, 2000

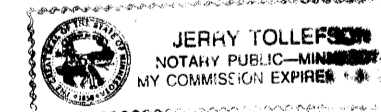
Also in witness whereof, said Builders Mortgage Corporation, a Minnesota Corporation, mortgagee, has caused these presents to be signed by its proper officers this 14th day of February 1996.

BUILDERS MORTGAGE CORPORATION
By [Signature]
Ronald G. Stratton, President

State of Minnesota
County of Anoka

The foregoing instrument was acknowledged before me this 14th day of February 1996 by Ronald G. Stratton, President of Builders Mortgage Corporation a Minnesota Corporation on behalf of the corporation.

Notary Public, Anoka County, Minnesota
My commission expires 1-31-2000



I, Donald E. Sigety, hereby certify that I have surveyed and platted the property described on this plat as CHESTNUT RIDGE 2ND 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 have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than as shown.

[Signature]
Donald E. Sigety, Land Surveyor
Minnesota License Number 23945

State of Minnesota
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 10th day of January 1996 by Donald E. Sigety, Minnesota License No. 23945

Notary Public, Anoka County, Minnesota
My commission expires Jan. 31, 2000

RAMSEY, MINNESOTA

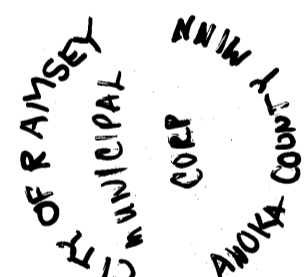
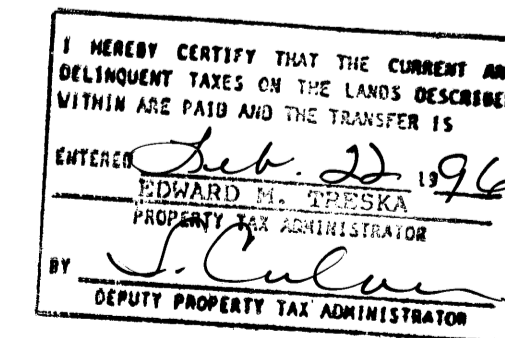
This plat of CHESTNUT RIDGE 2ND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota, at a regular meeting thereof held this 9th day of January 1996. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA
[Signature] Mayor [Signature] Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that this plat has been checked and approved this 22nd day of Feb 1996

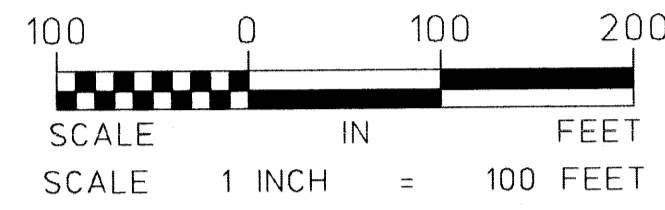
By [Signature]
Merlyn D. Anderson, Anoka County Surveyor



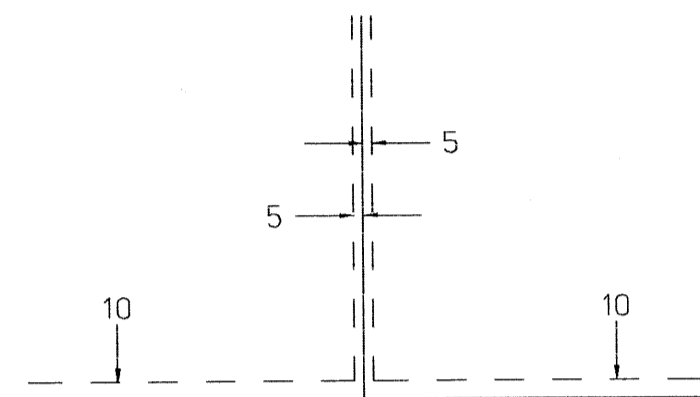
PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

CHESTNUT RIDGE 2ND ADDITION

CITY OF RAMSEY, COUNTY OF ANOKA



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

BEARING NOTE:

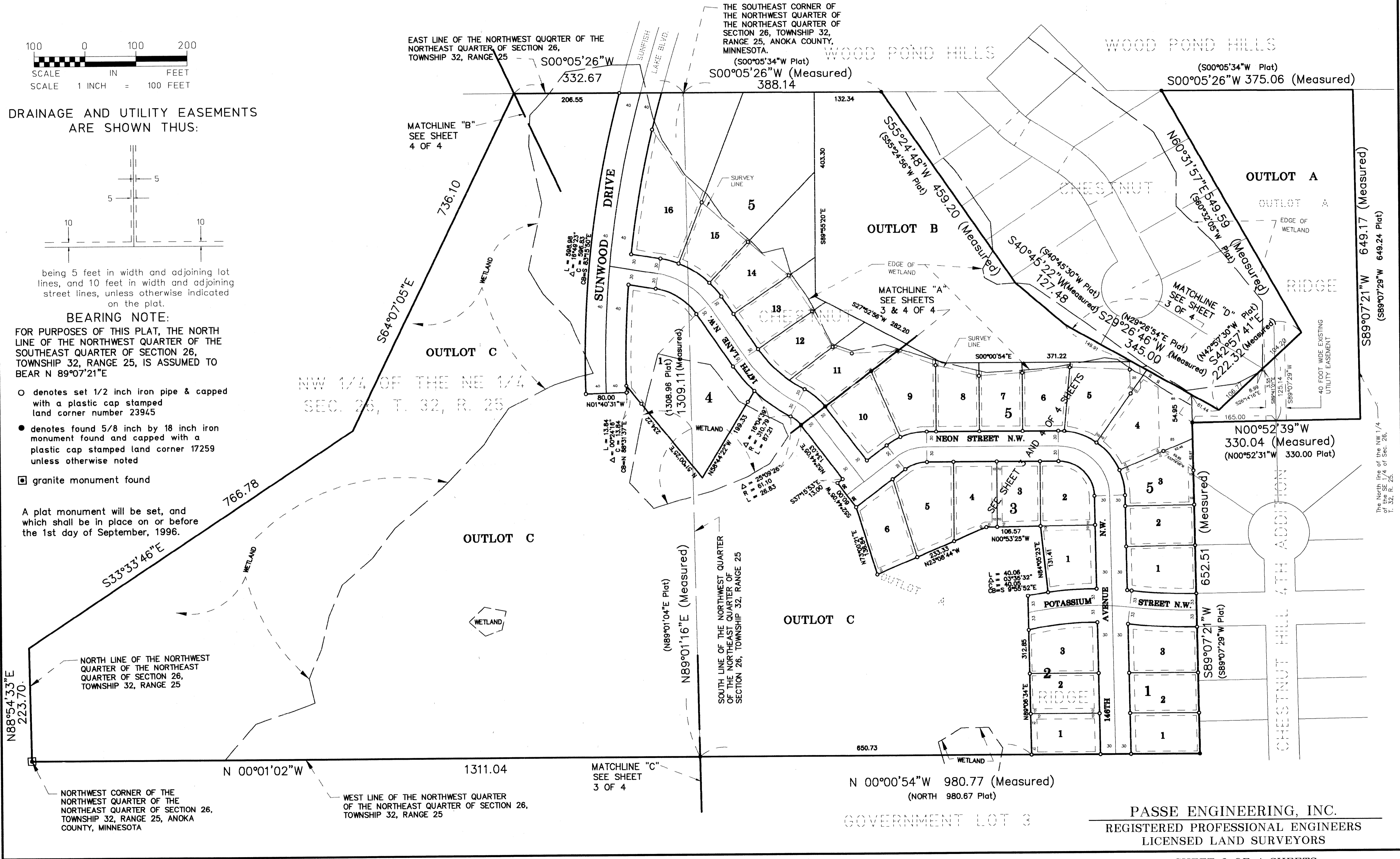
FOR PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 32, RANGE 25, IS ASSUMED TO BEAR N 89°07'21"E

○ denotes set 1/2 inch iron pipe & capped with a plastic cap stamped land corner number 23945

● denotes found 5/8 inch by 18 inch iron monument found and capped with a plastic cap stamped land corner 17259 unless otherwise noted

■ granite monument found

A plat monument will be set, and which shall be in place on or before the 1st day of September, 1996.



NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 32, RANGE 25

NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA

WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 32, RANGE 25

THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA.

GOVERNMENT LOT 3

PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

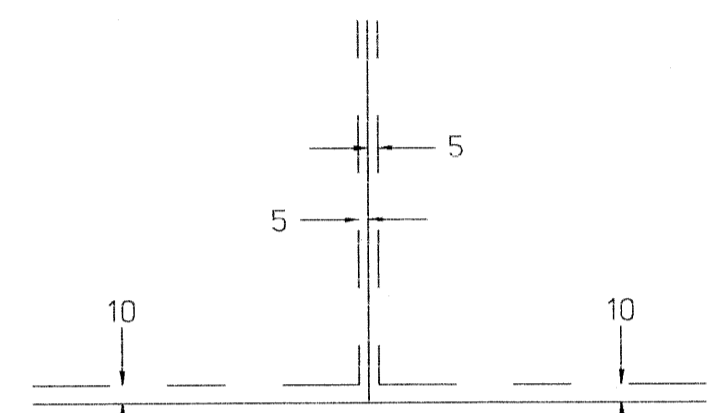
CHESTNUT RIDGE 2ND ADDITION

CITY OF RAMSEY, COUNTY OF ANOKA

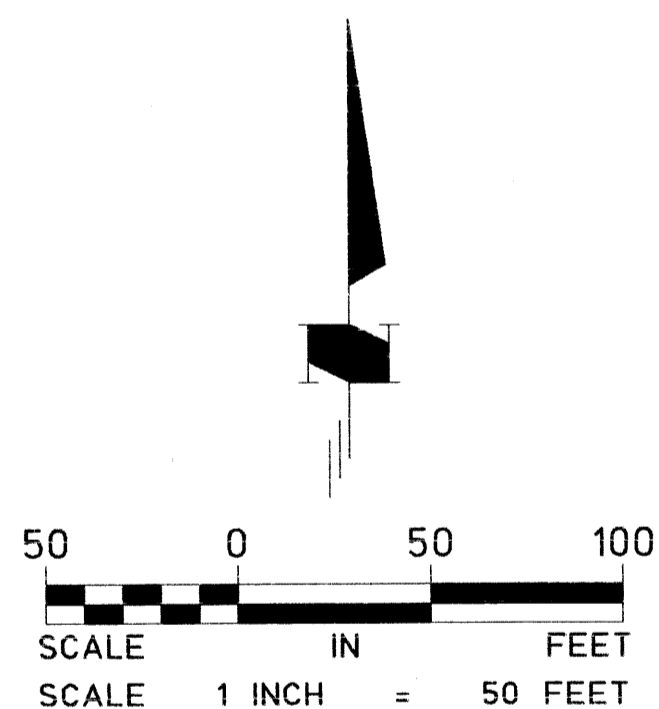
MATCHLINE "C"
SEE SHEET
2 OF 4

SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 32, RANGE 25

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



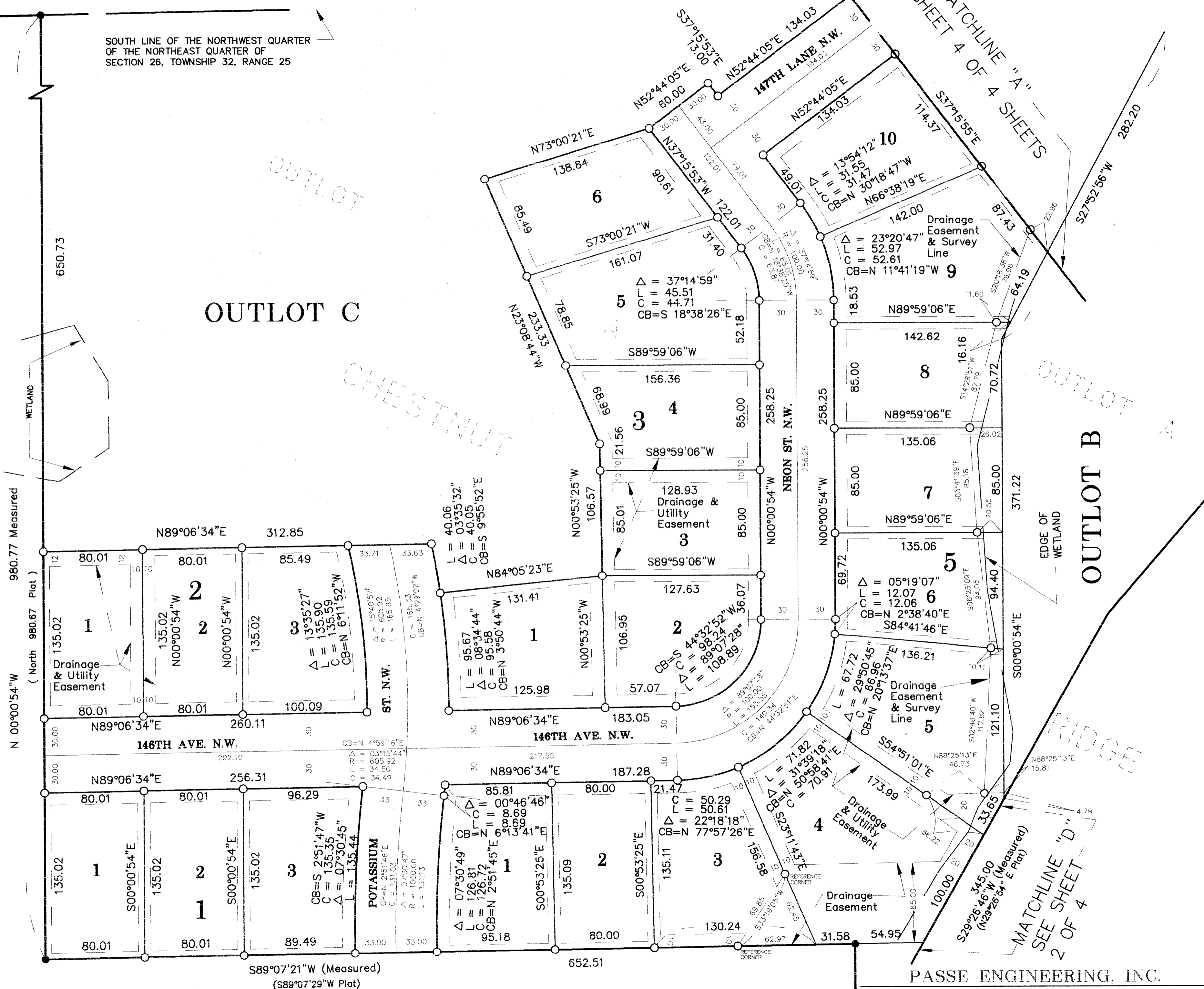
BEARING NOTE:

FOR PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 32, RANGE 25, IS ASSUMED TO BEAR N 89°07'21"E

- denotes set 1/2 inch iron pipe & capped with a plastic cap stamped land corner number 23945
- denotes found 5/8 inch by 18 inch iron monument found and capped with a plastic cap stamped land corner 17259 unless otherwise noted

A plat monument will be set, and which shall be in place on or before the 1st day of September, 1996.

GOVERNMENT LOT 3



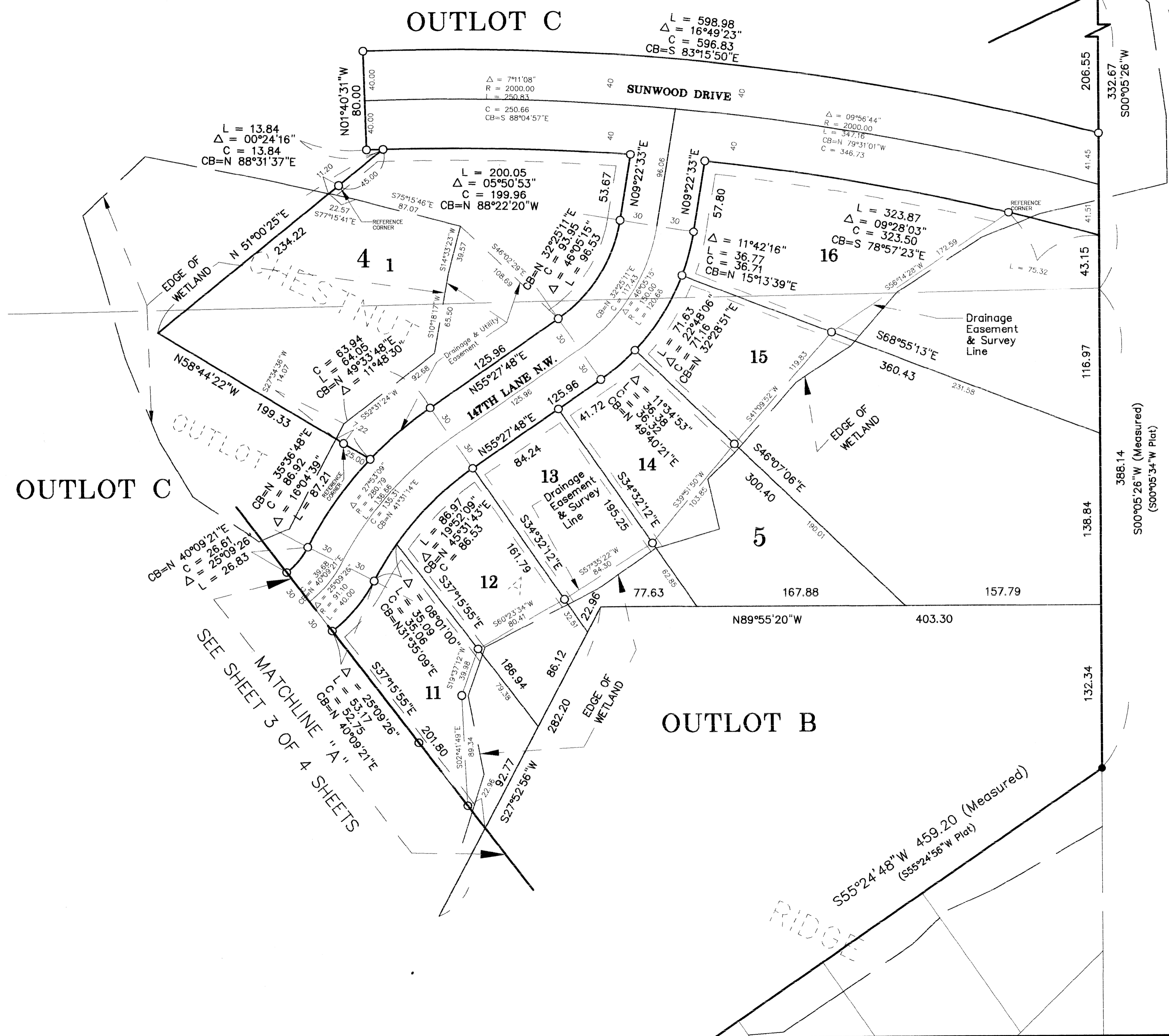
CHESTNUT HILL 4TH ADDITION

PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

CHESTNUT RIDGE 2ND ADDITION

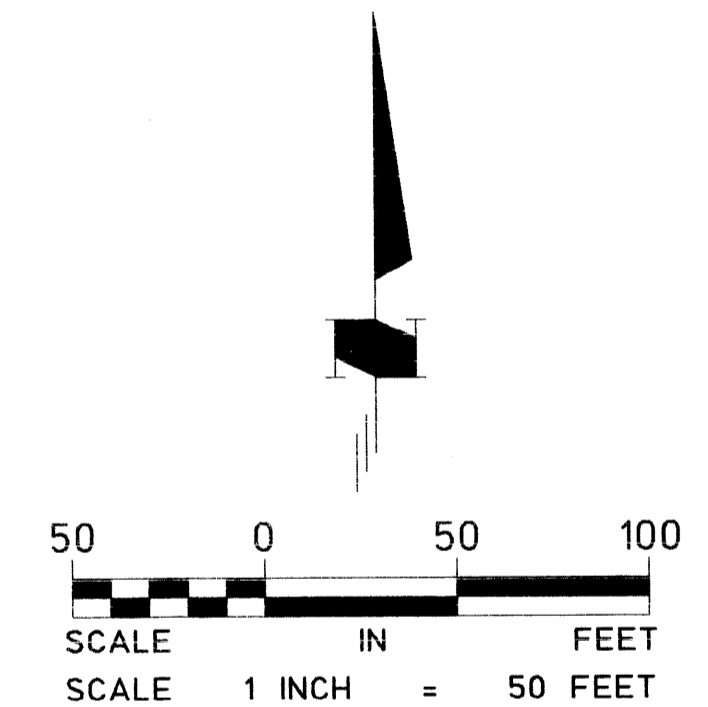
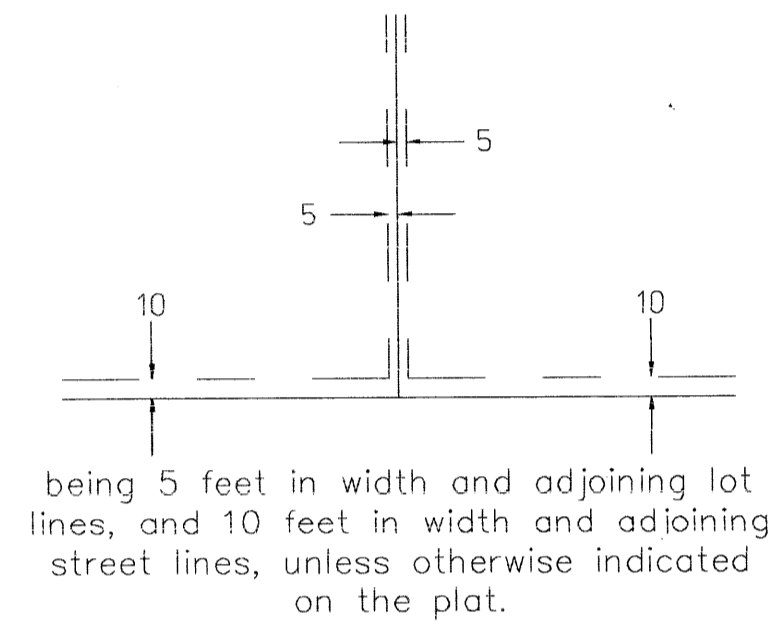
CITY OF RAMSEY, COUNTY OF ANOKA

OUTLOT C



MATCHLINE "B"
SEE SHEET
2 OF 4

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



BEARING NOTE:
FOR PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 32, RANGE 25, IS ASSUMED TO BEAR N 89°07'21"E

- denotes set 1/2 inch iron pipe & capped with a plastic cap stamped land corner number 23945
- denotes found 5/8 inch by 18 inch iron monument found and capped with a plastic cap stamped land corner 17259 unless otherwise noted

A plat monument will be set, and which shall be in place on or before the 1st day of September, 1996.

PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS