

CHOUINARD TERRACE

CITY OF FRIDLEY COUNTY OF ANOKA

LOT 8

LOT 210N

IRONTON STREET

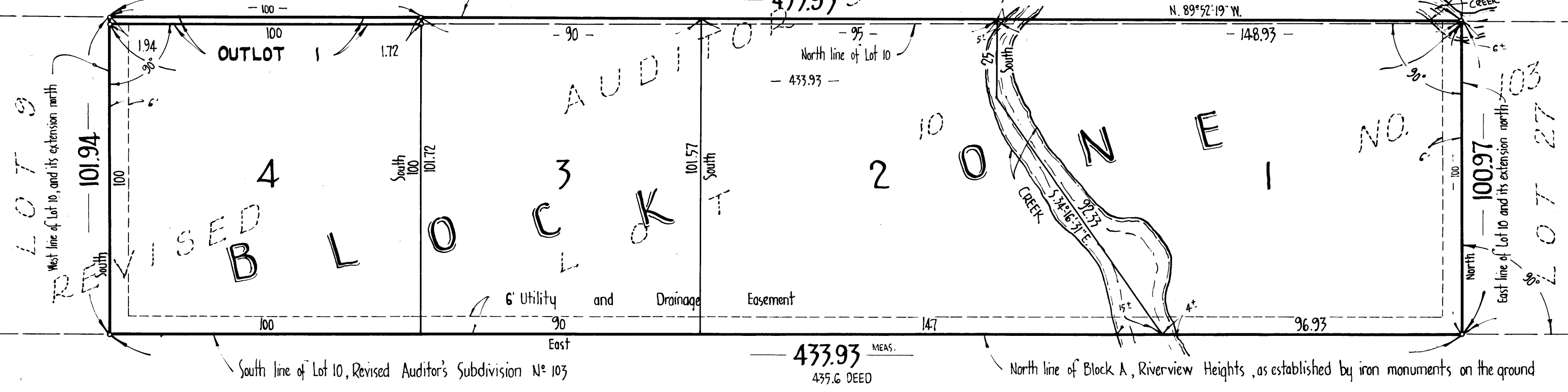
NORTH

Point being 15/100 (.15) chains east of the Northwest corner of the SE 1/4 of the NW 1/4 of Section 3

North line of the SE 1/4 of the NW 1/4 of Section 3, Township 30, Range 24

NE corner of the SE 1/4 of the NW 1/4

1/2 of EAST RIVER ROAD ALSO KNOWN AS MILITARY ROAD



• Denotes Iron Monument
 Bearings are assumed
 Scale 1" = 30' August, 1962

Suburban Engineering, Inc.
 Engineers & Surveyors

We hereby certify that the City Council of the City of Fridley, Anoka County, Minnesota, duly accepted and approved the annexed plat of CHOUINARD TERRACE, at a regular meeting thereof held this 4th day of September A.D. 1962.

CITY OF FRIDLEY, MINNESOTA
 by Martin Brunell Mayor
 by G. E. Reig Clerk

Checked and approved this 20th day of December A.D. 1962.
Roland W. Anderson Anoka County Surveyor

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1961 ON THE LANDS DESCRIBED WITHIN ARE PAID
Rand J. Peterson County Treasurer
By L. Cannon, Deputy

TAXES PAID
 This 20th day of Dec 1962
Kenneth M. Campbell Auditor, Anoka County
Robert Peterson, Deputy

Office of REGISTRAR OF TITLES
 STATE OF MINNESOTA
 COUNTY OF ANOKA
 I hereby certify that the within instrument was filed in this office on the 20th day of Dec 1962 A. D. 1962 at 2:45 o'clock P.
Katherine Skinner Registrar of Titles
By Ellen Bettcher DEPUTY REGISTRAR OF TITLES

KNOW ALL MEN BY THESE PRESENTS: that Lucille M. Chouinard, widow, owner and proprietor of the following described property situate in the State of Minnesota, and County of Anoka, to wit:
 That part of that certain tract of land described as follows:
 Commencing at a point 15/100ths (.15) chains east of the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE-1/4 of NW-1/4) of Section Three (3), Township Thirty (30), Range Twenty-four (24); thence East 19.85 chains to the Northeast corner of said 40 acre tract; thence South 7.75 chains, more or less, to a wooden stake on the North line of Block "A", River View Heights; thence West 17.90 chains to the center of the Military Road, an iron rod one inch by 24 inches, thence North 14°40' to the place of beginning, containing 14.26 acres more or less excepting the right of way described in Book 69 on Page 461.

which is described as follows:
 Commencing at a point on the Southerly line of said tract which point is 489.8 feet West of the Southeast corner of said tract; THENCE Northerly at right angles 100 feet THENCE Westerly at right angles 433.93 feet THENCE Southerly at right angles 100 feet THENCE Easterly along the Southerly line of said tract 435.6 feet to the place of beginning, also known as Lot 10 Revised Auditor's Subdivision No. 103 Anoka County, Minnesota; and also that part of Lot 8 of said Revised Auditor's Subdivision No. 103 lying between the Northerly extensions of the East and West lines of said Lot 10 and lying South of the South line of Ironton Street as established by the City of Fridley; said South line is described as: Beginning at a point in the centerline of East River Road distant 105.96 feet Northwesterly (as measured along said centerline) from its intersection with the North line of Block A Riverview Heights (as established by iron monuments on the ground); thence East to a point in the East line of the said Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of Section 3 Township 30 Range 24, said point being 99.88 feet North of the aforesaid North line of Block A and there terminating; and that The Minneapolis Federal Savings and Loan Association, a Minnesota Corporation, mortgagee and that George R. Burge and Elna M. Burge, his wife, purchasers under contract for deed of the following described property situate in the State of Minnesota and County of Anoka, to wit: The West 100 feet of Lot 10, Revised Auditor's Subdivision No. 103, Anoka County, Minnesota; have caused the same to be surveyed and platted as CHOUINARD TERRACE; subject to the Utility and Drainage Easements as shown on the annexed plat. In witness whereof said Lucille M. Chouinard, widow, and George R. Burge and Elna M. Burge, his wife, have hereunto set their hands and seals this 5 day of Nov A.D. 1962, and also in witness whereof said The Minneapolis Federal Savings and Loan Association has caused these presents to be signed by its proper officers and its Corporate Seal to be hereunto affixed this 18 day of DECEMBER A.D. 1962.

In Presence of:
Jeanne Rutland As to Lucille M. Chouinard
Hauwilt A. Johnson As to George R. Burge and Elna M. Burge
L. M. Sanhuelson As to George R. Burge and Elna M. Burge
E. R. Saufke
Ruth M. Anderson As to H.W. Greenwood and L.K. Peterson
L. K. Nelson
Lucille M. Chouinard Lucille M. Chouinard
George R. Burge George R. Burge
Elna M. Burge Elna M. Burge
H.W. Greenwood President
L. K. Peterson Secretary

State of Minnesota County of Anoka On this 5 day of Nov A.D. 1962, before me a Notary Public, within and for said County and State, personally appeared Lucille M. Chouinard, widow, and George R. Burge and Elna M. Burge, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged that they executed the same as their own free act and deed.

Charles R. Dream
 Notary Public, Anoka County, Minnesota
 My Commission Expires Nov 30 1966

State of Minnesota County of Hennepin On this 18 day of DECEMBER A.D. 1962, before me a Notary Public, within and for said County and State personally appeared H. W. Greenwood and L. K. Peterson, to me personally known, who being each by me duly sworn did say that they are the President and Secretary respectively of The Minneapolis Federal Savings and Loan Association, the corporation named in the foregoing instrument, that the seal affixed to said instrument is the Corporate Seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said H. W. Greenwood and L. K. Peterson acknowledged said instrument to be the free act and deed of said corporation.

Ruth M. Anderson
 Notary Public, Hennepin County, Minnesota
 My Commission Expires AUG. 10 1967

I hereby certify that I have surveyed and platted the property described on this plat as CHOUINARD TERRACE; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for guidance of future surveys have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat, and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

E. A. Rathburn
 Surveyor - Minnesota Reg. No. 3795

State of Minnesota County of Hennepin The Surveyor's certificate subscribed and sworn to before me, a Notary Public, this 4th day of Sept 1962.
Charles O. Olson
 Notary Public, Hennepin County, Minnesota
 My Commission Expires July 15 1966