

CHRISTENSON CROSSING

KNOW ALL PERSONS BY THESE PRESENTS: That Fridley Housing and Redevelopment Authority, Minnesota, a public body and Corporate politic under the laws of Minnesota, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of Block 12, LOWELL ADDITION TO FRIDLEY PARK, according to the recorded plat thereof, Anoka County, Minnesota ; and that part of the vacated alleys in said Block 12, described as follows:

That part of the Northwest Quarter of the Southwest Quarter of Section 14, Township 30, Range 24 , Anoka County, Minnesota; Beginning at a point on the north line of said Northwest Quarter of the Southwest Quarter, distant 1043.58 feet Easterly of the northwest corner thereof; thence Southerly, parallel with the westerly line of University Avenue, also known as State Trunk Highway No. 56, as same is laid out and constructed, a distance of 158.00 feet; thence Easterly, parallel with the north line of said Northwest Quarter of the Southwest Quarter, a distance of 155.22 feet, to the westerly line of said University Avenue (State Trunk Highway No. 56); thence Northerly along said westerly line of University Avenue, a distance of 158.00 feet to the north line of the Northwest Quarter of the Southwest Quarter of said Section 14; thence Westerly along said north line, a distance of 155.22 feet to the point of beginning. Except the north 33 feet thereof dedicated for Mississippi Street on said LOWELL ADDITION TO FRIDLEY PARK plat.

And
That part of vacated 64 1/2 Avenue and vacated Service Drive , according to the recorded plat of SYLVAN HILLS PLAT 5, being 10 feet wide, the north line thereof is described as beginning at the southeast corner of Lot 2, Block 1, SYLVAN HILLS PLAT 5; thence Easterly along the north line of said 64 1/2 Avenue, 155.22 feet to the east line of said Service Drive (west line of University Avenue) and there terminating. (The east and west lines of said 10 foot wide strip are to be parallel with the east line of said Service Drive)

And
The North 71.00 feet of the East 20.00 feet of Lot 2, Block 1, SYLVAN HILLS PLAT 5, according to the recorded plat thereof.

And that The Rottlund Company, Inc. , a Minnesota corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lot 1, Block 1, SYLVAN HILLS PLAT 5, according to the recorded plat thereof, and that part of the vacated 64 1/2 Avenue , vacated Service Drive, and vacated 3rd Street that accrue to said Lot 1 by the vacation thereof. Except that part of vacated 64 1/2 Avenue and vacated Service Drive , being a strip 10 feet wide, the north line thereof is described as beginning at the southeast corner of Lot 2, Block 1, SYLVAN HILLS PLAT 5; thence Easterly along the north line of said 64 1/2 Avenue, 155.22 feet to the east line of said Service Drive (west line of University Avenue) and there terminating. (The east and west lines of said 10 foot wide strip are to be parallel with the east line of said Service Drive)

And
Lot 2, Block 1, SYLVAN HILLS PLAT 5, according to the recorded plat thereof, and that part of the vacated 64 1/2 Avenue , that accrue to said Lot 2 by the vacation thereof. Except the North 71.00 feet of the East 20.00 feet of said Lot 2.

And
The East 75.1 feet of the North 125.00 feet of Lot 3, Block 1, SYLVAN HILLS PLAT 5, according to the recorded plat thereof, and that part of the vacated 64 1/2 Avenue , that accrue to that part of said Lot 3 by the vacation thereof.

And
That part of Lot 4, Block 1, SYLVAN HILLS PLAT 5, according to the recorded plat thereof, lying East of the West 195.00 feet thereof ; and that part of vacated 3rd Street that accrue to that part of said Lot 4 by the vacation thereof.

And
The West 195.00 feet of Lot 4, Block 1, SYLVAN HILLS PLAT 5, according to the recorded plat thereof.

And
Lots 1 and 2, Block 1, SYLVAN HILLS PLAT 6, according to the recorded plat thereof.

And
Lot 1, Block 1, SYLVAN HILLS PLAT 7, according to the recorded plat thereof.

And
Lot 1 , Block 1, SYLVAN HILLS PLAT 8, according to the recorded plat thereof.

Have caused the same to be surveyed and platted as CHRISTENSON CROSSING and do hereby donate and dedicate to the public, for public use forever, the streets, avenue and dedicates the drainage and utility easements, as shown on the plat.

In witness whereof, said Fridley Housing and Redevelopment Authority, Minnesota, a public body and Corporate politic under the laws of the State of Minnesota, have caused these presents to be signed by its proper officers this 15th day of May, 1996.

In witness whereof said The Rottlund Company, Inc. , a Minnesota corporation, have caused these presents to be signed by its proper officers this 15th day of May, 1996.

SIGNED:
Fridley Housing and Redevelopment Authority
By: Lawrence R. Commers, Chairman
Lawrence R. Commers
William W. Burns, Executive Director
William W. Burns

The Rottlund Company, Inc.
By: [Signature] its EXECUTIVE VICE PRESIDENT

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 15th day of May, 1996 , by Lawrence R. Commers , chairman; and William W. Burns , executive director of Fridley Housing and Redevelopment Authority, Minnesota, a public body and Corporate politic under the laws of the State of Minnesota, on behalf of the Fridley Housing and Redevelopment Authority.

[Signature]
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2000

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 7th day of May, 1996, by Todd M. Stutz , as Executive Vice President of The Rottlund Company , Inc. , a Minnesota corporation , on behalf of said corporation.

[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 31, 2000

I, Wayne D. Cordes, hereby certify that I have surveyed and platted the property described on this plat as CHRISTENSON CROSSING ; that this plat is a correct representation of said 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 on said plat or will be placed as required by the local governmental unit as designated on said plat, in accordance to Minnesota Statutes, Section 505.02 , Subd. 1; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands or public highways to be designated other than as shown.

Wayne D. Cordes
Wayne D. Cordes, Land Surveyor
Minnesota License No. 14675

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 6th day of May, 1996, by Wayne D. Cordes, Land Surveyor, Minnesota License No. 14675.

Christian C. Larsen
Notary Public, Washington County, Minnesota.
My Commission Expires January 31, 2000

This plat of CHRISTENSON CROSSING was approved and accepted by the City Council of the City of Fridley, Minnesota, at a regular meeting thereof held this 4th day of March, 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 Minnesota Statutes, Section 505.03, Subdivision 2.

William J. [Signature] Mayor
William A. Champa Clerk

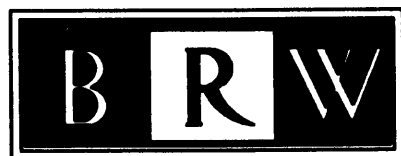
This plat has been checked and approved this 15th day of May, 1996.

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

1218860
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 15th day of May, 1996 at 3:30 o'clock P.M., and was duly recorded in book 52 of page 41.
[Signature]
County Recorder
By: [Signature]
Deputy

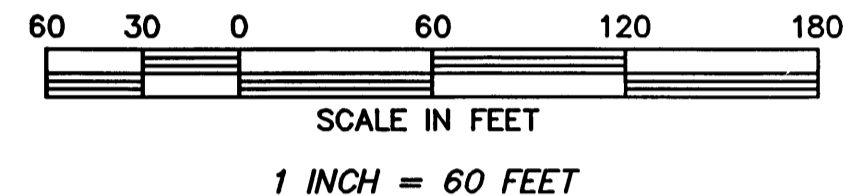
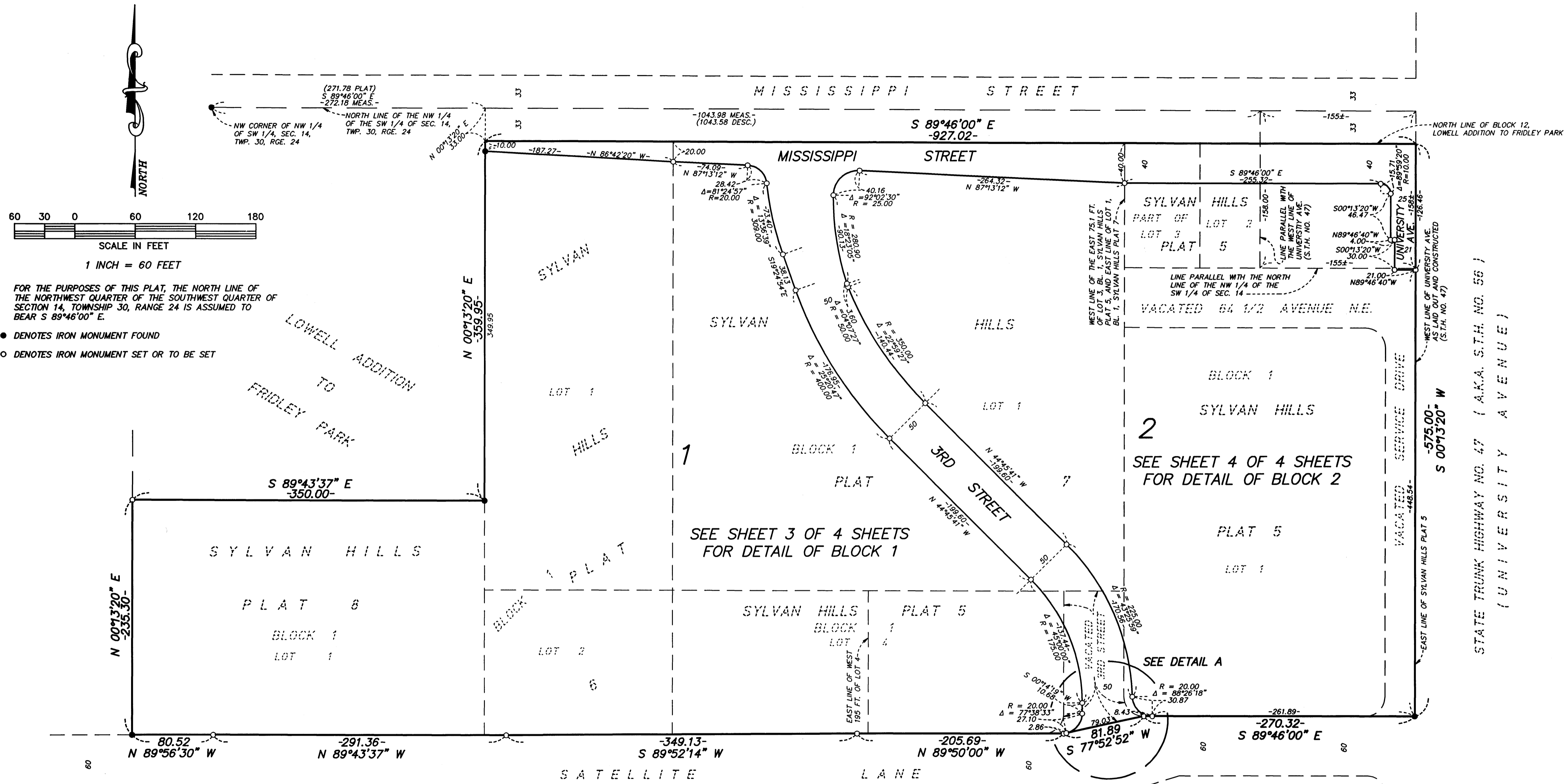
281100
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on May 17 1996 at 3:30 o'clock P.M.
[Signature]
Deputy Registrar of Titles

I HEREBY CERTIFY THAT THE CASH AND DELINQUENT TAXES ON THE LAND DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED May 17 1996
BY [Signature]
DEPUTY PROPERTY TAX ADMINISTRATOR



CHRISTENSON CROSSING

CITY OF FRIDLEY
COUNTY OF ANOKA



FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SW 1/4 OF SECTION 14, TOWNSHIP 30, RANGE 24 IS ASSUMED TO BEAR S 89°46'00" E.

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET OR TO BE SET

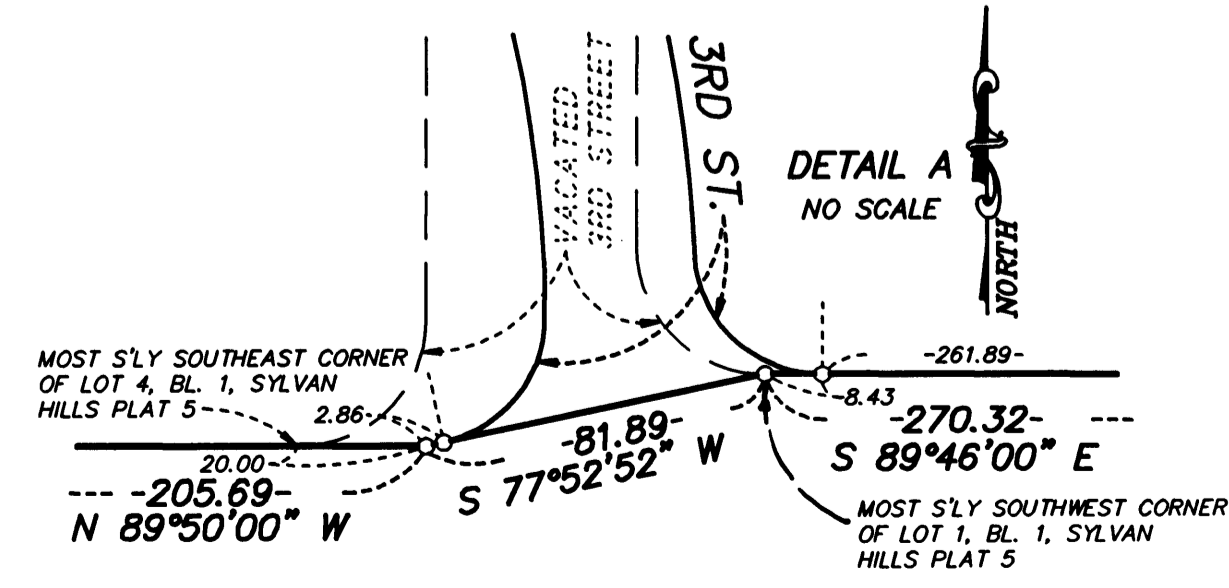
LOWELL ADDITION
TO
FRIDLEY PARK

SEE SHEET 3 OF 4 SHEETS
FOR DETAIL OF BLOCK 1

SEE SHEET 4 OF 4 SHEETS
FOR DETAIL OF BLOCK 2

SEE DETAIL A

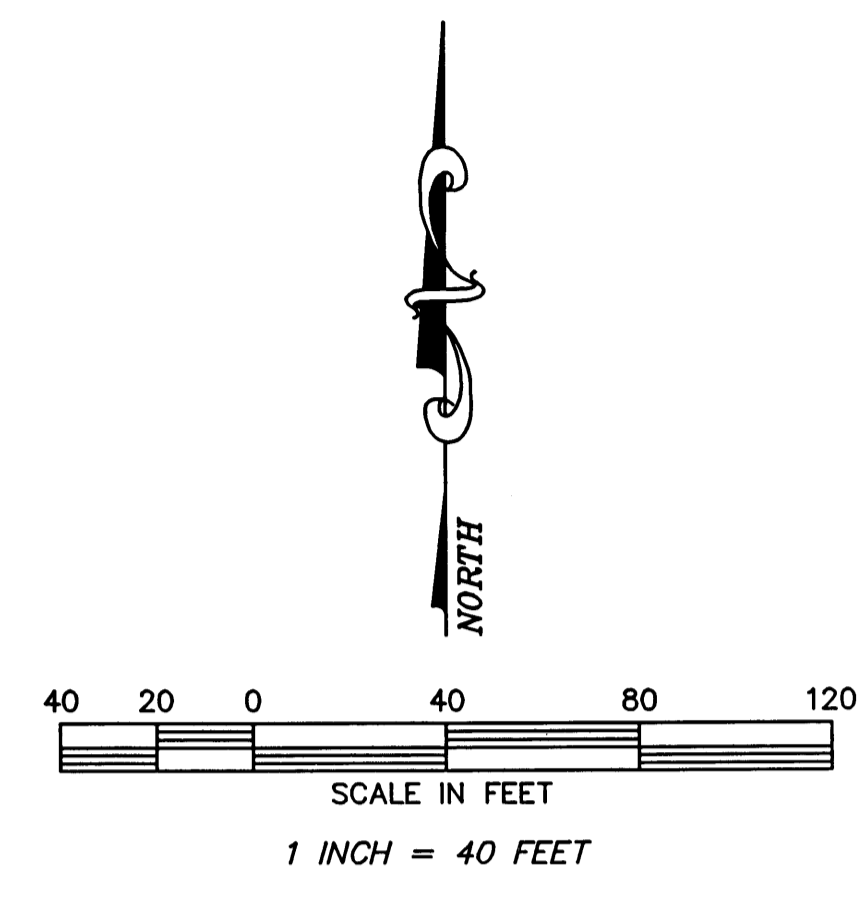
MERCURY
DRIVE



CHRISTENSON CROSSING

CITY OF FRIDLEY
COUNTY OF ANOKA

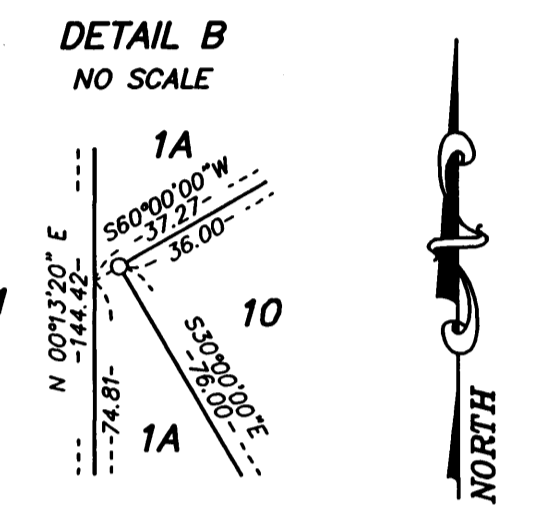
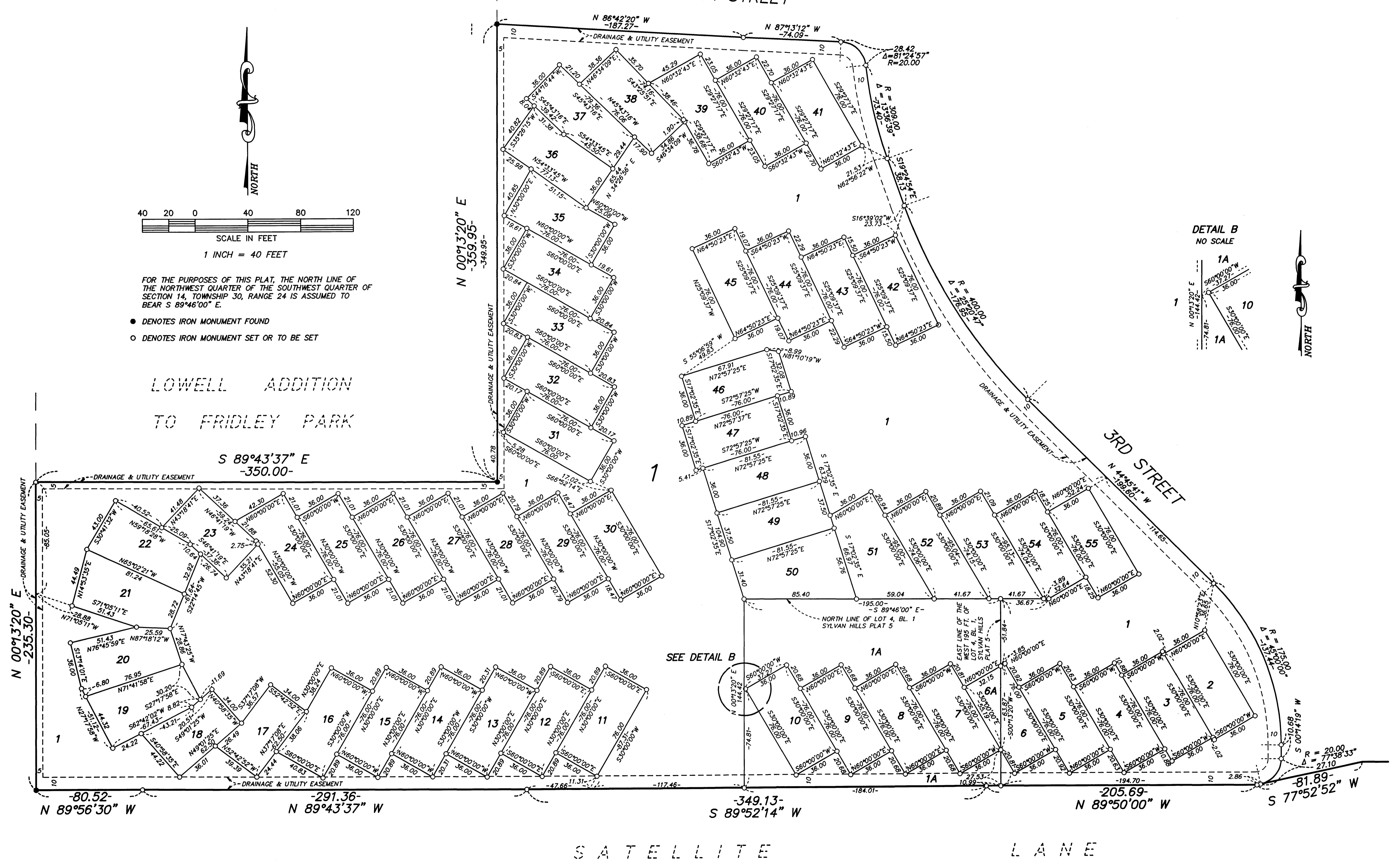
MISSISSIPPI STREET



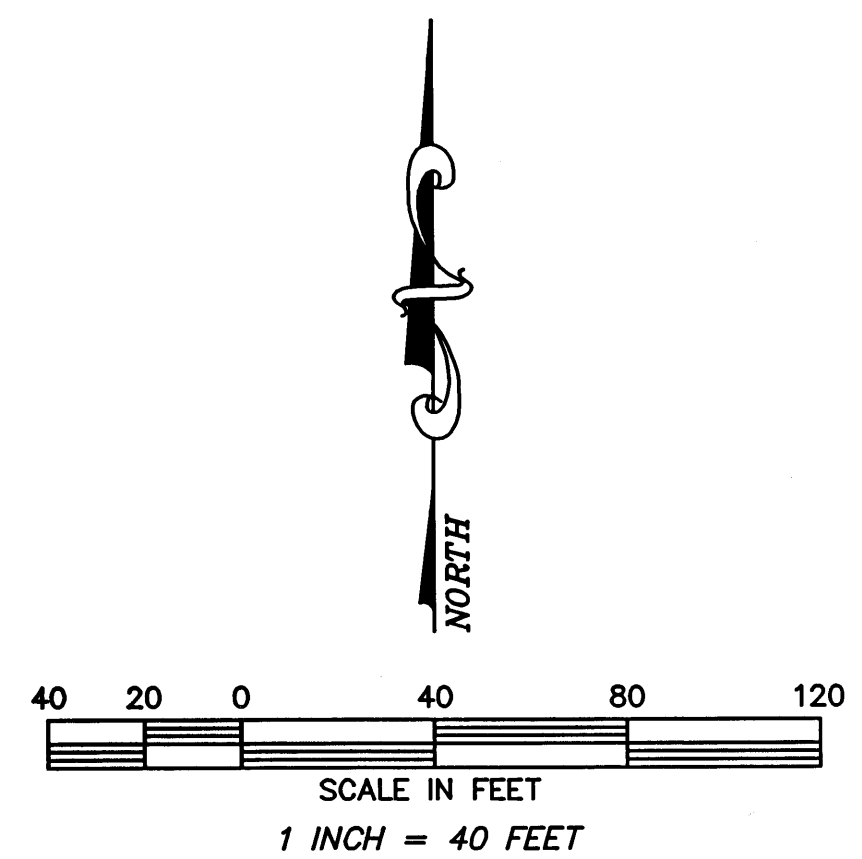
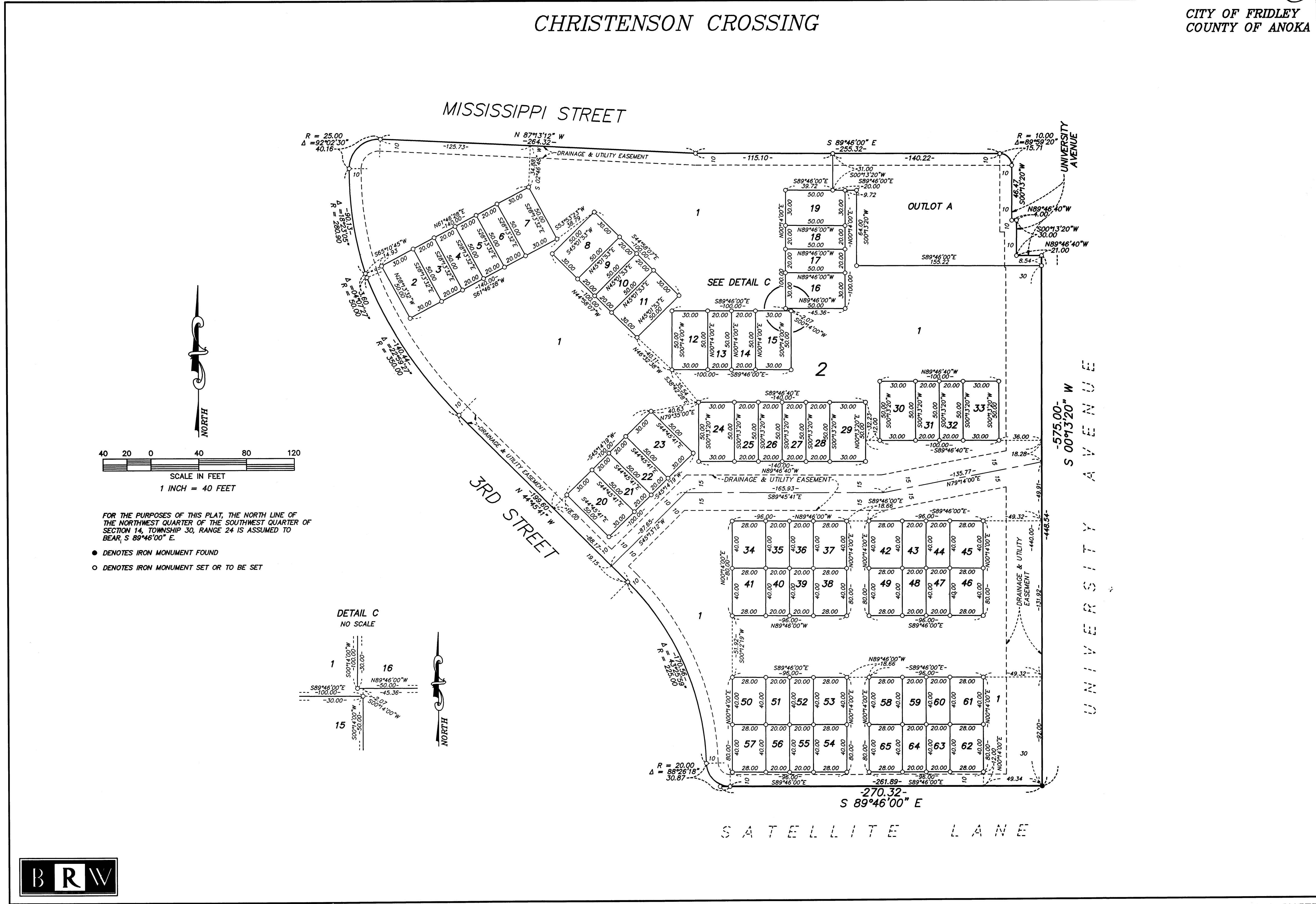
FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 30, RANGE 24 IS ASSUMED TO BEAR S 89°46'00" E.

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET OR TO BE SET

LOWELL ADDITION
TO FRIDLEY PARK

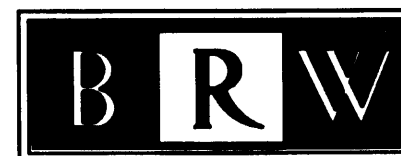
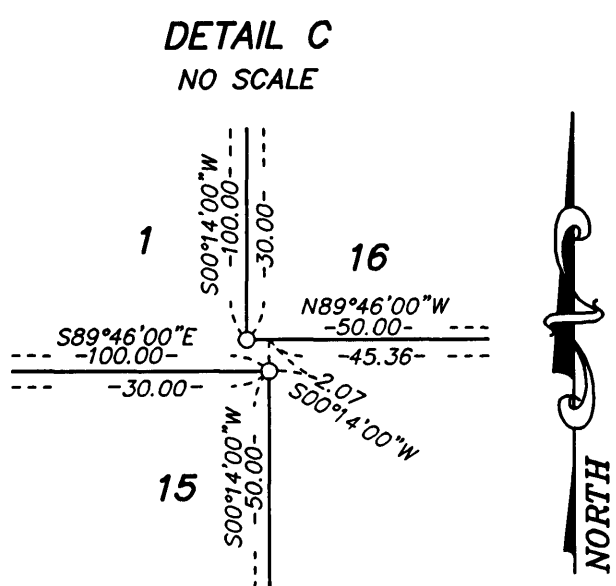


CHRISTENSON CROSSING



FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 30, RANGE 24 IS ASSUMED TO BEAR, $S 89^{\circ}46'00'' E$.

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET OR TO BE SET



THIS DOCUMENT NUMBER REPRESENTS A PLAT

ALL PLATS ARE MAINTAINED ON A SEPARATE MICROFICHE IN A SEPARATE SECTION RESERVED FOR PLATS. FULL SIZE COPIES OF PLATS ARE STILL AVAILABLE FOR VIEWING.

MUNICIPALITY: Fridley CERTIFIED BY: [Signature] ON 5-17-96

MAP # 1722 PLAT BOOK: 52 OF Abst. PAGE 41

DOC. DATE: 5-15-96 NO. OF PAGES: 4 TRACT BOOK: _____ PAGE _____

PLAT SHORT NAME: Christenson Crossing

LONG NAME: Christenson Crossing

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	14-30-24-32-0001	499473	N	Fridley Housing and Redevelopment Authority	Fee
A	_____ 0046	538083			
A	_____ 0047	538092		Rottlund Company Inc	Fee
A	_____ 0048	538109			
A	_____ 0049	538118			
A	_____ 0050	451781	↓		

(* See Page 2) FILED BY: Wayne Cordes PHONE: 373-6403

TAXPAYER NAME: Rottlund Co. Inc

ADDRESS: 2681 Long Lake Rd.

CITY: Roseville STATE: Mn ZIP: 55113

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1	1	7-55	1		
1A	1	1-65	2		
2-6	1	A	O/L		
6A	1				

DELO & CURRENT TAXES ARE PAID: INITIALS: EC DATE: 5-17-96

DIV. NO.: _____

DIV. FEE: \$3,730.00

(Page 2 of 2) THIS DOCUMENT NUMBER REPRESENTS A PLAT

ALL PLATS ARE MAINTAINED ON A SEPARATE MICROFICHE IN A SEPARATE SECTION RESERVED FOR PLATS. FULL SIZE COPIES OF PLATS ARE STILL AVAILABLE FOR VIEWING.

MUNICIPALITY: Fridley CERTIFIED BY: _____ ON _____

MAP # _____ PLAT BOOK: _____ OF _____ PAGE _____

DOC. DATE: _____ NO. OF PAGES: _____ TRACT BOOK: _____ PAGE _____

PLAT SHORT NAME: Christenson Crossing

LONG NAME: _____

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	14-30-24-32-0051	538127	N		
T	_____ 0052	538136	↓		
A	_____ 0053	538145			
A	_____ 0056	538172			
A	_____ 0057	538181			
A	_____ 0058	538190			
A	_____ 0059	538207			

FILED BY: _____ PHONE: _____

TAXPAYER NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK

DELO & CURRENT TAXES ARE PAID: INITIALS: _____ DATE: _____

DIV. NO.: _____

DIV. FEE: \$ _____

ABSTRACT

DOCUMENT NO. 1218860.0 ABSTRACT

Receipt # <u>31095/4 3785⁰⁰</u>	<input type="checkbox"/> Certified Copy
Date/Time: <u>5-17-96 15:30</u>	<input type="checkbox"/> Tax Liens/Releases
Doc. Order <u>1</u> of <u>1</u>	<input type="checkbox"/> Multi-Co Doc Tax Paid
✓ by: Recordability: <u>EC</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Filing Fees: <u>55⁰⁰ + 3730⁰⁰</u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Delinqs: <u>EC</u> Pins: <u>JR</u>	<input checked="" type="checkbox"/> Status <input type="checkbox"/> Del. Spec.

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON **MAY 17 96** AT **3:30 PM** AND WAS DULY RECORDED. FEES AND TAXES IN THE AMOUNT OF **\$3785.00** PAID.

RECEIPT NO. 96031095

EDWARD M. TRESKA

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
EIC

BY _____
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

TORRENS

Receipt # <u>31098/4 34⁵⁰</u>	<input type="checkbox"/> Certified Copy
Date/Time: <u>5-17-96 15:30</u>	<input type="checkbox"/> Tax Liens/Releases
Doc. Order <u>1</u> of <u>1</u>	<input type="checkbox"/> Multi-Co. Doc. Tax Paid
Checked by: <u>Jep</u> Filing Fees: <u>34⁵⁰</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Delinquents _____ Pins _____	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
From Cert. # <u>80275 A</u>	<input type="checkbox"/> Status <input type="checkbox"/> Del. Spec.
# of New Certs.: <u>0</u> Typed _____ Comp. Entry _____	
Comp. doc.check _____ Tract Updated: <u>1</u> _____ Comp. Complete _____	

BK 253 PG 115 NO 80275

FILE IN TORRENS

