

# 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 7<sup>th</sup> 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 6<sup>th</sup> 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 4<sup>th</sup> 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

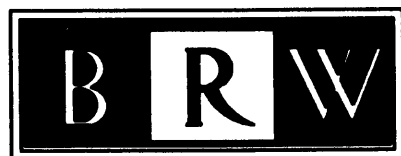
This plat has been checked and approved this 15<sup>th</sup> day of May, 1996.

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 15<sup>th</sup> 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

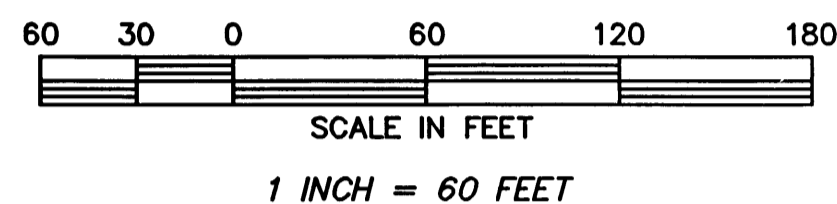
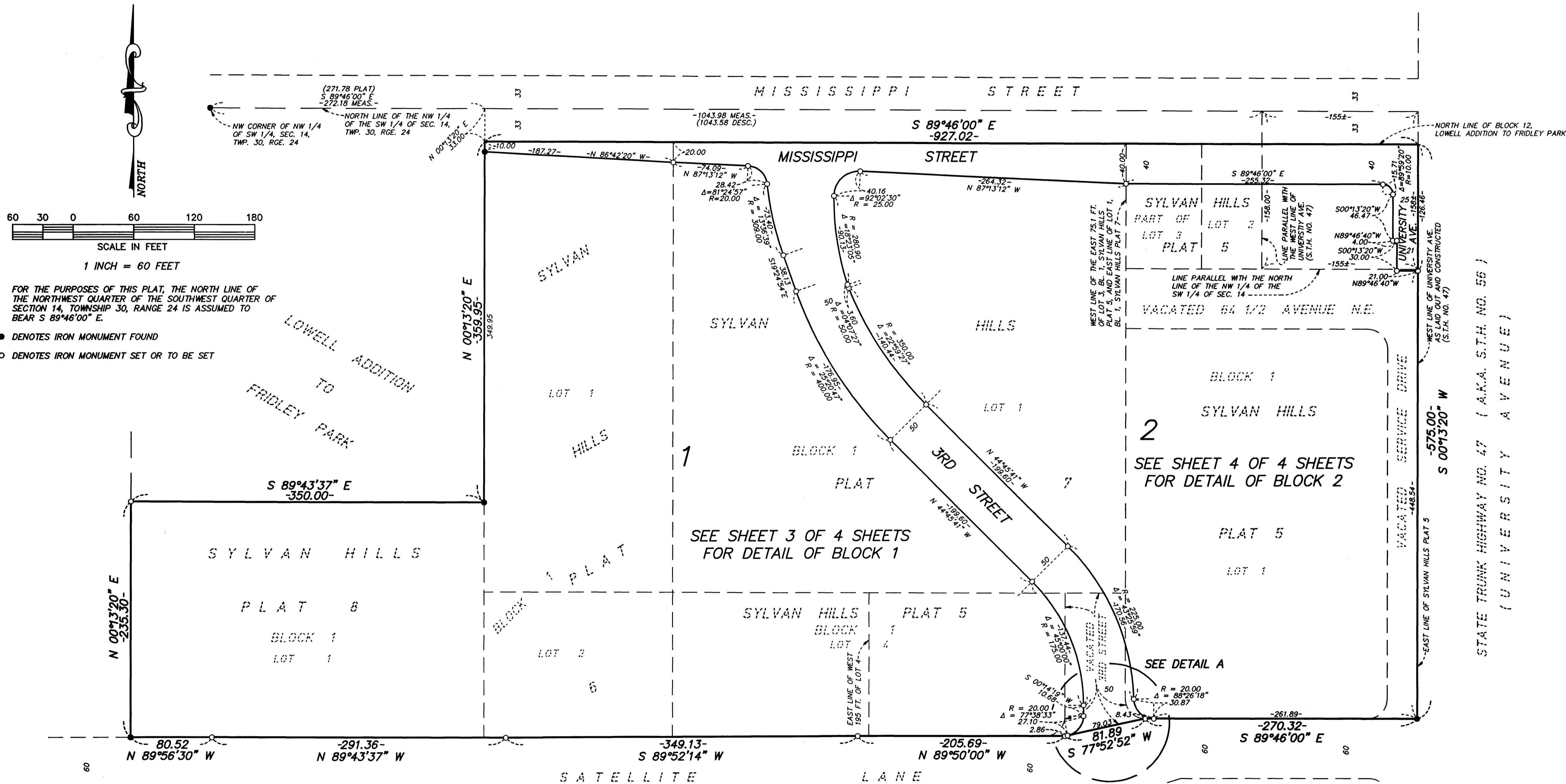
281100  
Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office on May 17 1996 at 3:30 o'clock P.M.  
[Signature]  
Deputy Registrar of Titles

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



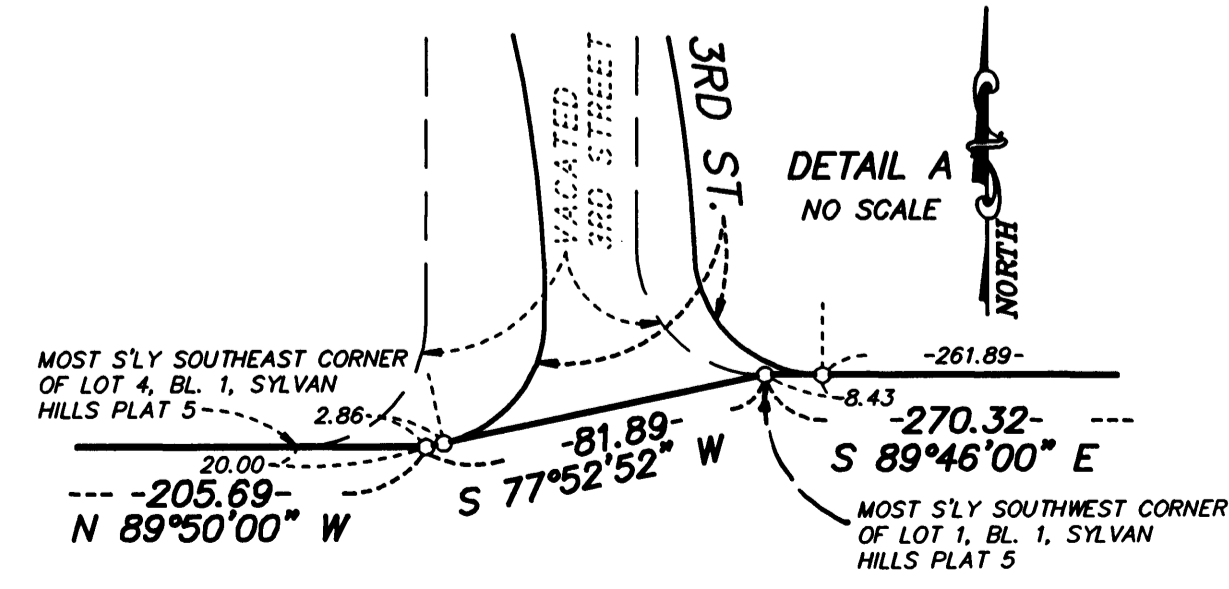
# CHRISTENSON CROSSING

CITY OF FRIDLEY  
COUNTY OF ANOKA



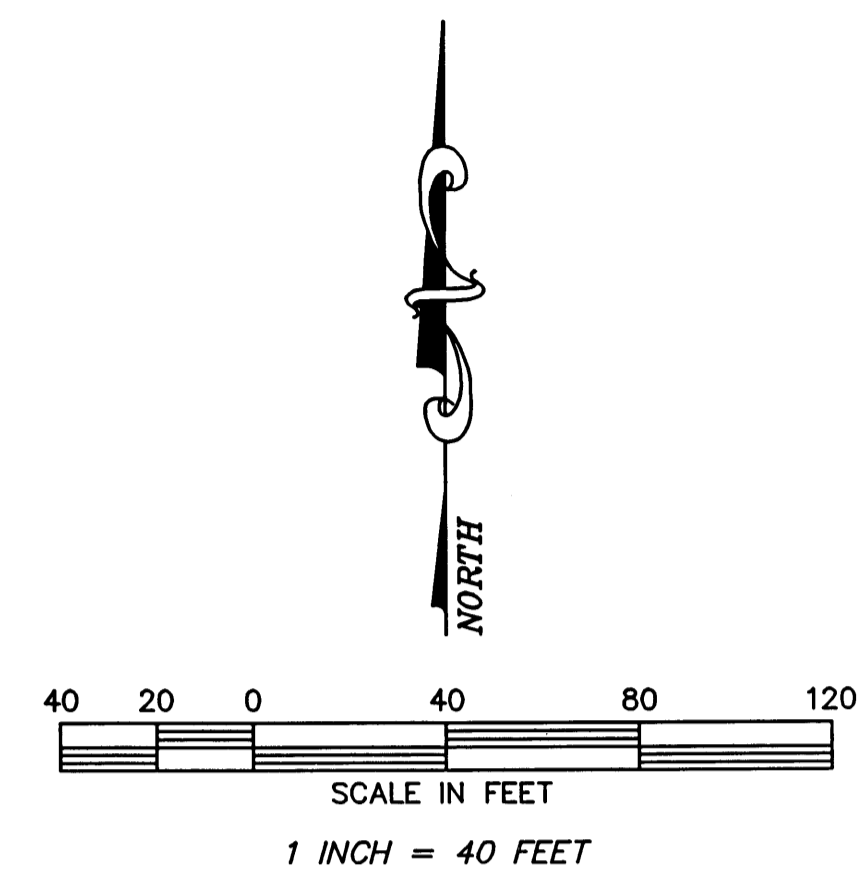
FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SW 1/4 OF SECTION 14, TOWNSHIP 30, RANGE 24 IS ASSUMED TO BEAR  $S 89^{\circ}46'00'' E$ .

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



# CHRISTENSON CROSSING

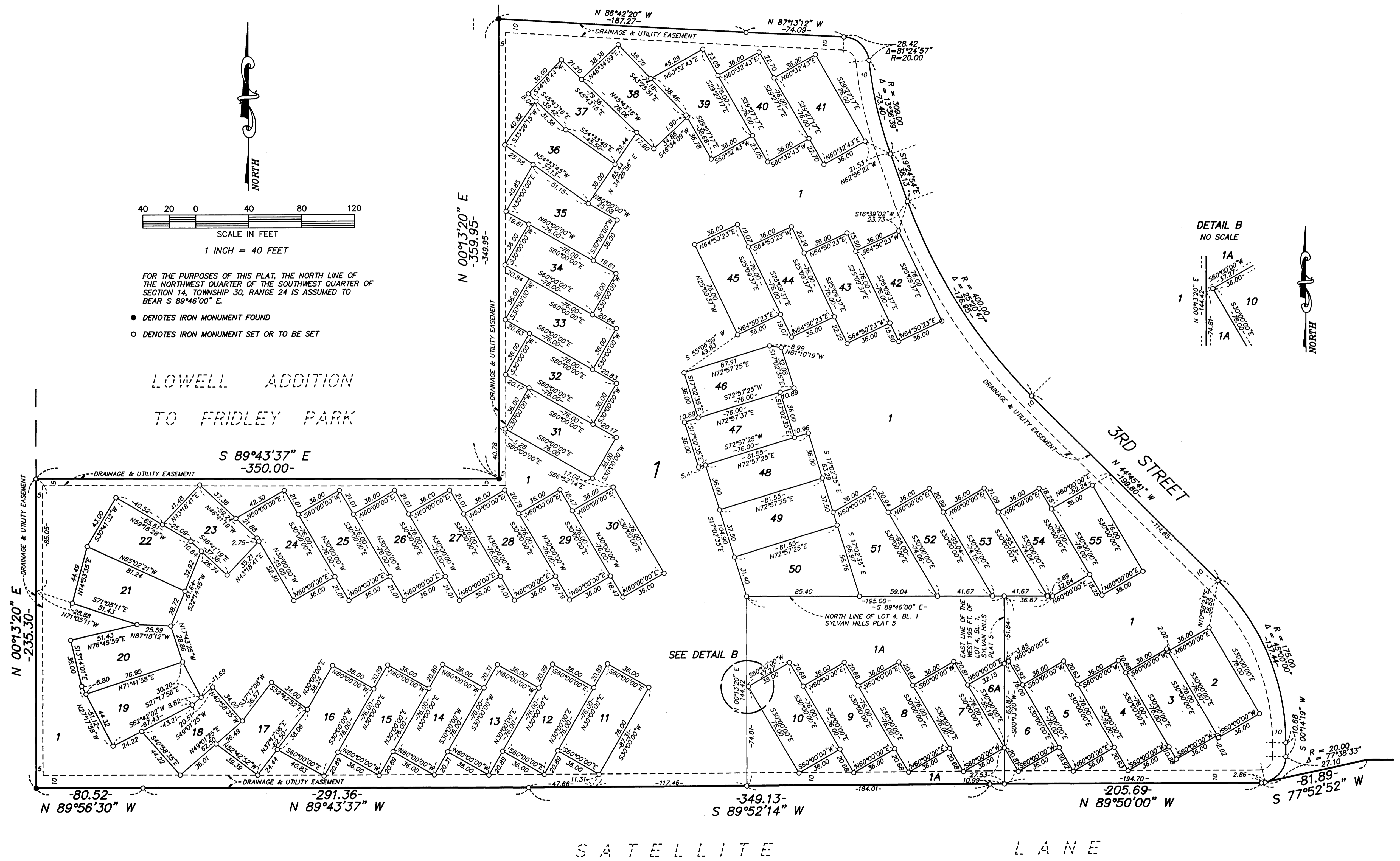
MISSISSIPPI STREET



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.

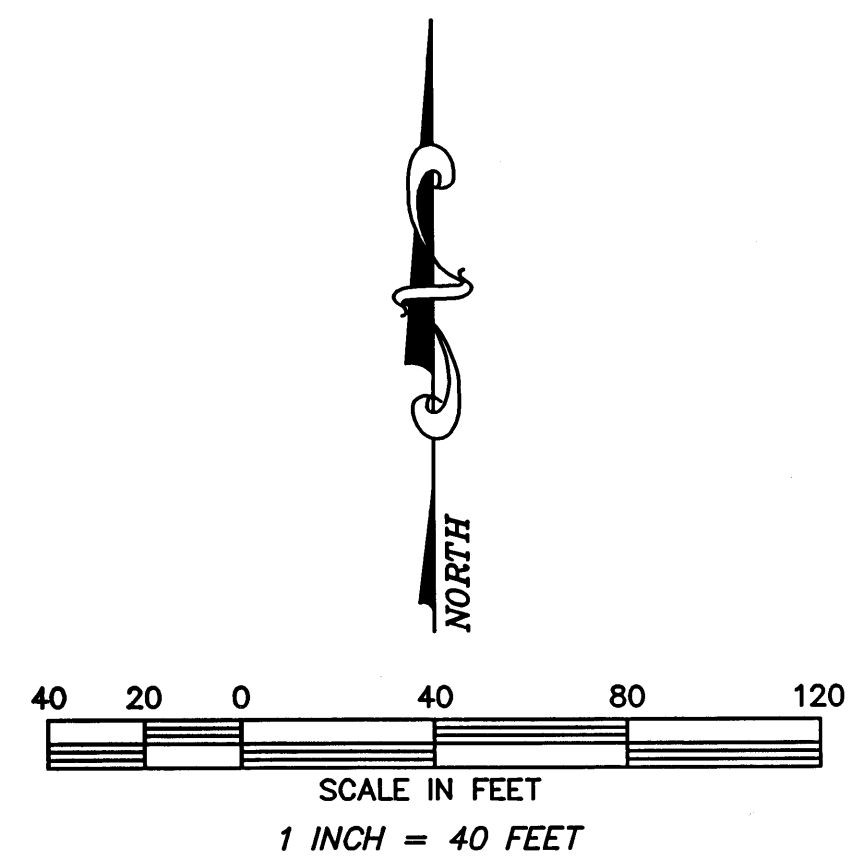
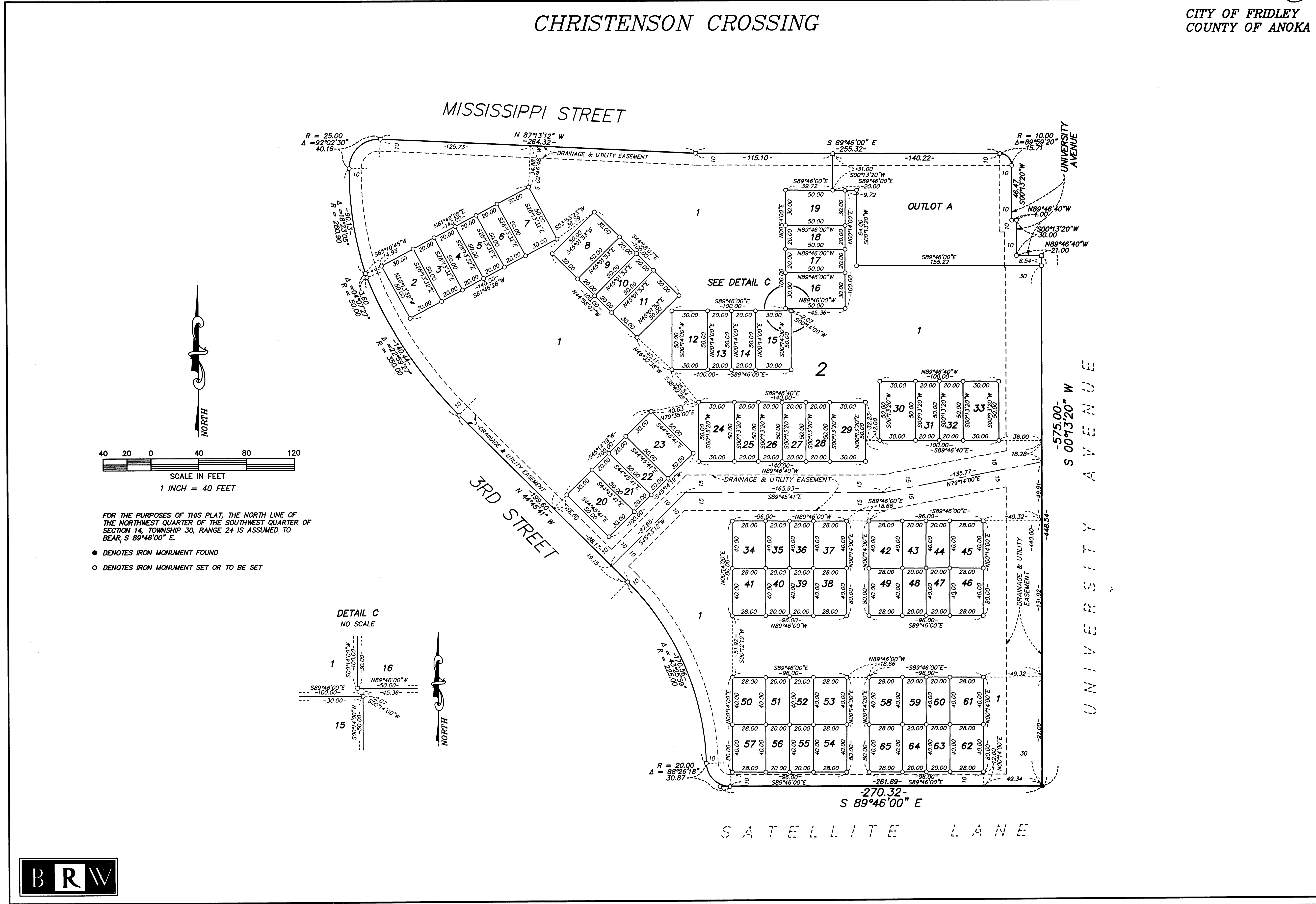
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LOWELL ADDITION  
TO FRIDLEY PARK





# CHRISTENSON CROSSING



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- DENOTES IRON MONUMENT SET OR TO BE SET

