

CIRCLE PINES PART 2 - EAST ADDITION

STATE OF MINNESOTA
COUNTY OF ANOKA - SS

I, Joseph M. Sullivan, a registered Land Surveyor in the State of Minnesota, do hereby certify that at the request of the Circle Pines Home Builders, Inc., owner of the land described in the dedication; have surveyed and platted the said land into blocks, lots, parks, easements, and road right-of-way as shown in the accompanying plat, and which shall be known and designated as Circle Pines, Part 2, East Addition.

For the purpose of controlling surveys on the Circle Pines Development, a grid is established. This grid is tied to the Southwest section corner and the Northwest section corner of Section Twenty-five, Township Thirty-one North, Range Twenty-three West, of the Fourth Principal Meridian (4 P.M.), and is established in the following manner:

A base line is passed through the Southwest and the Northwest Section corners of Section Twenty-five, (25), Township Thirty-one North, (T31N), Range Twenty-three West, (R23W), Fourth Principal Meridian, (4 P.M.). The above section corners are marked with concrete monuments. This base line is known as Range 1,000.00. Ranges increase by 100 foot stations Eastward. Tier lines are at an angle of ninety degrees, no minutes, no seconds, (90° 00' 00") to the Range lines, with Tier 6300 passing through the concrete monument at the Southwest corner of above-mentioned section. Tiers increase by 100 foot stations Northward, and decrease by 100 foot stations Southward.

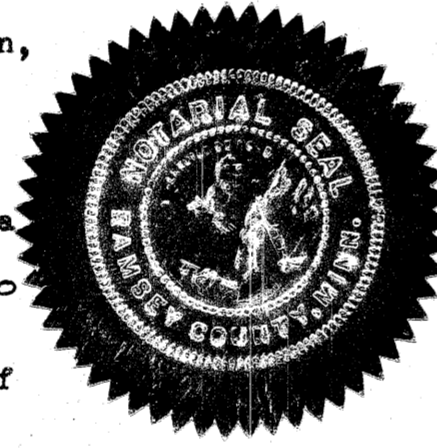
I further certify that the said plat is a correct representation of the survey; that all distances are correctly shown on the plat; that all lot corners are correctly co-ordinated in feet and decimals of feet, and tied to the above-mentioned control; that monuments for guidance in future surveys have been correctly placed in the ground as shown at places designated thusly □, the co-ordinates of which are T 9680.7 R 6454.6, T 10159.9 R 6969.9, T 10250.0 R 6256.5, and T 10589.5 R 6790.6; that the outside boundary lines are correctly designated on the plat; that the topography of the land is correctly shown on the plat; and that there are no wet lands or public highways to be designated which are not shown on the plat.

Joseph M. Sullivan
Date July 8, 1954 Reg. No. 2494

STATE OF MINNESOTA
COUNTY OF RAMSEY - SS

On this 8th day of July, 1954 A.D., before me, a Notary Public in and for said County and State, personally appeared Joseph M. Sullivan, to me well known, and acknowledged that he executed the above certificate as his own free act and deed.

Edsel C. Sandell
Notary Public, Ramsey County, Minnesota
My Commission Expires April 27-1960



This plat was approved and accepted by the Honorable Village Council of Circle Pines, County of Anoka, State of Minnesota, at a regular meeting held this 3rd day of August, 1954 A.D.

Andrew Gibson
Village Clerk of Circle Pines, Anoka County

HEREBY CERTIFY THAT TAXES FOR THE YEAR 1953
ON THE LANDS DESCRIBED WITHIN ARE PAID

Thatcher Bowser
County Treasurer

TAXES PAID
AND TRANSFER ENTERED
September 17, 1954

Harold H. Campbell
Auditor, Anoka County
By J. M. Wright Deputy

STATE OF MINNESOTA
COUNTY OF ANOKA - SS

Circle Pines Home Builders, Inc., does hereby certify that it is the Owner of a tract of land described as follows:

That part of the northwest one-quarter (NW $\frac{1}{4}$), of the northwest one-quarter (NW $\frac{1}{4}$); the southwest one-quarter (SW $\frac{1}{4}$), of the northwest one-quarter (NW $\frac{1}{4}$); of section thirty (30), township thirty-one north (T31N), range twenty-two West (R22W); and the northeast one-quarter (NE $\frac{1}{4}$), of the northeast one-quarter (NE $\frac{1}{4}$); the southeast one-quarter (SE $\frac{1}{4}$), of the northeast one-quarter (NE $\frac{1}{4}$); of section twenty-five (25), township thirty-one north (T31N), range twenty-three west (R23W); which lies within the following bounds:

Starting from a point, which is also the point of beginning of the property to be described, said point lies on the range line between range twenty-two and twenty-three west (R22-23W), six hundred sixty-seven and four-tenths feet (667.4'), north of the one-quarter corner of section twenty-five (25), and section thirty (30); thence deflect to the left on an angle of forty-eight degrees, fifty-nine minutes, twenty-eight seconds (48° 59' 28"), a distance of two hundred seventy and four-tenths feet (270.4'), to a point; thence deflect to the right on an angle of forty-six degrees, thirty-four minutes, thirty-four seconds (46° 34' 34"), a distance of twenty-eight and six-tenths feet (28.6'), to a point; thence deflect to the left on an angle of ninety-five degrees, twelve minutes, thirty-one seconds (95° 12' 31"), a distance of sixty and three-tenths feet (60.3'), to a point; thence deflect to the right on an angle of ninety-eight degrees, fifty-eight minutes, four seconds (98° 58' 04"), a distance of sixty-one and nine-tenths feet (61.9'), to a point; thence deflect to the left on an angle of fifteen degrees, twenty-one minutes, twenty-nine seconds (15° 21' 29"), a distance of forty and three-tenths feet (40.3'), to a point; thence deflect to the left on an angle of fifty degrees, thirty-four minutes, twenty-eight seconds (50° 34' 28"), a distance of one hundred sixty-nine and one-tenth feet (169.1'), to a point; thence deflect to the right on an angle of twenty-eight degrees, twenty-eight minutes, eighteen seconds (28° 28' 18"), a distance of two hundred sixty-seven and nine-tenths feet (267.9'), to a point; thence deflect to the right on an angle of ninety-four degrees, twenty-nine minutes, fifty-three seconds (94° 29' 53"), a distance of one thousand two hundred twenty-nine and five-tenths feet (1229.5'), to a point; thence deflect to the right on an angle of ninety degrees, zero minutes, zero seconds (90° 0' 0"), a distance of nineteen and one-tenth feet (19.1'), to a point; thence deflect to the left on an angle of eighteen degrees, forty-nine minutes, fifty-three seconds (18° 49' 53"), (delta angle of forty-five degrees, five minutes, twenty-seven seconds [45° 05' 27"]), a distance of two hundred thirty-nine and four-tenths feet (239.4'), to a point; thence on tangent to said curve, a distance of two hundred eighty-seven and two-tenths feet (287.2'), to a point; thence deflect to the right on an angle of eighty-three degrees, twenty-five minutes, and zero seconds (83° 25' 0"), a distance of four hundred ninety-two and nine-tenths feet (492.9'), to a point; thence deflect to the left on a zero degree, fifty-nine minutes, thirteen seconds curve (0° 59' 13"), (delta angle of four degrees, fifty minutes, zero seconds [4° 50' 0"]), a distance of four hundred eighty-nine, and eight-tenths feet (489.8'), to a point; thence on tangent to said curve, a distance of four hundred fifty-three and eight-tenths feet (453.8'), to a point; thence deflect to the right on a three degree, nineteen minute, forty-three second curve (3° 19' 43"), (delta angle of four degrees, fifty minutes, zero seconds [4° 50' 0"]), a distance of one hundred forty-five and two-tenths feet (145.2'), to a point; thence deflect to the right on a one degree, thirty-one minute, forty-eight second curve (1° 31' 48"), (delta angle of one degree, nineteen minutes, two seconds [1° 19' 02"]), a distance of eighty-six and one-tenth feet (86.1'), to a point; thence deflect to the right from the tangent line of the last above described curve, eighty degrees, thirty-six minutes, five seconds (80° 36' 05"), a distance of eight hundred eleven and one-tenth feet (811.1'), to the above described one-quarter corner; thence deflect to the right on an angle of ninety-one degrees, twenty-two minutes, thirty-seven seconds (91° 22' 37"), a distance of six hundred sixty-seven and four-tenths feet (667.4'), to the point of beginning and there terminating; and that it has caused the same to be surveyed and platted into blocks, lots, parks and road right-of-way, and hereafter known as Circle Pines, Part 2, East Addition as shown by this plat; and hereby dedicates to the public and for the public use forever all roads, easements, and hereafter known as Circle Pines, Part 2, East Addition as shown on the plat to the point where such roads are passable for vehicles in common use, before selling property which must be reached over such roads, such improvements to be made at its expense.

In the Presence of:

Hazel Bertha
Jan A. Orstad



By: J. Keith Gibson President
Sara R. Gibson Secretary

STATE OF MINNESOTA
COUNTY OF RAMSEY - SS

On this 8th day of July, 1954, before me, a Notary Public within and for said County and State, appeared J. Keith Gibson and Sara R. Gibson to me personally known who, being each by me duly sworn did say that they are, respectively, the President and Secretary of the Circle Pines Home Builders, Inc., and that said instrument was signed in its behalf by authority of its members and said President and Secretary acknowledged said instrument to be the free act and deed of said Corporation.

Edsel C. Sandell
Notary Public, Ramsey County, Minnesota
My Commission expires April 27-1960

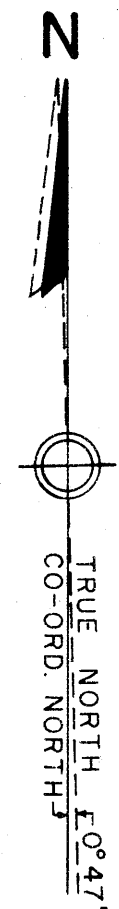


17169

TRAP OF TITLES
MINNESOTA
ANOKA
I have examined the instrument
and certify that it is a correct copy of the original as recorded in the
Register of Deeds for the County of Anoka, Minnesota, on the
September 8, 1954, at 9 o'clock A.M.
Gladys R. Rasmussen
Deputy

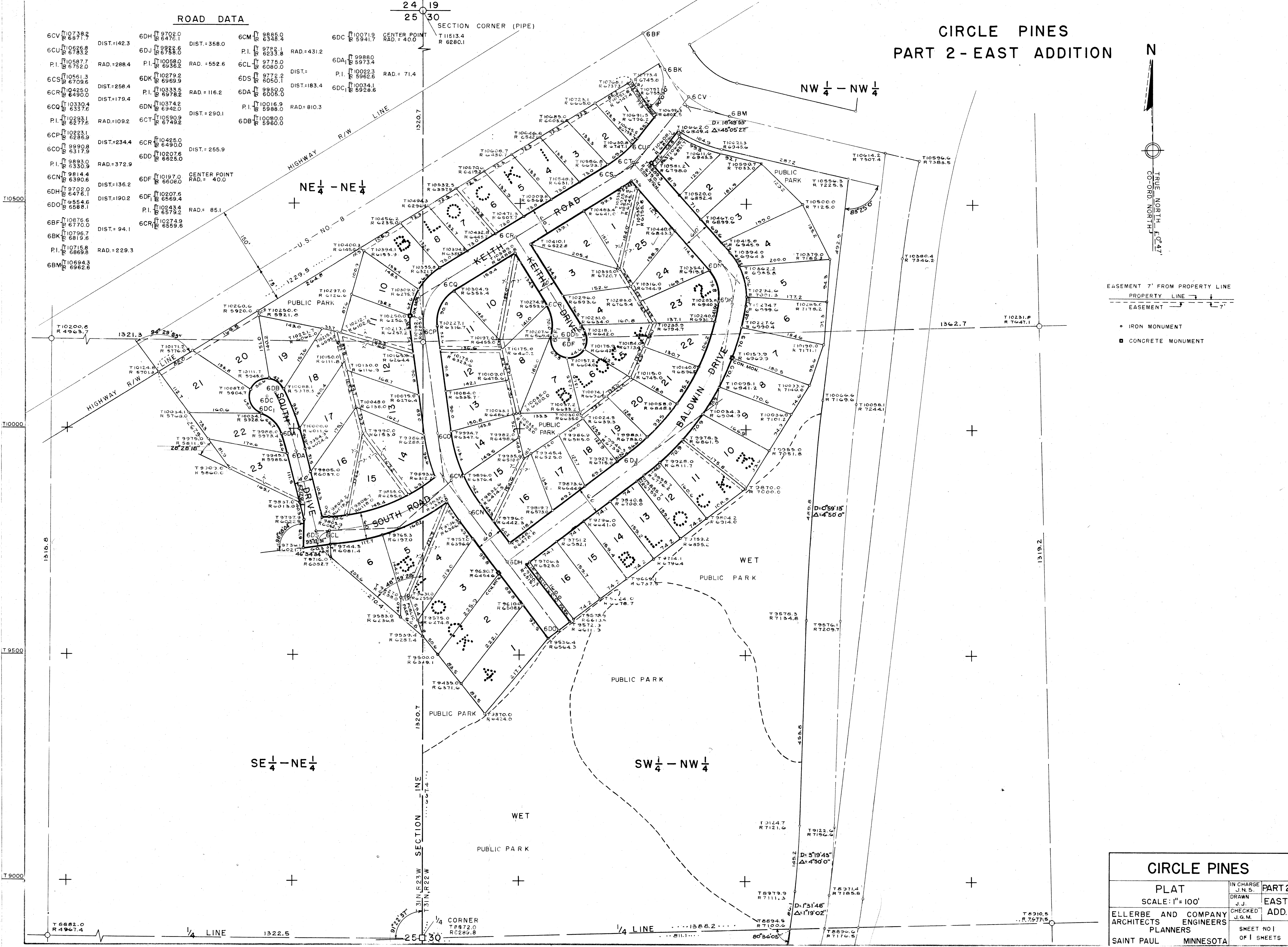
CIRCLE PINES			
CERTIFICATE	IN CHARGE	J.N.S.	PART-2
	DRAWN BY	G.H.	EAST
ELLERBE AND COMPANY ARCHITECTS — ENGINEERS PLANNERS SAINT PAUL MINNESOTA	CHECKED	J.G.M.	ADD.
	SHEET NO. 1 OF 1 SHEET		

CIRCLE PINES PART 2 - EAST ADDITION



ROAD DATA

6CV T10739.2 R 6476.1	6DH T10702.0 R 6476.1	6CM T10855.0 R 6476.1	6DC T10071.9 R 5941.7	SECTION CORNER (PIPE) T11513.4 R 6280.1
6CU T10626.8 R 6783.2	DIST.=142.3	6DI T10922.6 R 6490.0	DIST.=358.0	
P.I. T10587.7 R 6752.0	RAD.=288.4	P.I. T10058.0 R 6080.0	P.I. T10782.1 R 6233.8	RAD.=431.2
6CS T10561.3 R 6709.6	DIST.=258.4	6DL T10279.2 R 6969.9	6CL T10775.0 R 6080.0	DIST.=71.4
6CR T10425.0 R 6490.0	DIST.=179.4	P.I. T10333.5 R 6978.2	6DS T10772.2 R 6050.1	DIST.=183.4
6CC T10330.4 R 6337.6	DIST.=109.2	6DN T10374.2 R 6942.0	6DA T10950.0 R 6005.0	RAD.=810.3
P.I. T10293.1 R 6277.6	RAD.=109.2	6DT T10590.9 R 6749.2	P.I. T1016.9 R 5988.0	
6CP T10223.1 R 6286.3	DIST.=234.4	6DD T10207.6 R 6559.4	6DB T10080.0 R 5960.0	
6CO T10319.8 R 6317.8	DIST.=136.2	6DE T10107.0 R 6606.0	CENTER POINT RAD.=40.0	
P.I. T10830.9 R 6330.9	RAD.=372.9	6DF T10207.6 R 6559.4		
6CN T10814.4 R 6390.6	DIST.=190.2	P.I. T10243.4 R 6579.2	RAD.=85.1	
6DH T10702.0 R 6476.1	DIST.=94.1	6CR T10274.9 R 6559.6		
6DK T10796.7 R 6819.6	RAD.=229.3			
6DL T10715.8 R 6869.8				
6DM T10694.3 R 6962.6				



EASEMENT 7' FROM PROPERTY LINE
PROPERTY LINE
EASEMENT 7'

- IRON MONUMENT
- CONCRETE MONUMENT

CIRCLE PINES		
PLAT	IN CHARGE J.N.S.	PART 2
SCALE: 1"=100'	DRAWN J.J.	EAST ADD.
ELLERBE AND COMPANY ARCHITECTS ENGINEERS PLANNERS	CHECKED J.G.M.	SHEET NO 1 OF 1 SHEETS
	SAINT PAUL MINNESOTA	