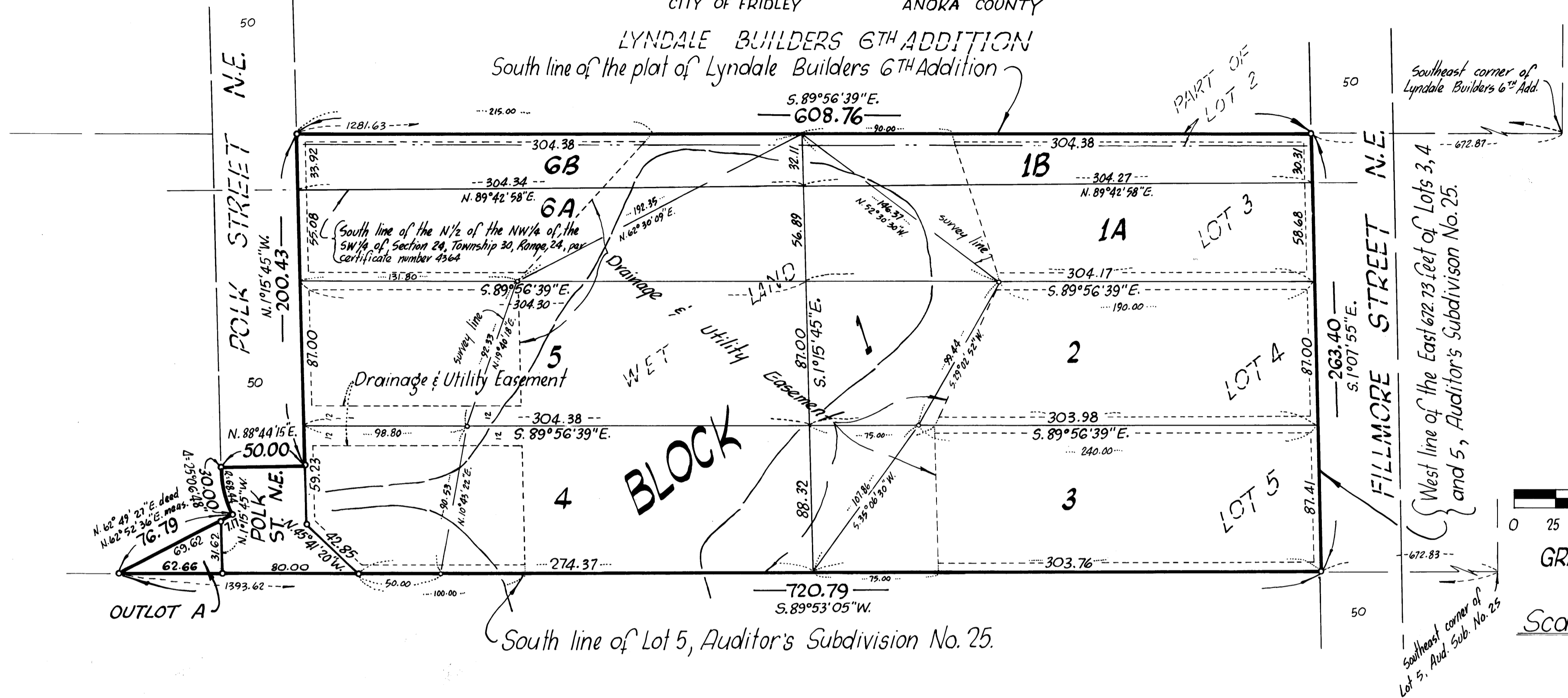


# IWEN TERRACE

CITY OF FRIDLEY ANOKA COUNTY

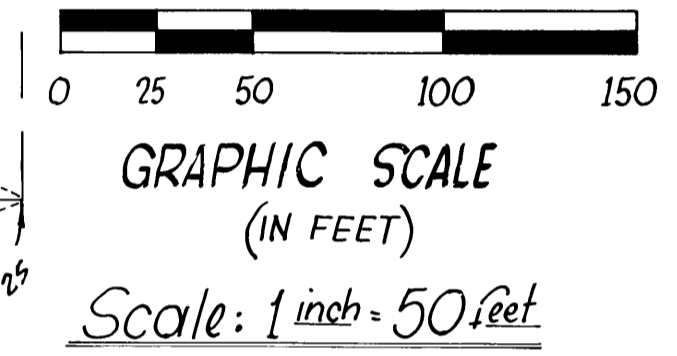
LYNDALE BUILDERS 6TH ADDITION  
South line of the plat of Lyndale Builders 6th Addition



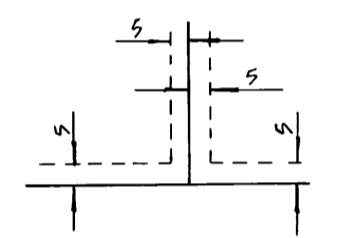
Bearings shown are assumed  
 o Denotes iron monument marked by Minnesota Registration No. 3795

AUGUST, 1977

**URBAN ENGINEERING, INC.**  
 —Engineers—  
 —Surveyors—



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, unless otherwise indicated, and adjoining lot lines as shown.

KNOW ALL MEN BY THESE PRESENTS: That A. T. Gearman and Rosemarie Gearman, his wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota to wit:  
 All that part of Lot 2, Auditor's Subdivision Number 25, lying West of the East 650 feet thereof, North of the south line of the North Half of the Northwest Quarter of the Southwest Quarter of Section 24, Township 30, Range 24, and its extension and South of the south line of Lyndale Builders 6th Addition and all that part of Lots 3, 4 and 5, Auditor's Subdivision Number 25 lying West of the East 672.73 feet thereof described as follows: Commencing at the southeast corner of Lyndale Builders 6th Addition; thence on an assumed bearing of N 89°56'39" W, along the south line of said 6th Addition, 1281.63 feet to the actual point of beginning; thence S 1°15'45" E a distance of 200.43 feet; thence S 88°44'15" W a distance of 50.00 feet; thence southeasterly on a nontangential curve concave to the East for a distance of 30.00 feet, radius of said curve is 68.44 feet and chord bearing is S 13°49'09" E; thence S 62°49'27" W a distance of 76.79 feet to a point on the south line of said lot 5, distant 1393.62 feet westerly of the southeast corner of said lot 5; thence N 89°53'05" E, along said south line to a point distant 672.73 feet West of the said southeast corner; thence northerly, along the west line of the said East 672.73 feet, to its intersection with the south line of Lyndale Builders 6th Addition; thence N 89°56'39" W, along said south line, to the actual point of beginning;  
 have caused the same to be surveyed and platted as IWEN TERRACE and do hereby donate and dedicate to the public for public use forever the Street and drainage and utility easements as shown on this plat. In witness whereof said A. T. Gearman and Rosemarie Gearman, his wife, have hereunto set their hands this 30<sup>th</sup> day of September, 1977.

I hereby certify that I have surveyed and platted the property described on this plat as IWEN TERRACE; 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; that the outside boundary lines are correctly designated on said plat and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Signed by:  
A. T. Gearman  
Rosemarie Gearman  
 A. T. Gearman Rosemarie Gearman

STATE OF MINNESOTA The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of September, 1977 by E. A. RATHBUN, Land Surveyor.  
 COUNTY OF ANOKA Rathbun, Land Surveyor.

STATE OF MINNESOTA The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of September, 1977 by COUNTY OF Hennepin A. T. Gearman and Rosemarie Gearman, his wife.

We hereby certify that the City Council of the City of Fridley, Anoka County, Minnesota duly accepted and approved this plat of IWEN TERRACE at a regular meeting thereof held this 20<sup>th</sup> day of June, 1977.

97981  
 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 13 day of JAN 1978, A.D. 19 at 9:25 o'clock P.M.  
Ed J. Ombak Registrar of Titles  
Ellen Boettcher Deputy Registrar of Titles

GERALD W. IWEN  
 NOTARY PUBLIC - MINNESOTA  
 HENNEPIN COUNTY  
 MY COMMISSION EXPIRES APRIL 16, 1982

Gerald W. Iwen  
 Notary Public, Hennepin County, Minnesota  
Gerald W. Iwen  
 My Commission Expires April 16, 1982

Checked and approved this 30<sup>th</sup> day of December, 1977.  
Poland W. Anderson  
 Anoka County Surveyor

"NO DELINQUENT TAXES AND TRANSFER ENTERED"  
Dec 30 1977  
Charles R. Johnson  
 Auditor, Anoka County  
 BY W. Linnick Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"  
Jan 13 1978  
Charles R. Johnson  
 Auditor, Anoka County  
 BY W. Linnick Deputy

E. A. Rathbun  
 E. A. Rathbun, Land Surveyor  
 Minnesota Registration No. 3795

Marjette L. Zuehlke  
 Notary Public, Anoka County, Minnesota  
 My Commission Expires

CITY COUNCIL OF FRIDLEY, MINNESOTA  
 By William J. Nee Mayor  
 By Mosim C. Driscoll Clerk

488045  
 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 JAN 13 1978 A.D., 19 5 o'clock P.M., and was duly recorded in book 25 of Plat page 10  
Ed J. Ombak  
 County Recorder  
 By W. Linnick Deputy