

# MELODY MANOR 2<sup>nd</sup> ADDITION

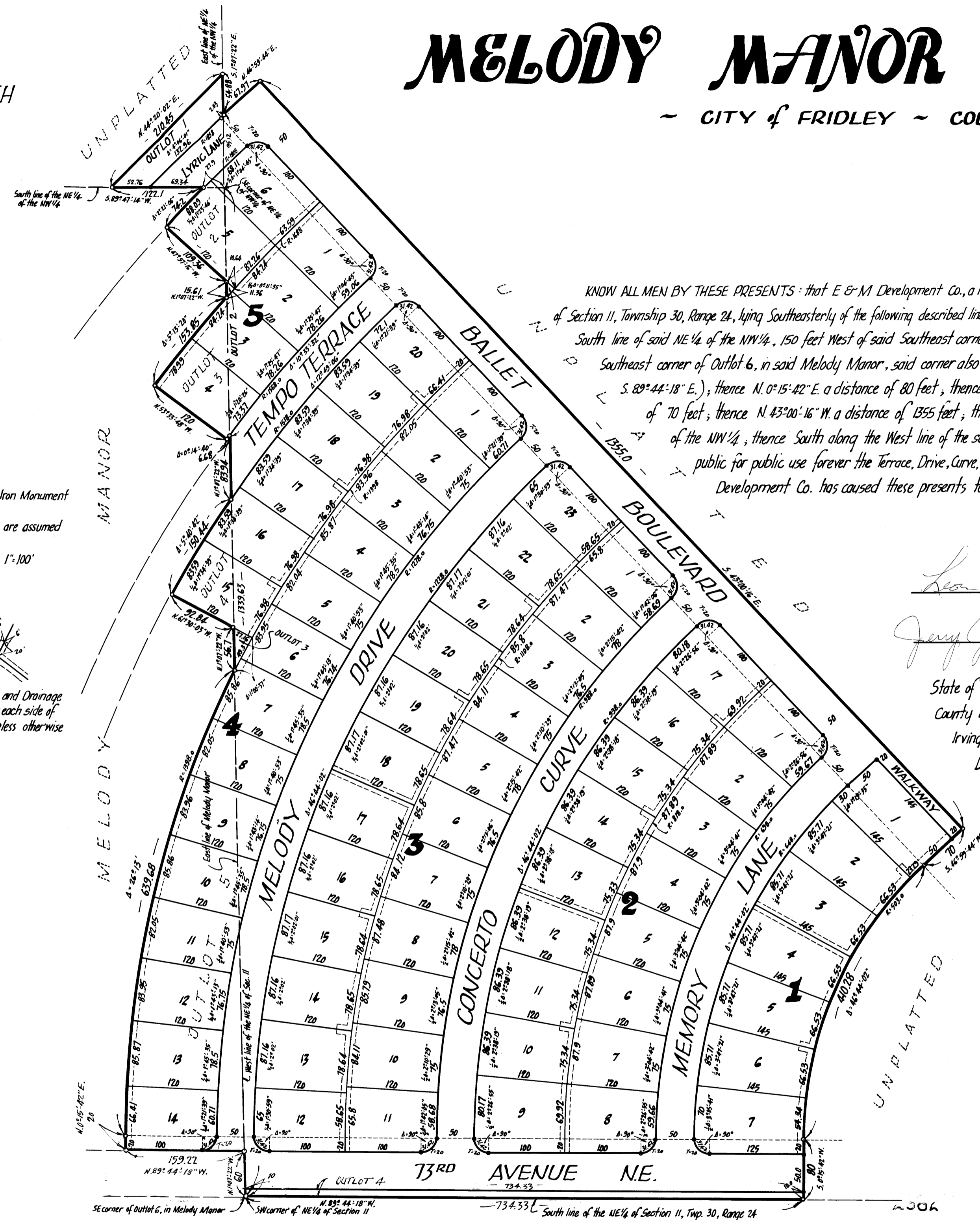
- CITY of FRIDLEY - COUNTY of ANOKA -

*Suburban* Engineering, Inc.  
Engineers & Surveyors

NORTH

Denotes Iron Monument  
Bearings are assumed  
Scale 1"=100'

Denotes Utility and Drainage Easement, 6' on each side of the lot line unless otherwise indicated



KNOW ALL MEN BY THESE PRESENTS: that E & M Development Co., a Minnesota Corporation, owner and proprietor of the following described property situate in the State of Minnesota and County of Anoka, to-wit: All that part of the NE 1/4 of the NW 1/4 of Section 11, Township 30, Range 24, lying Southeastly of the following described line: Commencing at a point on the East line of said NE 1/4 of the NW 1/4, 150 feet North of the Southeast corner of said NE 1/4 of the NW 1/4; thence Southwesterly to a point on the South line of said NE 1/4 of the NW 1/4, 150 feet West of said Southeast corner and there terminating, and Outlots 2, 3, 4 and 5 of Melody Manor, and that part of the NE 1/4 of Section 11, Township 30, Range 24 described as commencing at the Southeast corner of Outlot 6, in said Melody Manor, said corner also being the Southwest corner of the NE 1/4 of said Section 11; thence East along the South line of the NE 1/4 a distance of 734.33 feet (said south line has an assumed bearing of S. 89° 44' 18" E.); thence N. 0° 15' 42" E. a distance of 80 feet; thence on a tangential curve to the right with a radius of 503 feet a distance of 410.28 feet; thence N. 46° 59' 44" E. along a line tangent to the last described curve for a distance of 70 feet; thence N. 43° 00' 16" W. a distance of 1355 feet; thence S. 46° 59' 44" W. a distance of 67.97 feet more or less to a point on the West line of said NE 1/4, said point being 25.12 feet North of the Northeast corner of the SE 1/4 of the NW 1/4; thence South along the West line of the said NE 1/4 to the point of beginning, have caused the same to be surveyed and platted as MELODY MANOR 2<sup>nd</sup> ADDITION, and do hereby donate and dedicate to the public for public use forever the Terrace, Drive, Curve, Avenue, Lanes, Boulevard & Walkway and Highway as shown on the annexed plat, subject to the Utility and Drainage Easements as shown on the annexed plat. In witness whereof said E & M Development Co. has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 5<sup>th</sup> day of September A.D. 1962.

In Presence of:

*Leon Madsen*  
*Jerry Jacobson*  
As to Irving Hafner & Ernest Madsen

E & M DEVELOPMENT CO.  
*Irving Hafner* President  
*Ernest Madsen* Secretary

State of Minnesota  
County of Anoka

On this 5<sup>th</sup> day of September A.D. 1962, before me a Notary Public within and for said County and State personally appeared Irving Hafner and Ernest Madsen, to me personally known, who being each by me duly sworn did say that they are the President and Secretary, respectively of E & M Development Co., 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 Irving Hafner and Ernest Madsen acknowledged said instrument to be the free act and deed of said corporation.

*Supreme Mishkovic*  
Notary Public, Anoka County, Minnesota  
My Commission Expires *SEP 28 1964*

I hereby certify that I have surveyed and platted the property described on this plat as MELODY MANOR 2<sup>nd</sup> ADDITION; 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 annexed plat; that the outside boundaries of the land 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.

*E. A. Rathbun*  
Surveyor - Minnesota Registration No. 3795

State of Minnesota  
County of Hennepin

Above certificate subscribed and sworn to before me, a Notary Public within and for said County and State on this 11<sup>th</sup> day of January A.D. 1962.

*Marcus O. Olson*  
Notary Public, Hennepin County, Minnesota  
My Commission Expires *SEP 28 1964*

We hereby certify, that the City Council of the City of Fridley, Anoka County, Minnesota, duly accepted and approved the annexed plat of MELODY MANOR 2<sup>nd</sup> ADDITION, at a regular meeting thereof held this 19<sup>th</sup> day of February A.D. 1962.

CITY of FRIDLEY, ANOKA COUNTY, MINNESOTA  
by *T. E. Meigs* Mayor  
by *Mervin C. Brunell* Clerk

REGISTER OF DEEDS  
STATE OF MINNESOTA, COUNTY OF ANOKA  
I hereby certify that the within instrument was filed in this office for record on this 5<sup>th</sup> day of SEP 5 1962 A.D. 1962 at 5:00 P.M., and was duly recorded in book 24 of Plats, page 18.  
*Katherine Skinner*  
Register of Deeds  
By *Margaret Russell* Deputy

Checked and approved this 5<sup>th</sup> day of September A.D. 1962  
*Roland W. Anderson*  
Anoka County Surveyor

TAXES PAID

This 5<sup>th</sup> day of SEP 1962  
*David W. Hanson*  
Auditor, Anoka County, Minn.

I HEREBY CERTIFY THAT TAXES FOR THE YEAR, 1961 ON THE LANDS DESCRIBED WITHIN ARE PAID  
*Pearl J. Peterson*  
County Treasurer