

MELODY MANOR

— CITY OF FRIDLEY — COUNTY OF ANOKA —

220966
 OFFICE OF REGISTER OF DEEDS
 STATE OF MINNESOTA, COUNTY OF ANOKA
 I hereby certify that the within plat is a correct representation of the survey and that the same was filed in the office of the Register of Deeds on this 29th day of March, 1960, and was duly recorded in Book 22 of Plate page 12.
 Gertrude Kinnick
 Register of Deeds
 by Margaret Russell
 Deputy

o Denotes Iron Monument Bearings are assumed Scale 1"=100' September, 1960

Suburban
Engineering, Inc.
 — Engineers & Surveyors —

UNPLATTED
 STATE TRUNK HIGHWAY N° 56
 SERVICE DRIVE
 UNPLATTED



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: That part of the SE 1/4 of the NW 1/4 of Section 11, Township 30, Range 24, Anoka County, Minnesota, lying East of State Trunk Highway N° 56, lying South of Osborne Manor and excepting that part of the East 1/2 of the Northwest 1/4 of said Section 11 described as follows: Beginning at the intersection of the south right of way line of 75th Avenue NE, as laid out in Osborne Manor and the southerly extension of the west line of Block 1 in said Osborne Manor; thence south along said extension a distance of 161.33 feet; thence East and parallel to the said south right of way line a distance of 270 feet, more or less, to the southerly extension of the East side of said Block 1; thence north along the southerly extension of said East side to the said south right of way line; thence west along the said south right of way line to the point of beginning, have caused the same to be surveyed and platted as MELODY MANOR, and do hereby donate and dedicate to the public for public use forever the Avenues, Drive, Terrace and Lane 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 21 day of March A.D. 1960.

In Presence of:
 Leon Madson
 Suzanne Mishkovic
 As to Irving Hafner and Ernest Madsen
 Irving Hafner (President)
 Ernest Madsen (Secretary)

State of Minnesota }
 County of Anoka } On this 21 day of March A.D. 1960, 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.

I hereby certify that I have surveyed and platted the property, described on this plat as MELODY MANOR, 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 said 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.

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 4 day of October A.D. 1960.

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, at a regular meeting thereof held this 29th day of October A.D. 1960.

Checked and approved this 29th day of March A.D. 1960, by E & M Development Co. Mayor
 by Marjorie Brunzell Clerk
 Roland W. Anderson
 Anoka County Surveyor

HEREBY CERTIFY THAT TAXES FOR THE YEAR 1960 ON THE LANDS DESCRIBED WITHIN ARE PAID
 by Walter D. Bowers County Treasurer
 by M. Nistrom Deputy
 Taxes Paid \$ 1.10
 Receipt No. 96956
 WALTER D. BOWERS
 Anoka County Treasurer
 by M. Nistrom Deputy
 This 29 day of Mar. 1961
 Samuel W. Campbell
 Auditor, Anoka County, Minn.
 by Lulu E. Sage Deputy