

MORNINGSIDE ADDITION

ANOKA COUNTY, MINNESOTA

Caswell Engineering Co.

Engineers and Land Surveyors

KNOW ALL MEN BY THESE PRESENTS: That Ben Franklin Federal Savings and Loan Association, a United States corporation, owners and proprietors of the following described property situated in the State of Minnesota, County of Anoka to wit:

That part of the South 53 1/3 Acres of the NE 1/4 as determined by the South line of FADDLERS 1ST, 2ND and 3RD ADDITIONS and that part of the SE 1/4 lying North of Sunny Acres 3RD Addition except the South 600 feet of the East 210.85 feet thereof, which lie East of the following described line: Commencing at a point on the South line of the above second described tract distant 1085.85 feet West of the Southeast corner thereof; thence N 05° 01' 58" W 135.0 feet; thence N 35° 16' 21" W 73.46 feet; thence N 00° 01' 58" W 260.0 feet; thence N 67° 42' 58" E 87.57 feet; thence N 41° 17' 28" E 25 feet; thence N 48° 42' 32" W 75.0 feet; thence N 41° 17' 28" E 135.0 feet; thence N 09° 48' 47" W 95.56 feet; thence N 41° 17' 28" E 140.0 feet; thence North 105.12 feet; thence East 108.83 feet; thence North 135.0 feet; thence N 14° 02' 11" W 61.85 feet; thence North 135.0 feet; thence West 62.96 feet; thence North 351.0 feet, more or less, to the North line of first described tract. For purposes of this description it shall be assumed that the South line of the second tract above described bears S 89° 58' 02" W. All in Section 31, Township 32, Range 24, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as MORNINGSIDE ADDITION and do hereby donate and dedicate to the public for public use forever the Avenues, Lanes, Court, and park, and utility and drainage easements as shown on the annexed plat.

In witness whereof said Ben Franklin Federal Savings and Loan Association, a United States corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 21st day of August, 1964, A.D.

IN PRESENCE OF

SIGNED

James A. Ramon and Marta K. Siebell
James A. Ramon and Marta K. Siebell

Ben Franklin Federal Savings and Loan Association
[Signature] President
Walter J. Corbey Secretary

State of Minnesota
County of Hennepin

On this 21 day of August, 1964, A.D., before me, a notary public within and for said County and State, personally appeared N.M. Coursolle and Walter J. Corbey, to me personally known, who each being duly sworn did say that they are respectively President and Secretary of Ben Franklin Federal Savings and Loan Association, a United States corporation, the corporation named in the foregoing instrument; and that the seal affixed to the same instrument is the corporate seal of said corporation; that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said N.M. Coursolle and Walter J. Corbey acknowledged said instrument to be the free act and deed of said corporation.

James A. Ramon
Notary Public, Hennepin County, Minnesota
My commission expires July 25, 1971

270585
OFFICE OF REGISTER OF DEEDS
STATE OF MINNESOTA, COUNTY OF ANOKA } 55
I hereby certify that the within instrument was filed in this office for record the 21st day of DEC 20 1964 at 5:00 P.M., and was duly recorded in book 1 of plate 2

Estroide Skinner
Register of Deeds
By Margaret Russell
Deputy

I hereby certify that I have surveyed and platted the property described in this plat as MORNINGSIDE ADDITION; that this plat is a correct representation of said survey; that the 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 plat; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Keith P. Caswell, Jr.
Registered Civil Engineer and Land Surveyor
Minnesota Registration No. 3959

State of Minnesota
County of Hennepin

The above certificate was subscribed and sworn to, before me, this 10th day of August, 1964, A.D.

Margaret Russell
Notary Public, Hennepin County, Minnesota
My commission expires Feb. 8, 1970

Approved by the Planning Commission of the City of Anoka, Minnesota this 21st day of December, 1964.

Signed Thomas E. Wilberg
Chairman
Signed Mert Watson
Secretary

This plat was approved and accepted by the City Commission of the City of Anoka, Minnesota, at a regular meeting thereof held this 21 day of December, 1964, A.D.

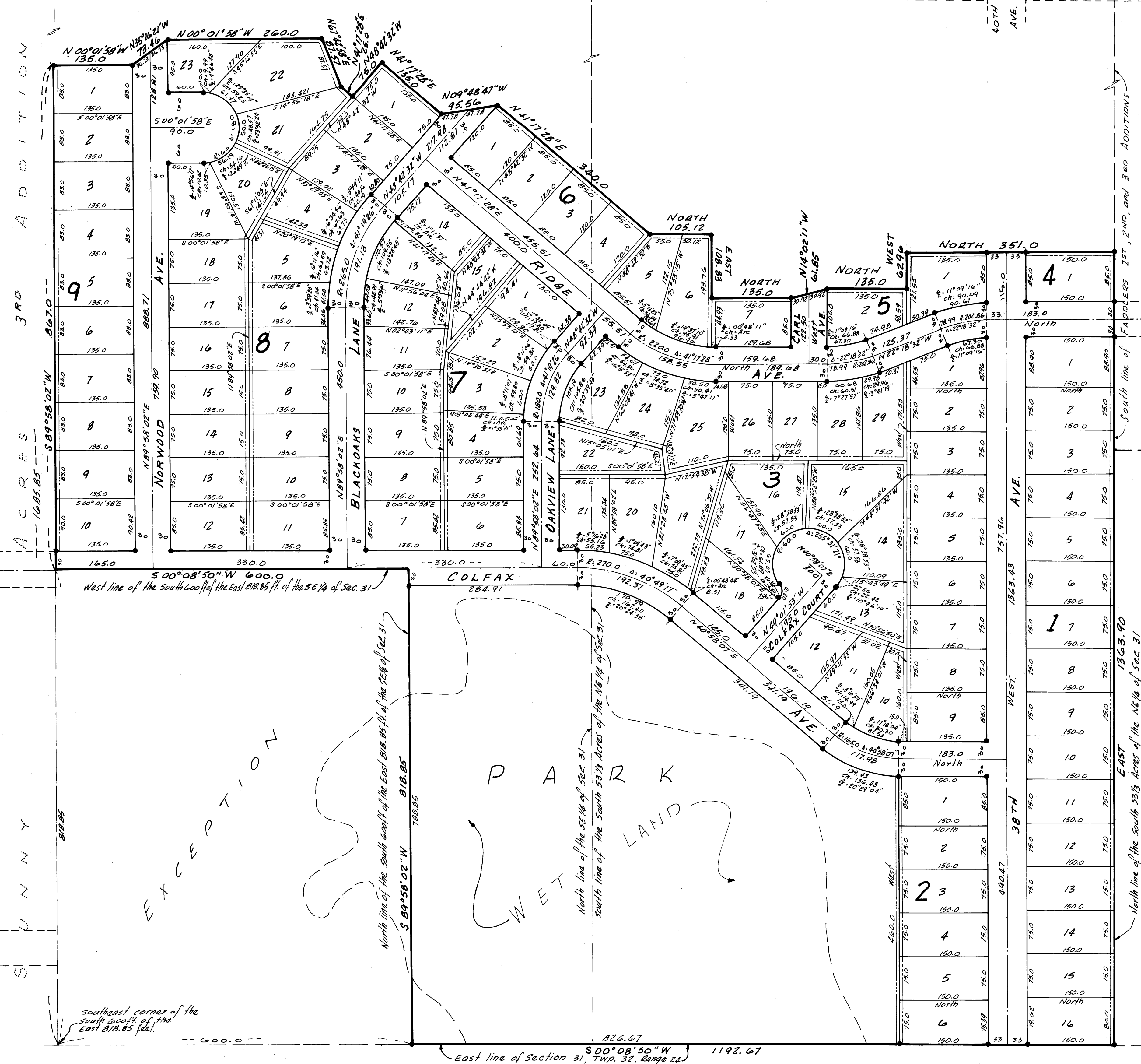
City Council of the City of ANOKA, Minnesota
by J. Phil Johnson its Mayor
by Edgar Johnson its Clerk

The boundaries of this plat and the boundaries of the blocks therein have been mathematically checked and approved. No determination has been made to ascertain that the legal description agrees with said plat. Dated this 28th day of December, 1964, A.D.

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1964 ON THE LANDS DESCRIBED WITHIN ARE PAID
Robert W. Anderson
Anoka County Treasurer
by Roland W. Anderson
Roland W. Anderson
County Surveyor, Anoka County, Minnesota

TAXES PAID
This 28th day of Dec, 1964
Kenneth W. Campbell
Auditor, Anoka County, Minn.
By [Signature] Deputy

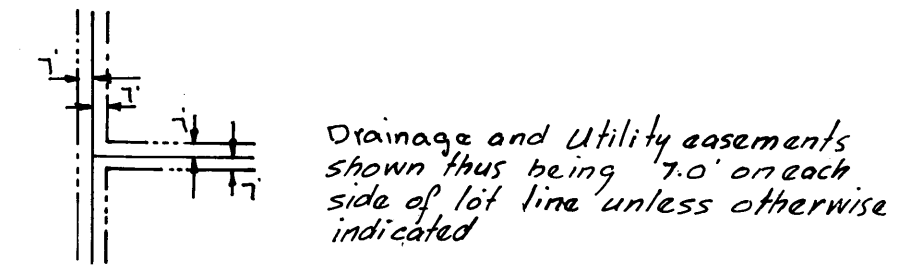
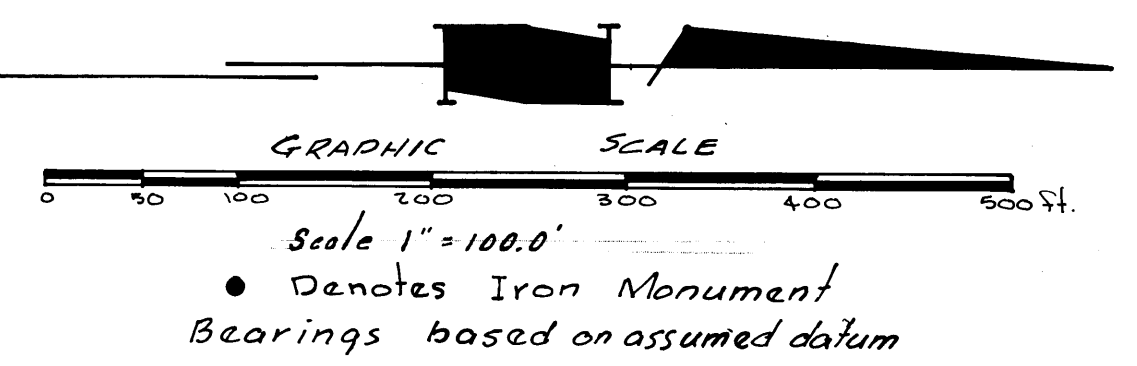
North-South 1/4 line Sec. 31
COUNTY STATE AID HWY. NO. 7



MORNINGSIDE ADDITION

ANOKA COUNTY, MINNESOTA

Caswell Engineering Co. — Engineers & Land Surveyors



ACRES 1681.85

SUNNY

3RD ADDITION 8070.00

EAST 1363.90

WEST 1363.43

West line of the south 600 ft of the east 818.85 ft of the SE 1/4 of Sec. 31

North line of the south 600 ft of the East 818.85 ft of the SE 1/4 of Sec. 31

North line of the SE 1/4 of Sec. 31

South line of the South 53 1/3 Acres of the NE 1/4 of Sec. 31

southeast corner of the south 600 ft of the east 818.85 feet.

East line of Section 31, Twp. 32, Range 24