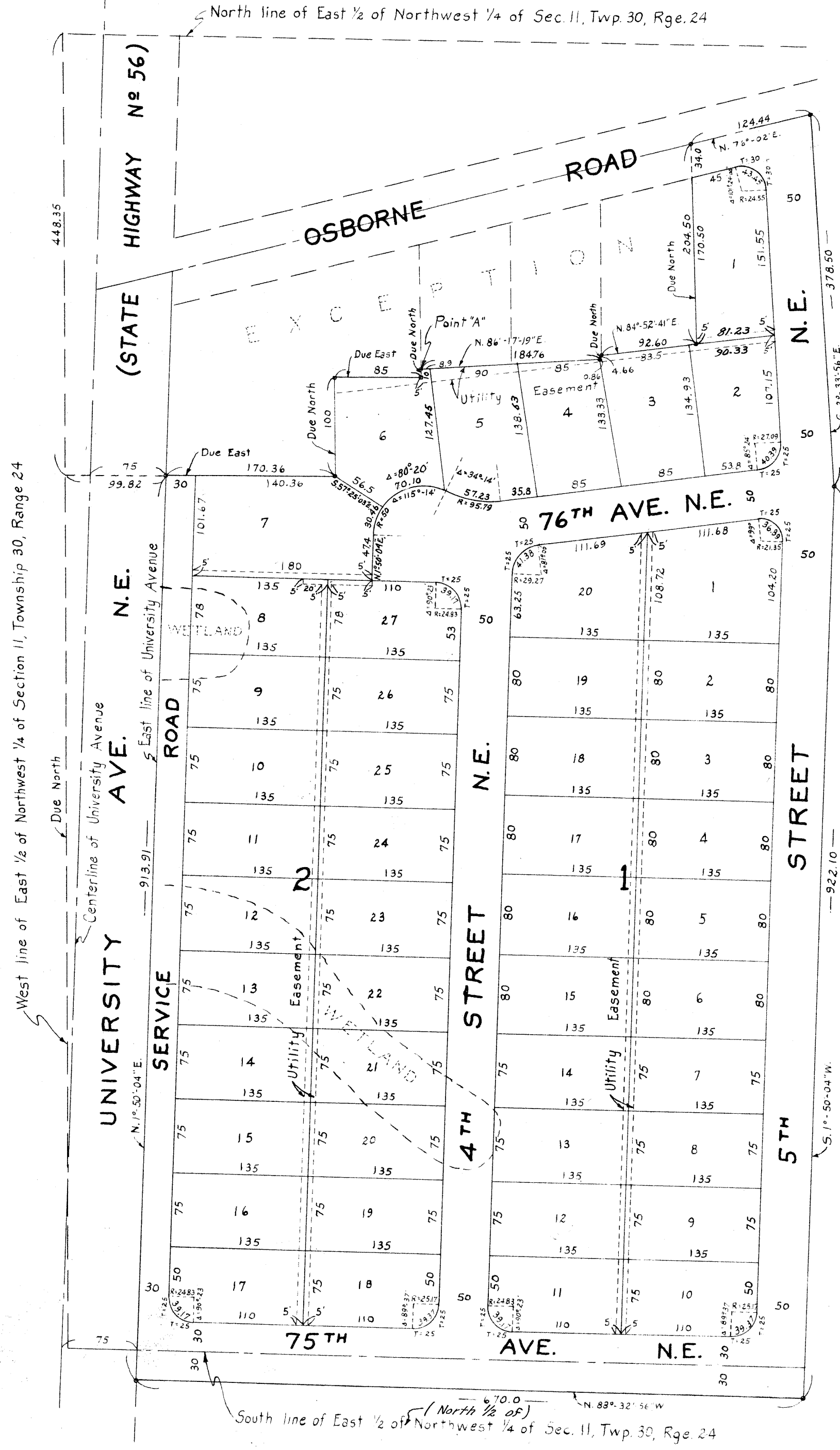


OSBORNE MANOR

VILLAGE OF FRIDLEY

CARTWRIGHT & OLSON
LAND SURVEYORS

APRIL 1955



KNOW ALL MEN BY THESE PRESENTS: That we, Walter F. Osborne and Sophia M. Osborne, his wife, and Daisy A. Osborne, a widow, and Carol Bentrud and Philip Bentrud, her husband, owners and proprietors of the following described property situate in the County of Anoka, State of Minnesota to-wit: That part of the East half (E 1/2) of the Northwest quarter (N.W. 1/4) of Section 11, Township 30, Range 24 described as follows: Commencing at a point on the West line of said East 1/2 of Northwest 1/4 distant 448.35 feet South from the Northwest corner thereof; thence due East and at right angles to said West line a distance of 99.82 feet, more or less, to the East line of University Avenue as the same is now laid out and constructed which point is the actual point of beginning of the tract of land to be hereby described; thence continuing due East a distance of 170.36 feet; thence due North and at right angles a distance of 100 feet; thence due East and at right angles a distance of 85 feet; thence due North and at right angles a distance of 10 feet to Point "A" as recorded in Book 294 of Deeds, Page 458, Register of Deeds, Anoka County, Minnesota; thence North 86° 17' 19" East a distance of 184.76 feet; thence due North a distance of 4.66 feet; thence North 84° 52' 41" East a distance of 92.60 feet; thence due North a distance of 204.5 feet, more or less, to the centerline of Osborne Road; thence Northeasterly along the centerline of Osborne Road a distance of 124.44 feet; thence South 2° 33' 56" East a distance of 378.50 feet; thence South 1° 50' 04" West a distance of 922.10 feet; thence North 88° 32' 56" West a distance of 670.0 feet to the East line of University Avenue, thence North along the East line of University Avenue a distance of 913.91 feet to the actual point of beginning. For the purpose of this description the West line of said East 1/2 of Northwest 1/4 is assumed a due North and South line. Have caused the same to be surveyed and platted as OSBORNE MANOR and do hereby donate and dedicate to the public for public use forever the Roads, Streets, and Avenues as shown on the annexed plat, also subject to easements for utility purposes as shown on the annexed plat. In witness whereof we have hereunto set our hands and seals this 30th day of April 1955 A.D.

In the presence of:

Harry C. Cartwright and *Truman S. Gunderson*
Harry C. Cartwright and *Truman S. Gunderson*
Louis Burt and *Howard S. Smiley*
Louis Burt and *Howard S. Smiley*
Louis Burt and *Howard S. Smiley*

Signed
Walter F. Osborne
 Sophia M. Osborne
Daisy A. Osborne
Carol Bentrud
Philip Bentrud

STATE OF WASHINGTON } s.s.
COUNTY OF KING

On this 30th day of April 1955 A.D. before me, a Notary Public within and for said County and State personally appeared Daisy A. Osborne, a widow, and Carol Bentrud and Philip Bentrud, her husband, to me personally known to be the persons described in and who executed the foregoing instrument and they affirm and acknowledge that they executed the same as their own free act and deed.

Hollie S. Smiley
 Notary Public, King County, Washington
 My Commission Expires July 12, 1957

STATE OF MINNESOTA } s.s.
COUNTY OF HENNEPIN

On this 26th day of April 1955 A.D. before me, a Notary Public within and for said County and State personally appeared Walter F. Osborne and Sophia M. Osborne, his wife, to me personally known to be the persons described in and who executed the foregoing instrument and they affirm and acknowledge that they executed the same as their own free act and deed.

Norman C. Houim
 Notary Public, Hennepin County, Minnesota
 NORMAN C. HOUIM
 Notary Public, Hennepin County, Minn.
 My Commission Expires Oct. 14, 1961.

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as OSBORNE MANOR; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in figures denoting feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown on said plat; that the topography of the land is correctly shown on said plat; that the outside boundaries of the plat are correctly designated on said plat; and that there are no wet lands or public highways to be designated on said plat other than are shown thereon.

STATE OF MINNESOTA } s.s.
COUNTY OF HENNEPIN

Above certificate subscribed and sworn to before me, a Notary Public within and for said County and State on this 26th day of April 1955 A.D.

Harry C. Cartwright
 Registered Land Surveyor, Minn. Reg. No. 1983

Norman C. Houim
 Notary Public, Hennepin County, Minnesota
 NORMAN C. HOUIM
 Notary Public, Hennepin County, Minn.
 My Commission Expires Oct. 14, 1961.

We hereby certify that the Village Council of the Village of Fridley, Anoka County, Minnesota, duly accepted and approved the annexed plat of OSBORNE MANOR, at a regular meeting held this 2nd day of May 1955 A.D.

TAXES PAID
 This 21th day of May 1955
Walter F. Osborne
 Auditor, Anoka County, Minn.
ORA Peterson, Esq.

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1954 ON THE LANDS DESCRIBED WITHIN ARE PAID
Walter F. Osborne
 County Treasurer
Robert S. Hughes
 Mayor
Conrad Madson
 Manager

OFFICE OF REGISTER OF DEEDS } s.s.
 STATE OF MINNESOTA, COUNTY OF ANOKA
 I hereby certify that the within instrument was filed in this office for record on the 26th day of May 1955 A.D., 1955 at 2:50 o'clock P.M., and was duly recorded in book P.O.F. PLATS page 5
Register of Deeds

SCALE: 1"=100'
 O = IRON MONUMENT

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