

PARKVIEW HEIGHTS ADDITION

C. E. COULTER
REGISTERED LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS: That Arvid E. Carlson & Son, Inc., a Minnesota Corporation, owners and proprietors, and George Kordiak, Jr., and Dorothy R. Kordiak, his wife, mortgagees of the following described property situated in the County of Anoka, State of Minnesota, to wit: All that part of Government Lot Two (2), in Section Twenty-four (24), Township Thirty (30), Range Twenty-four (24) described as follows: Beginning at a point on the East line of the South-west Quarter (SW¹/₄) of the Northeast Quarter (NE¹/₄) of said Section Twenty-four, Fourteen Hundred Forty-three and One Tenth (1443.1) feet South of the North One-sixteenth (N1/16) corner of the Northeast Quarter (NE¹/₄) of said Section Twenty-four (24); thence West Fifteen Hundred Forty-two (1542) feet to the actual point of beginning of the tract of land to be described; thence continuing West Eight Hundred Seventy-nine (879) feet, more or less, to the Southeasterly line of Central Avenue Northeast; thence Southwesterly along the Southeasterly line of Central Avenue Northeast to its inter-section with the South line of said Government Lot Two (2); thence East along said South line to its intersection with a line drawn South from the point of beginning and at right angles to the first described course; thence North to the point of beginning; except that part thereof platted as PARKVIEW MANOR and except that part thereof platted as PARKVIEW MANOR SECOND ADDITION: and Leonard Cochran and Jean M. Cochran, his wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to wit: The East Eleven Hundred Forty-three and Nineteen Hundredths (1143.19) feet of Lot One (1), Auditor's Subdivision Number Twenty-five (25); and Arvid E. Carlson & Son, Inc., a Minnesota Corporation, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to wit: All that part of Lot One (1), Auditor's Subdivision Number Twenty-five (25), described as follows: Beginning at the most Easterly corner of PARKVIEW MANOR SECOND ADDITION; thence running South Forty-six Degrees Eight Minutes West (S 46° 08' W) along the Southeasterly line of PARKVIEW MANOR SECOND ADDITION Sixty-six and Fifty-six Hundredths (66.56) feet to the beginning of a tangential curve to the right having a radius of One Hundred Twenty-five and Four Hundredths (125.04) feet and an arc length of Ninety-five and Eleven Hundredths (95.11) feet; thence running Southwesterly along the arc of said curve to its intersection with the North line of said Lot One (1), the actual point of beginning of the tract of land to be described; thence continuing Southwesterly along the arc of said curve to the right to the end of said curve, said end of curve being in the South line of PARKVIEW MANOR SECOND ADDITION; thence running North Eighty-nine Degrees Forty-three Minutes East (N 89° 43' E) along the Easterly extension of the South line of PARKVIEW MANOR SECOND ADDITION to a point in the West line of the East Eleven Hundred Forty-three and Nineteen Hundredths (1143.19) feet of said Lot One (1); thence running Northerly along the West line of said East Eleven Hundred Forty-three and Nineteen Hundredths (1143.19) feet to its intersection with the North line of said Lot One (1); thence running West along said North line to the actual point of beginning, have caused the same to be surveyed and platted as PARKVIEW HEIGHTS ADDITION, and do hereby donate and dedicate to the public for the public use forever the Drives, and Lane as shown on the annexed plat. Also subject to the drainage and utility easements as shown on the annexed plat. In witness whereof we have hereunto set our hands and seals on this 4th day of JUNE 1958 A.D., and the above mentioned Corporation have caused these presents to be signed by their proper officers and their Corporate Seal to be hereunto fixed this 4th day of JUNE 1958 A.D.

STATE OF MINNESOTA) ss
COUNTY OF

On this 9th day of JUNE 1958 A.D., before me a Notary Public, within and for said County and State, personally appeared George Kordiak, Jr., and Dorothy R. Kordiak, his wife, to me personally known to be the persons described in and who executed the foregoing instrument, and said George Kordiak, Jr., and Dorothy R. Kordiak, his wife, affirm and acknowledge that they executed the same as their own free act and deed.

Beatrice C. Martin
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan. 23, 1965

STATE OF MINNESOTA) ss
COUNTY OF

On this 6th day of June 1958 A.D., before me, a Notary Public, within and for said County and State, personally appeared Leonard Cochran, and Jean M. Cochran, his wife, to me personally known to be the persons described in and who executed the foregoing instrument, and said Leonard Cochran, and Jean M. Cochran, his wife, affirm and acknowledge that they executed the same as their own free act and deed.

Beatrice C. Martin
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan. 23, 1965

I hereby certify that I have surveyed and platted the land described in the foregoing dedication as PARKVIEW HEIGHTS ADDITION, 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 the annexed plat, that the topography of the land is correctly 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 are shown thereon.

C. E. Coulter
Registered Land Surveyor - Minn. Reg. No. 2584

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

The above certificate subscribed and sworn to before me, a Notary Public, within and for said County and State, on the 26th day of MAY 1958 A.D.

John A. Peterson
Notary Public, Hennepin County, Minnesota
My Commission Expires Nov. 7, 1959

This plat was approved and accepted by the City Council of the City of Fridley, Minnesota, at a regular meeting thereof held this 12 day of June 1958 A.D.

City Council of the City of Fridley, Minnesota.
By Frank C. La Grange, Jr. Its Mayor
By Luzanna Wickham Its Clerk

John G. Spornal) As to
Beatrice C. Martin) Evert A. Carlson
John G. Spornal)
Beatrice C. Martin) As to
Chas. W. Root
Marshall V. Weber, Sr.) As to
Beatrice C. Martin) George Kordiak, Jr.
Marshall V. Weber, Sr.) As to
Beatrice C. Martin) Dorothy R. Kordiak
Marshall V. Weber, Sr.) As to
Beatrice C. Martin) Leonard Cochran
Marshall V. Weber, Sr.) As to
Beatrice C. Martin) Jean M. Cochran

Signed: Arvid E. Carlson & Son Inc.
Evert A. Carlson President
Chas. W. Root Secretary
George Kordiak, Jr.
Dorothy R. Kordiak
Leonard Cochran
Jean M. Cochran

STATE OF MINNESOTA) ss
COUNTY OF
On this 4th day of JUNE 1958 A.D., before me a Notary Public, within and for said County and State, personally appeared Evert A. Carlson and Chas. W. Root, to me personally known, who being each by me duly sworn, did say that they are respectively President and Secretary of the Corporation named in the foregoing instrument and 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 that said Evert A. Carlson and Chas. W. Root acknowledge said instrument to be the free act and deed of said Corporation.

Beatrice C. Martin
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan. 23, 1965

OFFICE OF REGISTER OF DEEDS
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 1958 A.D., at 11:15 o'clock a.m., and was duly recorded in book 2 page 22
Beatrice C. Martin
By Grace Howard, Deputy

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 26th day of MAY 1958 A. D. 194 at 11:15 o'clock a. m.
Beatrice C. Martin Registrar of Titles
By Allen B. Bettecher DEPUTY REGISTRAR OF TITLES

TAXES PAID
This 26th day of June 1958
Ernest W. Campbell
Auditor, Anoka County, Minn.
By Allen B. Bettecher Deputy

HEREBY CERTIFY THAT TAXES FOR THE YEAR 1957 OF THE LANDS DESCRIBED WITHIN ARE PAID
Shatter & Brown
County Treasurer

PARKVIEW HEIGHTS ADDITION

C. E. COULTER
REGISTERED LAND SURVEYOR

Bearings Shown Are Assumed.
"•" Denotes Iron Monument.
Scale: 1" = 100'

