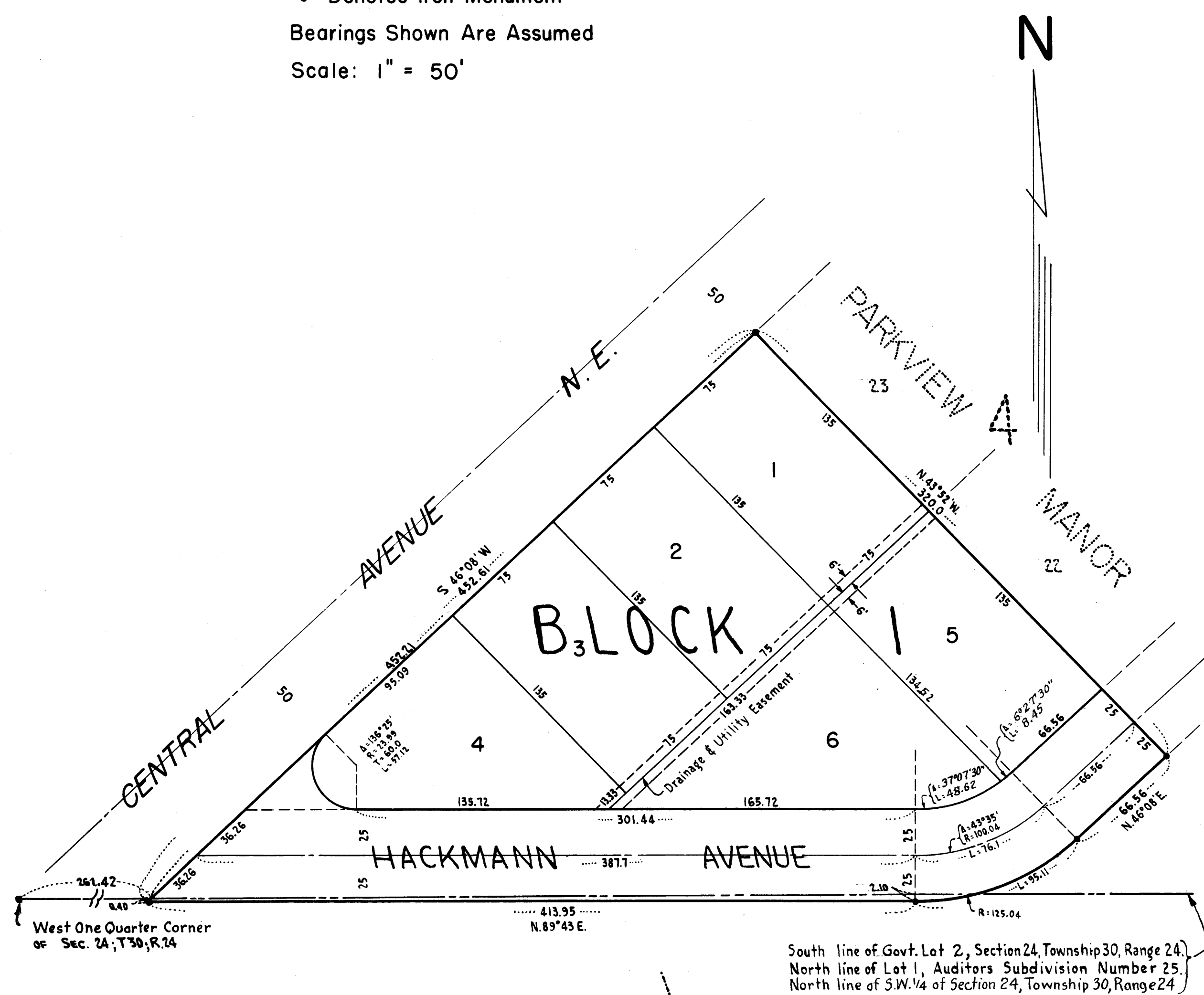


# PARKVIEW MANOR SECOND ADDITION

C. E. COULTER  
REGISTERED LAND SURVEYOR

"•" Denotes Iron Monument  
Bearings Shown Are Assumed  
Scale: 1" = 50'



KNOW ALL MEN BY THESE PRESENTS: That 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 Government Lot Two (2), Section Twenty Four (24), Township Thirty (30), Range Twenty Four (24), described as follows: Beginning at the point of intersection of the South line of said Government Lot Two (2) with the Easterly line of Central Avenue Northeast which point is Two Hundred Sixty-One and Forty-Two Hundredths (261.42) feet East of the West One Quarter corner of said Section Twenty Four (24), as measured along the South line of said Government Lot Two (2), thence running South Forty-Six Degrees Eight Minutes West along the Easterly line of Central Avenue Northeast a distance of Four Tenths (0.4) feet, thence running North Eighty Nine Degrees Forty Three Minutes East, Four Hundred Thirteen and Ninety-Five Hundredths (413.95) feet to the point of beginning of a tangential curve to the left 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 Northeasterly along the arc of said curve to the left to its intersection with the South line of said Government Lot Two (2), the actual point of beginning of the tract of land to be described; thence continuing Northeasterly along the arc of said curve to the left to the end of said curve, thence running North Forty Six Degrees Eight Minutes East tangent to said curve Sixty-Six and Fifty-Six Hundredths (66.56) feet, more or less to a point in the extension Southeasterly of the Southwesterly line of Block Four (4), PARKVIEW MANOR, thence running North Forty-Three Degrees Fifty-Two Minutes West along said extended line and along the Southwesterly line of said Block Four (4), Three Hundred Twenty (320) feet to the Southwest corner of Lot Twenty Three (23) said Block Four (4), thence running South Forty-Six Degrees Eight Minutes West along the Easterly line of Central Avenue Northeast, Four Hundred Fifty-Two and Twenty-One Hundredths (452.21) feet more or less to a point in the South line of said Government Lot Two (2), thence running Easterly along said South line to the actual point of beginning; and all that part of Lot One (1), Auditors Subdivision Number Twenty Five (25), described as follows: Beginning at the point of intersection of the South line of Government Lot Two (2), Section Twenty Four (24), Township Thirty (30), Range Twenty Four (24) with the Easterly line of Central Avenue Northeast, which point is Two Hundred Sixty-One and Forty-Two Hundredths (261.42) feet East of the West One Quarter corner of said Section Twenty Four (24) as measured along the South line of said Government Lot Two (2), thence running South Forty-Six Degrees Eight Minutes West along the Easterly line of Central Avenue Northeast Four Tenths (0.4) feet, thence running North Eighty-Nine Degrees Forty Three Minutes East, Four Hundred Thirteen and Ninety-Five Hundredths (413.95) feet to the point of beginning of a tangential curve to the left 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 Northeasterly along the arc of said curve to the left to its intersection with the South line of said Government Lot Two (2), thence running Westerly along said South line to the point of beginning; Subject to the drainage and utility easements as shown on the annexed plat. For the purpose of the above description the South line of said Government Lot Two (2) is considered to be a line running North Eighty-Nine Degrees Twenty-Seven Minutes Fifty Two Seconds East. In witness whereof we have hereunto set our hands and seals on this 21st day of MARCH 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 21st day of MARCH 1958 A.D.

and do hereby donate and dedicate to the public for the public use forever the Avenue as shown on the annexed plat.

Signed: Arvid E. Carlson & Son Inc.,  
 Evert A. Carlson President  
 Chas. W. Root Secretary

STATE OF MINNESOTA } SS  
 COUNTY OF HENNEPIN }  
 On this 21st day of MARCH 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.

I hereby certify that I have surveyed and platted the land described in the above dedication as PARKVIEW MANOR SECOND 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 said 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; that there are no wet lands or public highways to be designated on said plat other than are shown thereon.

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 this 20th day of March 1958 A.D.

John A. Peterson  
 Notary Public, Hennepin County, Minnesota  
 My Commission Expires January 23, 1965

This plat was approved and accepted by the Village Council of the Village of Fridley, Minnesota, at a regular meeting thereof held this 1st day of May 1958 A.D.

By Frank C. ... Its Mayor  
 By ... Its Clerk

AUDITOR'S SUBDIVISION NUMBER 25

LOT

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 1st day of MAY 19 1958 at 3 o'clock P.M.  
 Bertrude Skinner Registrar of Titles  
 by Ellen Butcher DEPUTY REGISTRAR OF TITLES

OFFICE OF REGISTER OF DEEDS  
 STATE OF MINNESOTA, COUNTY OF ANOKA } SS  
 I hereby certify that this within instrument was filed in this office for record on the 1st day of MAY 19 1958 at 3 o'clock P.M. and was duly recorded in book 22 page 24  
 Bertrude Skinner  
 Register of Deeds  
 by Grace Hamund, Deputy

TAXES PAID  
 This 12 day of May 1958  
 Demetrius W. Campbell  
 Auditor, Anoka County, Minn.  
 By Julius E. ...

HEREBY CERTIFY THAT TAXES FOR THE YEAR 1957 ON THE LANDS DESCRIBED WITHIN ARE PAID  
 Walter D. ...  
 County Treasurer  
 by ...