

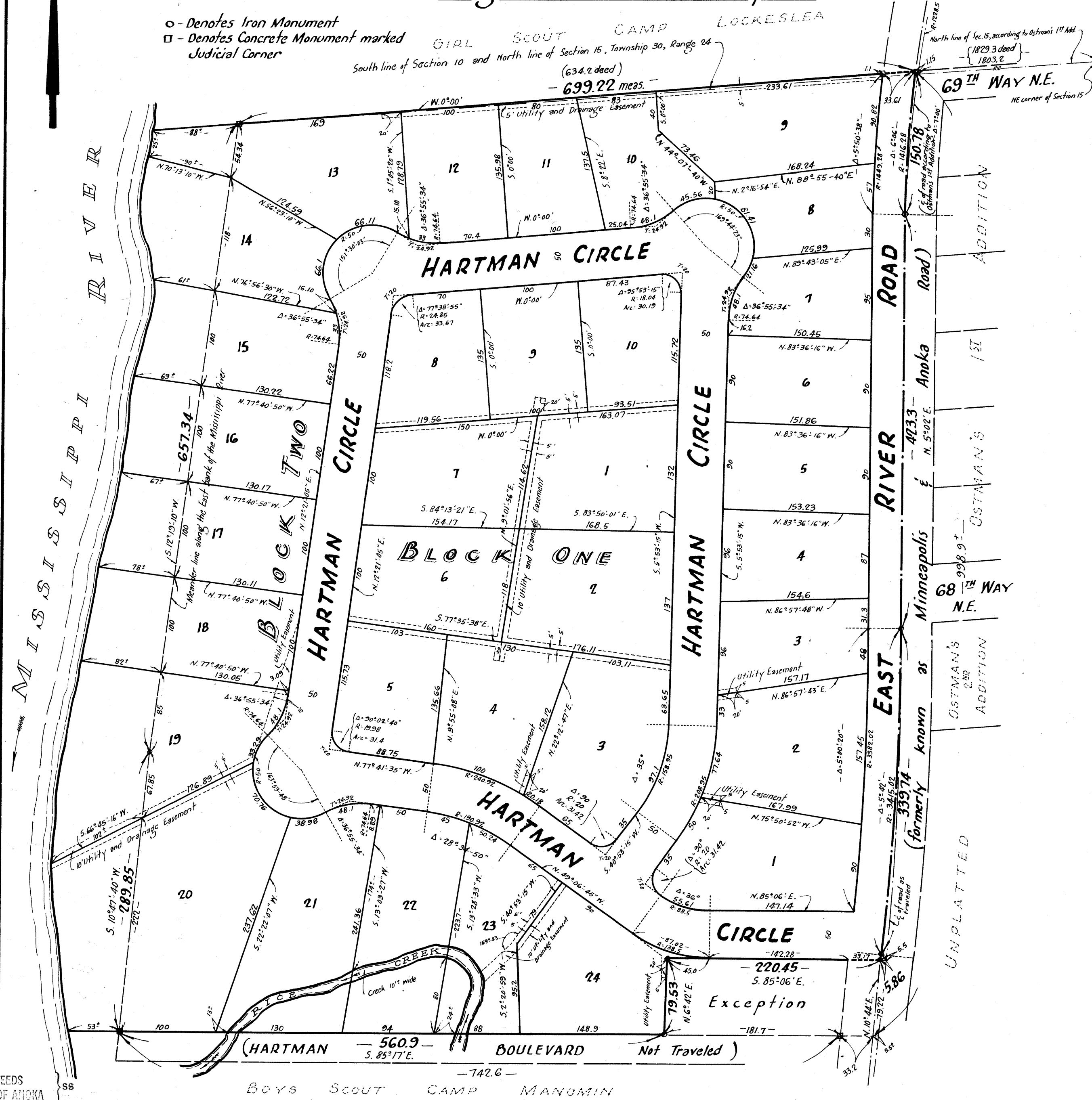
Sandhurst Addition

VILLAGE OF FRIDLEY, COUNTY OF ANOKA

Minder Engineering Co., Inc.
Engineers and Surveyors

SCALE 1"=80'
OCTOBER, 1955

○ - Denotes Iron Monument
□ - Denotes Concrete Monument marked
Judicial Corner



163728
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 this 12th day of NOV. 12 1955
at 10:45 a.m. Q.M., and was duly recorded in vol. 21 of Plats - page 21
Central Business
Register of Deeds
By Margaret Russell, Deputy

TAXES PAID
This 12th day of Nov. 1955
Sennitt H. Campbell
Auditor, Anoka County, Minn.
By C. Wright, Deputy

KNOW ALL MEN BY THESE PRESENTS: that Caroline W. Hartman, single and Caroline W. Hartman, guardian, of the Estate of Clifford D. Hartman, incompetent and single, owners and proprietors of the following described property situate in the State of Minnesota and County of Anoka to-wit: - Part of Section 10 and Section 15 in Township 30, Range 2A, Anoka County, Minnesota, described as follows to-wit: Beginning in the centerline of the East River Road (formerly known as Minneapolis, and Anoka Road) 1.15 feet North of the North line of Section 15 and 1803.2 feet more or less West of the Northeast corner of said Section 15; thence West a distance of 33.61 feet to a concrete monument marked Judicial Corner, said point being 1.10 feet North of the North line of said Section 15; thence continuing West on the extension of last described line a distance of 665.61 feet more or less to a concrete monument marked Judicial Corner said monument being a Meander Corner on the North line of said Section 15 and on the East bank of the Mississippi River; thence S. 12° 19' 10" W. along the East bank of said River a distance of 657.34 feet; thence S. 10° 47' 40" W. along the East bank of said River a distance of 289.85 feet more or less to a concrete monument marked Judicial Corner; thence S. 85° 17' E. a distance of 742.6 feet more or less to a concrete monument marked Judicial Corner; thence continuing S. 85° 17' E. a distance of 33.2 feet to the center line of the said East River Road; thence Northeasterly along said centerline for a distance of 998.9 feet more or less, to the point of beginning; Excepting therefrom: Beginning at the Southeast corner of the above described tract (said point being on the centerline of East River Road); thence N. 85° 17' W. along the Southerly line of above tract a distance of 33.2 feet to a concrete monument marked Judicial Corner; thence continuing West along said Southerly line a distance of 181.7 feet; thence N. 6° 42' E. a distance of 79.53 feet; thence S. 85° 06' E. a distance of 220.45 feet to the centerline of said East River Road; thence Southwesterly 19.22 feet more or less to the point of beginning.

NOTE: For the purpose of the above description the North line of the above described main tract was assumed as due East and West. Have caused the same to be surveyed and platted as Sandhurst Addition; and do hereby donate and dedicate to the public for public use forever the Circle and Road as shown on the annexed plat; also subject to the Utility Easements as shown on the annexed plat for use of municipality or other public utilities, for installation and maintenance of facilities installed in and over said easements to serve adjacent or other premises in the vicinity, also subject to the Drainage Easements for the use of municipality as shown on the annexed plat. In witness whereof said Caroline W. Hartman, single and Caroline W. Hartman, guardian of the Estate of Clifford D. Hartman, incompetent and single, has hereunto set her hand and seal this 7th day of NOVEMBER A.D. 1955.

In Presence of:-
Wynman Smith } As to Caroline W. Hartman
Samuel T. Justice }
Wynman Smith } As to Caroline W. Hartman, guardian of the
Samuel T. Justice } Estate of Clifford D. Hartman

Signed:-
Caroline W. Hartman (Seal)
Caroline W. Hartman (Seal)

State of Minnesota } ss. on this 7th day of NOVEMBER A.D. 1955, before me a Notary Public within and for said
County of Anoka } County and State, personally appeared Caroline W. Hartman, individual, and guardian of
the Estate of Clifford D. Hartman, to me known to be the person described in and who executed the foregoing
instrument, and she acknowledged that she executed the same as her own free act and deed.

State of Minnesota } ss. I do hereby certify that I have
County of Hennepin } surveyed and platted the property described on this
plat as Sandhurst Addition; 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 the plat; that the outside boundary lines are correctly
designated on the plat; that the topography of the land is correctly shown on the plat and that there are no
wet lands or public highways to be designated on said plat other than as shown thereon.

We hereby certify that the Village Council of the Village of Fridley, Anoka County, Minnesota, duly accepted and approved the annexed plat of Sandhurst Addition, at a regular meeting thereof held this 7th day of November A.D. 1955.

VILLAGE OF FRIDLEY, ANOKA COUNTY, MINN.

by Robert S. Hughes its Mayor
by Edna Madson its Clerk

E. A. Rathbun
Surveyor - Minnesota Registration No. 3795

Above certificate subscribed and sworn to before me a Notary Public this 7 day of November A.D. 1955.

Les Hoshok
Notary Public, Hennepin County, Minnesota
My Commission Expires Nov. 5, 1961

RECEIVED CERTIFY THAT TAXES FOR THE YEAR 1954 ON THE LANDS DESCRIBED WITHIN ARE PAID
Halter Bowers
County Treasurer