

# SPRING BROOK PARK 2nd ADDITION

## CITY OF FRIDLEY

ANOKA COUNTY, MINN.

**DONALD H. CAMPBELL**

LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS; that William H. Sippel and Shirley E. Sippel, his wife, owners and proprietors of the following described property situate in the State of Minnesota and County of Anoka to wit: Lots numbered Thirteen (13), Fourteen (14), and Fifteen (15), in Block numbered Ten (10), Spring Brook Park, Anoka County, Minnesota. All of that portion of the right of way of the Minneapolis, Anoka and Cuyuna Range Railroad Company in the North Half (N 1/2) of the South Half (S 1/2) of Section Three (3), Township Thirty (30) North, Range Twenty-four (24) West, lying between the South line of Block Ten (10) Spring Brook Park, extended West through said right of way and the North line of said Block Ten (10), extended West through said right of way, all in Spring Brook Park, Anoka County, Minnesota, according to the map or plat on file and of record in the office of the Register of Deeds for Anoka County, Minnesota. And Lots One (1) to Twelve (12), inclusive and Lots Sixteen (16) thru Thirty-one (31), inclusive, in Block Ten (10), Spring Brook Park, Anoka County, Minnesota, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for said County of Anoka, State of Minnesota, and Robert C. Johnson and Lucia H. Johnson, his wife, contract purchasers and Twin City Federal Savings and Loan Association, a United States corporation, mortgagee of the West 55 feet of Lots 30 and 31, Block 10, the West 55 feet of the North 1/2 of Lot 29, Block 10, the East 107 feet of Lots 1, 2, 3, 4 and 5, Block 10 and that part of Lot 6 and the North 1/2 of Lot 7, Block 10 described as follows: Beginning at the Northeast corner of Lot 6, thence running West along the North line thereof 107 feet; thence running South parallel with the East line of said Lot 6 for 2 feet to a point on a curve having a radius of 50 feet; thence running Southeast along the arc of said curve to the right to a point on the South line of the North 1/2 of Lot 7 distant 57 feet West of the East line of said Lot 7, thence running East along the South line of the North 1/2 of Lot 7 to the East line thereof, thence North along the East line of Lots 7 and 6 to the point of beginning, all in Spring Brook Park.

That part of the Service Drive lying adjacent to and Westerly of Block 10, Spring Brook Park, as platted; and North of the North line of Liberty Street, also being the South line of Block 10, Spring Brook Park produced West; and South of the North line of Spring Brook Park as platted; and lying East of the abandoned Right-of-Way of the Minneapolis, Anoka and Cuyuna Range Railroad.

That part of the alley adjacent to and lying North of Lot 1, Block 10, Spring Brook Park, as platted.

That part of <sup>the North half (N 1/2) of</sup> Liberty Street <sup>as vacated</sup> lying East of East River Road and South of Block 10, Spring Brook Park, the whole of which vacated portion described as follows: Commencing at the intersection of the North line of Liberty Street and the Northeast line of East River Road; thence Southeast, along the Northeast line thereof a distance of 53.01 feet; thence Northeast at right angles to said Northeast line of East River Road a distance of 13.46 feet to the beginning of a curve to the right, said curve having a radius of 155 feet; thence on said curve to the right a distance of 103.5 feet to the end of said curve, and its intersection with the North line of said Liberty Street at a point on the South line of Block 10, Spring Brook Park, distant 155 feet West of the Southeast corner of said Block 10; thence West along the North line of Liberty Street, (also being the South line of said Block 10, Spring Brook Park) a distance of 139.37 feet more or less to the point of beginning.

Have caused the same to be surveyed and platted as SPRING BROOK PARK 2nd ADDITION; and do hereby donate and dedicate to the public for public use forever the streets and circle as shown on the annexed plat. Also subject to the utility, drainage and driveway easements as shown on the annexed plat. In witness whereof said William H. Sippel and Shirley E. Sippel, his wife, have hereunto set their hands and seals this 1st day of April A.D. 1964. In witness whereof said Robert C. Johnson and Lucia H. Johnson have hereunto set their hands and seals this 23rd day of May A.D. 1963. In witness whereof said Twin City Federal Savings and Loan Association has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 27th day of May A.D. 1963.

In presence of: Signed

Evelyn L. Gritz and Jean S. Taylor as to William H. Sippel  
Evelyn L. Gritz and Jean S. Taylor as to Shirley E. Sippel  
Mary B. Britzjus and Frank Middingle as to Robert C. Johnson  
Mary B. Britzjus and Frank Middingle as to Lucia H. Johnson

TWIN CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

Maria Hiltman and Betsy A. Carby as to Ann Kuhnley  
Maria Hiltman and Betsy A. Carby as to H. J. Farrington

I HEREBY CERTIFY THAT THE TAXES PAYABLE TO THE YEAR 1964 ON THE LANDS DESCRIBED WITHIN ARE PAID  
Robert A. Peterson  
Anoka County Treasurer

State of California } ss. On this 1st day of April A.D. 1964, before me, a Notary Public, within and for said County and State, personally appeared William H. Sippel and Shirley E. Sippel, his wife, to me personally known to be the persons described in and who executed the foregoing instrument and they acknowledged that they executed the same as their own free act and deed.  
Evelyn L. Gritz  
Notary Public, Fresno County, California  
My Commission Expires April 1, 1965

State of Minnesota } ss. On this 23rd day of May A.D. 1963, before me, a Notary Public, within and for said County and State personally appeared Robert C. Johnson and Lucia H. Johnson, his wife, to me personally known to be the persons described in and who executed the foregoing instrument and they acknowledged that they executed the same as their own free act and deed.  
George M. Hallman  
Notary Public, Anoka County, Minnesota  
My Commission Expires 6/22/66

State of Minnesota } ss. On this 27th day of May A.D. 1963, before me, a Notary Public, within and for said County and State, personally appeared H. M. Kuhnley and H. J. Farrington who each being duly sworn did say that they are respectively VICE PRESIDENT and ASST. SECRETARY of Twin City Federal Savings and Loan Association a United States corporation, the corporation named in the foregoing instrument and the seal affixed to the same instrument is the corporate seal of said corporation and that the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said H. M. Kuhnley and H. J. Farrington acknowledge said instrument to be the free act and deed of said corporation.  
Maria Hiltman  
Notary Public, Hennepin County, Minnesota  
My Commission Expires OCT 4, 1967

I do hereby certify that I have surveyed and platted the property described on this plat as SPRING BROOK PARK 2nd 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 and that there are no wet lands or public highways to be designated other than as shown thereon.  
Donald H. Campbell  
Surveyor - Minnesota Reg. No. 5712

State of Minnesota } County of Ramsey } The above certificate was subscribed and sworn to before me, a Notary Public, within and for said County and State on this 20th day of May A.D. 1963.  
A. J. Carter  
Notary Public, Ramsey County, Minnesota  
My Commission Expires July 12, 1969

We hereby certify that the City Council of the City of Fridley, Anoka County, Minnesota, duly accepted and approved the annexed plat of SPRING BROOK PARK 2nd ADDITION, at a regular meeting thereof held this 18th day of November A.D. 1963.

CITY OF FRIDLEY, MINNESOTA  
Signed: William J. Nee Mayor  
Attest: Marvin C. Brunson Clerk

Checked and approved this 7th day of October A.D. 1964.

Blond W. Anderson  
Anoka County Surveyor

TAXES PAID  
This 27th day of Oct 1964  
Kenneth W. Mansfield  
Anoka County Auditor  
Raymond A. Anderson Deputy

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
I hereby certify that this instrument was filed in this office on the 20th day of NOV 2 1964 A. D. 1964 at 10 o'clock A. M.  
Gertrude Skinner Registrar of Titles  
Ellen Boettcher Deputy Registrar of Titles

# SPRING BROOK PARK 2nd ADDITION

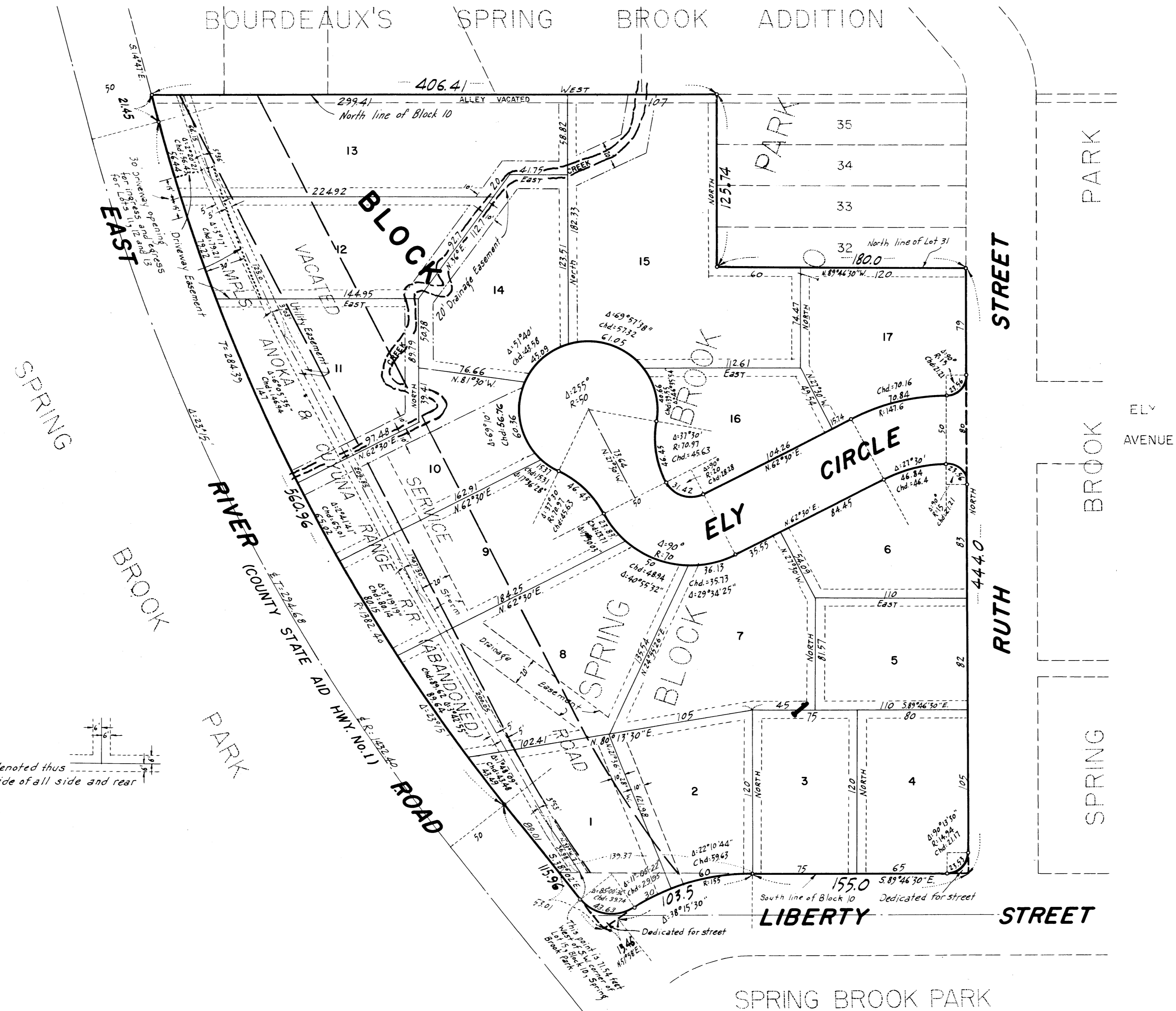
CITY OF FRIDLEY

ANOKA COUNTY, MINN.

**DONALD H. CAMPBELL**

LAND SURVEYOR

BEARINGS SHOWN ARE ASSUMED  
+ DENOTES IRON MONUMENT  
SCALE: 1"=50'



Note: All utility and drainage easement denoted thus are 12 feet wide, 6 feet on each side of all side and rear lot lines unless otherwise noted.