

# SUNNY ACRES 2ND ADDITION

Anoka County, Minn.

Scale: 1" = 100'  
Bearings are Assumed

W. J. Lundstrom  
Surveyor

30445

Office of REGISTRAR OF TITLES  
STATE OF MINNESOTA  
COUNTY OF ANOKA

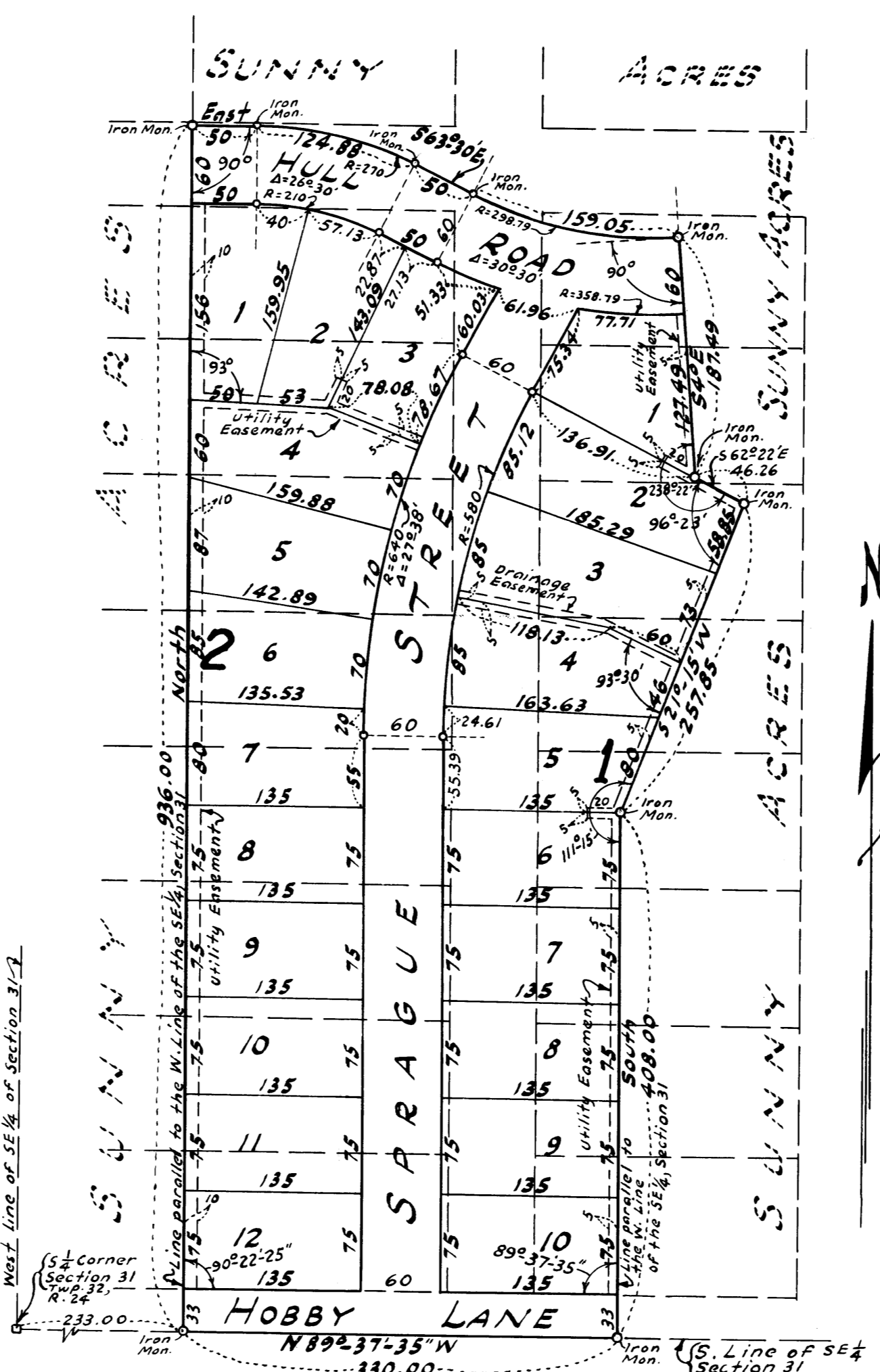
I hereby certify that the within instrument  
was filed in this office on the \_\_\_\_\_ day of  
JULY, 1959, A. D. 194 \_\_\_\_\_ at \_\_\_\_\_ o'clock, P. M.  
By Edwin E. Colman Registrar of Titles  
DEPUTY REGISTRAR OF TITLES

Know all men by these presents that Walter H. Hull, <sup>also known as Charlotte S. Hull</sup> and Charlotte Sprague Hull, his wife, owners and proprietors of the following described property situated in the State of Minnesota and County of Anoka, to wit: That part of the Southeast 1/4 of Section 31, Township 32, Range 24, described as follows: Beginning at a point in the South line of the Southeast 1/4 of said Section 31, distant 233.00 feet east of the South 1/4 Corner of said Section 31; thence Due North parallel to the West line of said Southeast 1/4 of Section 31, a distance of 936.00 feet; thence at right angles Due East, a distance of 50.00 feet; thence deflecting to the south along a tangential curve with a radius of 270.00 feet, a distance of 124.88 feet; thence South 63°-30' East, a distance of 50.00 feet; thence deflecting to the north along a tangential curve with a radius of 298.79 feet, a distance of 159.05 feet; thence South 4° East, a distance of 187.49 feet; thence South 62°-22' East, a distance of 46.26 feet; thence South 21°-15' West, a distance of 257.85 feet; thence Due North parallel to the West line of said Southeast 1/4 of Section 31, a distance of 408.00 feet to the South line of said Southeast 1/4 of Section 31; thence North 89°-37'-35" West along the South line of said Southeast 1/4 of Section 31, a distance of 330.00 feet to the point of beginning; have caused the same to be surveyed and platted as SUNNY ACRES 2ND ADDITION, and do hereby donate and dedicate to the public for public use forever, the Road, Street and Lane as shown on the annexed plat; also subject to the Drainage and 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; In witness whereof, Walter H. Hull and Charlotte Sprague Hull, his wife, have hereunto set their hands and seals this 11th day of MAY, A. D., 1959.

In Presence of:  
Edward E. Colman  
Carol Kirchner

Walter H. Hull  
Charlotte Sprague Hull

State of Minnesota } S.S. On this 11th day of MAY, A. D., 1959, before me, a Notary Public, within and for said County and State, personally appeared Walter H. Hull and Charlotte Sprague Hull, his wife, to me 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.



I do hereby certify that I have surveyed and platted the property described on this plat as SUNNY ACRES 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; 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.

W. J. Lundstrom  
Surveyor - Minn. Reg. No. 3114

State of Minnesota } S.S. Above certificate  
County of Hennepin } subscribed and sworn to before me this 6  
day of May, A. D., 1959.

Debra Klutke  
Notary Public, Hennepin County, Minnesota  
My Commission Expires November 8, 1960

This plat was approved and accepted by the City Commission of Anoka, Minnesota, at a regular meeting thereof, held this 1 day of June, A. D., 1959.

CITY COMMISSION OF ANOKA, MINNESOTA

by Carl E. Bonville  
Richard Johnson

Checked and approved this 2nd day of June, A. D. 1959

TAXES PAID Roland W. Anderson  
Anoka County Surveyor

Edward E. Colman  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Nov. 19, 1961

Thomas G. Campbell  
Auditor, Anoka County, Minn.  
Robert Osterman Deputy

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1958  
ON THE LANDS DESCRIBED WITHIN ARE PAID  
Charles Powers  
County Treasurer