

# SUNNY ACRES 4<sup>TH</sup> ADDITION

CITY OF ANOKA COUNTY OF ANOKA

UNPLATTED

o Denotes Iron Monument

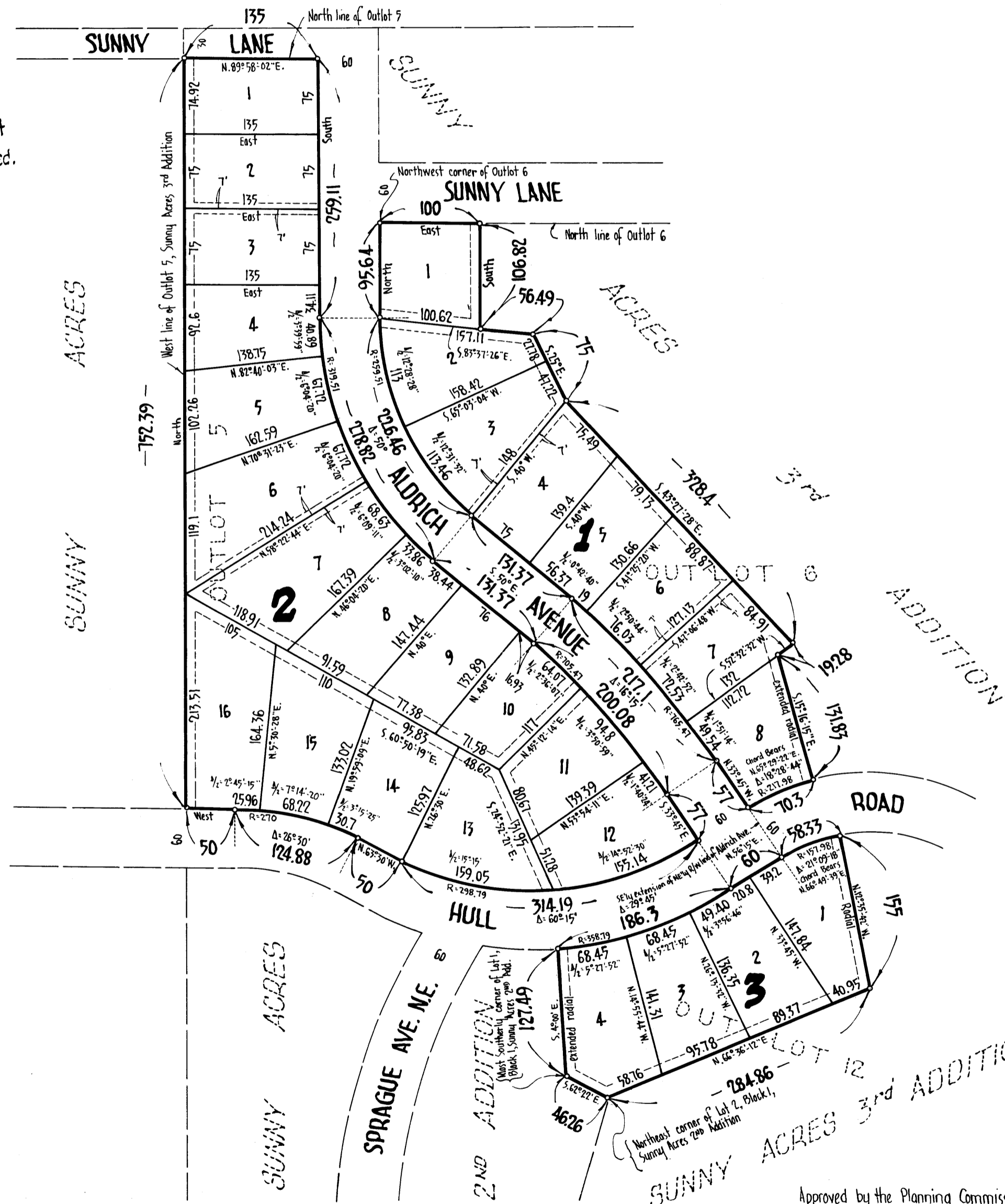
10' 10'

Dashed lines denotes Utility and Drainage Easement, being 10 feet on each side of the lot line unless otherwise indicated.

Bearings shown are assumed

Scale 1"=100'

February, 1964



47411

**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 MAY 26 1964, A. D. 1964, at 4:45 o'clock P. M.

*Bertrude Schinnerer*, Registrar of Titles  
*Edwin Baettcher*, DEPUTY REGISTRAR OF TITLES

**Suburban Engineering, Inc.**  
Engineers - Surveyors

**TAXES PAID**

This 26<sup>th</sup> day of May 1964  
*Kenneth W. Campbell*  
Auditor, Anoka County Minn.

I HEREBY CERTIFY THAT THE TAXES PAYABLE IN THE YEAR 1964 ON THE LANDS DESCRIBED WITHIN ARE PAID

*Robert J. Peterson*  
Anoka County Treasurer

Approved by the Planning Commission of the City of Anoka, Minnesota, this 6<sup>th</sup> day of April A.D. 1964.

Signed *Thomas E. Miller* Chairman  
Attest *Ment Watson* Secretary

KNOW ALL MEN BY THESE PRESENTS: that Charlotte Sprague Hull, and American National Bank of St. Paul, a United States Corporation, organized under the laws of the United States, co-executors of the estate of Walter H. Hull, deceased, and not otherwise, owner and proprietor of the following described property situate in the State of Minnesota, County of Anoka, to-wit: Outlot 5, Sunny Acres 3RD Addition; and that part of Outlot 6 lying Westerly of the following described line, Beginning at a point on the North line of said Outlot 6, said point being 100 feet East of the Northwest corner of said Outlot and the North line has an assumed bearing of East; thence on a bearing of South, a distance of 106.82 feet; thence S. 83°-37'-26" E., a distance of 56.49 feet; thence S. 25° E., a distance of 75 feet; thence S. 43°-27'-28" E., a distance of 328.4 feet; thence S. 52°-32'-32" W., a distance of 19.28 feet; thence S. 15°-16'-15" E., a distance of 131.83 feet to a point on the Southerly line of said Outlot, said point being 70.3 feet East of the most Northerly intersection of Aldrich Avenue and Hull Road, as platted and laid out in said Sunny Acres 3RD Addition, as measured along the Northerly line of Hull Road and there terminating; and that part of Outlot 12 lying Northerly and Westerly of the following described line: Beginning at the most Southerly corner of Lot 1, Block 1, Sunny Acres 2ND Addition; thence S. 62°-22' E. on an assumed bearing to the North-east corner of Lot 2, Block 1, said Sunny Acres 2ND Addition; thence N. 66°-36'-12" E., a distance of 284.86 feet; thence N. 12°-35'-42" W., a distance of 155 feet to a point on the Northerly line of Outlot 12, said point being 58.33 feet East of the Southeastly extension of the Northeastly right of way line of Aldrich Avenue, said distance being measured along the Southerly line of Hull Road, and there terminating; have caused the same to be surveyed and platted as SUNNY ACRES 4TH ADDITION; subject to Utility and Drainage Easements as shown on the annexed plat. In witness whereof said Charlotte Sprague Hull has hereunto set her hand and seal this 3 day of APRIL, 1964 A.D. 1964; and also in witness whereof American National Bank of St. Paul has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 3 day of APRIL A.D. 1964.

In Presence of  
*Robert H. Johnson* As to Charlotte Sprague Hull  
*Oliver W. Joppen* As to Charlotte Sprague Hull

In Presence of  
*Bernard F. Bradshaw* As to AMERICAN NATIONAL BANK OF ST. PAUL  
*Bernard F. Bradshaw* As to *Wm. W. Nelson* Vice Pres. & Pres. Officer  
*Robert J. Johnson* As to *A. J. Witz* Asst. Secy.

State of Minnesota On this 3 day of APRIL A.D. 1964, before me, a Notary Public County of Ramsey personally appeared Charlotte Sprague Hull, 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.

*Robert H. Johnson*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 12-3-68

State of Minnesota On this 3 day of April A.D. 1964, before me a Notary Public County of Ramsey within and for said County and State, personally appeared *Wm. W. Nelson* and *A. J. Witz*, to me personally known, who being by me duly sworn, did say that they are the *Wm. W. Nelson* and *A. J. Witz* respectively of American National Bank of St. Paul, the corporation named in the foregoing instrument; 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 said *Wm. W. Nelson* and *A. J. Witz* acknowledged said instrument to be the free act and deed of said corporation.

*Adelaide J. Guldan*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires *Sept. 24, 1966*

I hereby certify that I have surveyed and platted the property described on this plat as SUNNY ACRES 4TH 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 on said plat other than as shown thereon.

*E. A. Rathbun*  
Surveyor - Minnesota Reg. No. 3795

State of Minnesota The surveyors certificate subscribed and sworn to before me, a Notary Public, County of Hennepin this 15<sup>th</sup> day of April A.D. 1964.

*Marion O. Olson*  
Notary Public, Hennepin County, Minnesota  
My Commission Expires *Notary Public, Hennepin County, Minn. My Commission Expires July 13, 1967*

We hereby certify that the City Council of the City of Anoka, Anoka County, Minnesota, duly accepted and approved the annexed plat of SUNNY ACRES 4TH ADDITION, at a regular meeting thereof held this 6<sup>th</sup> day of April A.D. 1964.

CITY OF ANOKA, ANOKA COUNTY, MINNESOTA  
By *J. Albert Johnson* Mayor  
By *Robert H. Johnson* Clerk

Checked and approved this 6<sup>th</sup> day of April A.D. 1964.  
*Robert W. Anderson*  
Anoka County Surveyor