

# SYLVAN HILLS PLAT 2

VILLAGE OF FRIDLEY

We hereby certify that the Village Council of the Village of Fridley, Anoka County, Minnesota duly accepted and approved the annexed plat of Sylvan Hills Plat 2 at a regular meeting thereof held this 7<sup>th</sup> day of September A.D. 1954.

Robert S. Hughes  
Mayor  
W. J. Adams  
Manager

CARTWRIGHT AND OLSON  
Land Surveyors

Know all men by these presents: That we Carlson-LaVine, Inc., a Minnesota corporation, owners and proprietors, and C.A. Nelson Farms, Inc., a Minnesota corporation, mortgagees of the following described property, situate in the County of Anoka, State of Minnesota, to-wit; That part of Lot 1, Revised Auditor's Subdivision No. 23, Anoka County, Minn. and the West 1/2 of the Southwest 1/4 of Section 14, Township 30, Range 24, described as follows; Commencing at the Southwest corner of Sylvan Hills Park, according to the plat of Sylvan Hills, on file in the office of the Register of Deeds, Anoka County, Minnesota, thence North 0°11' West 2.93 feet to the actual point of beginning of the property to be hereby described; thence South 0°-11' East 2.93 feet; thence South 40°50' West 269.0 feet, thence North 59°01' West 50 feet, thence South 81°20' West 160 feet, thence South 12°46' West 205.0 feet, thence Southerly 428 feet more or less to a point in the South line of said West 1/2 of Southwest 1/4, distant 1166.3 feet West of the Southeast corner thereof, thence West along the South line thereof to the Southwest corner thereof, which point is also the Southeast corner of Lot 1, Revised Auditor's Subdivision No 23 Anoka County, Minnesota thence West along the South line of said Lot 1 to the Southwest corner thereof, thence North along the West line of said Lot 1 a distance of 881.62 feet, thence East deflecting to the right 87°14' a distance of 536.61 feet, thence South parallel to the West line of said Lot 1, a distance of 75.35 feet, thence Easterly in a straight line to the actual point of beginning, have caused the same to be surveyed and platted as SYLVAN HILLS PLAT 2 and do hereby donate and dedicate to the public for the public use forever the Boulevards, Lane, Drive, Avenue, and Alley as shown on the annexed plat, also subject to Utility easements as shown on the annexed plat. In witness whereof we have hereunto set our hands and seals on this 16<sup>th</sup> day of August A.D. 1954.

In the presence of

Paul E. Stalling and Raymond B. Quitten  
Morris O. Klavon and Melvin T. Quitten

Signed  
Carlson-LaVine, Inc.  
Erick LaVine  
President  
Olson  
Treasurer

John D. Nelson and Norma A. Holcombe  
John D. Nelson and Norma A. Holcombe

C.A. Nelson Farms, Inc.  
John D. Nelson  
President  
Hattie C. A. Holcombe  
Secretary

STATE OF MINNESOTA } s.s.  
COUNTY OF HENNEPIN }

On this 16<sup>th</sup> day of August A.D. 1954, before me, a Notary Public within and for said County and State, personally appeared Erick LaVine and W.N. Carlson to me personally known, who being each by me duly sworn did say that they are President and Treasurer of Carlson-LaVine, Inc. and Theo. L. Nelson and Hattie C.A. Holcombe to me personally known, who also being each by me duly sworn did say that they are President and Secretary of C.A. Nelson Farms, Inc., both being the Corporations named in the foregoing instrument, and that the seals affixed to said instrument are the Corporate seals of said Corporations, and that said instrument was signed and sealed in behalf of said Corporations by authority of the Board of Directors of each, and said Erick LaVine, W.N. Carlson, Theo. L. Nelson and Hattie C.A. Holcombe acknowledge said instrument to be the free act and deed of said Corporations.

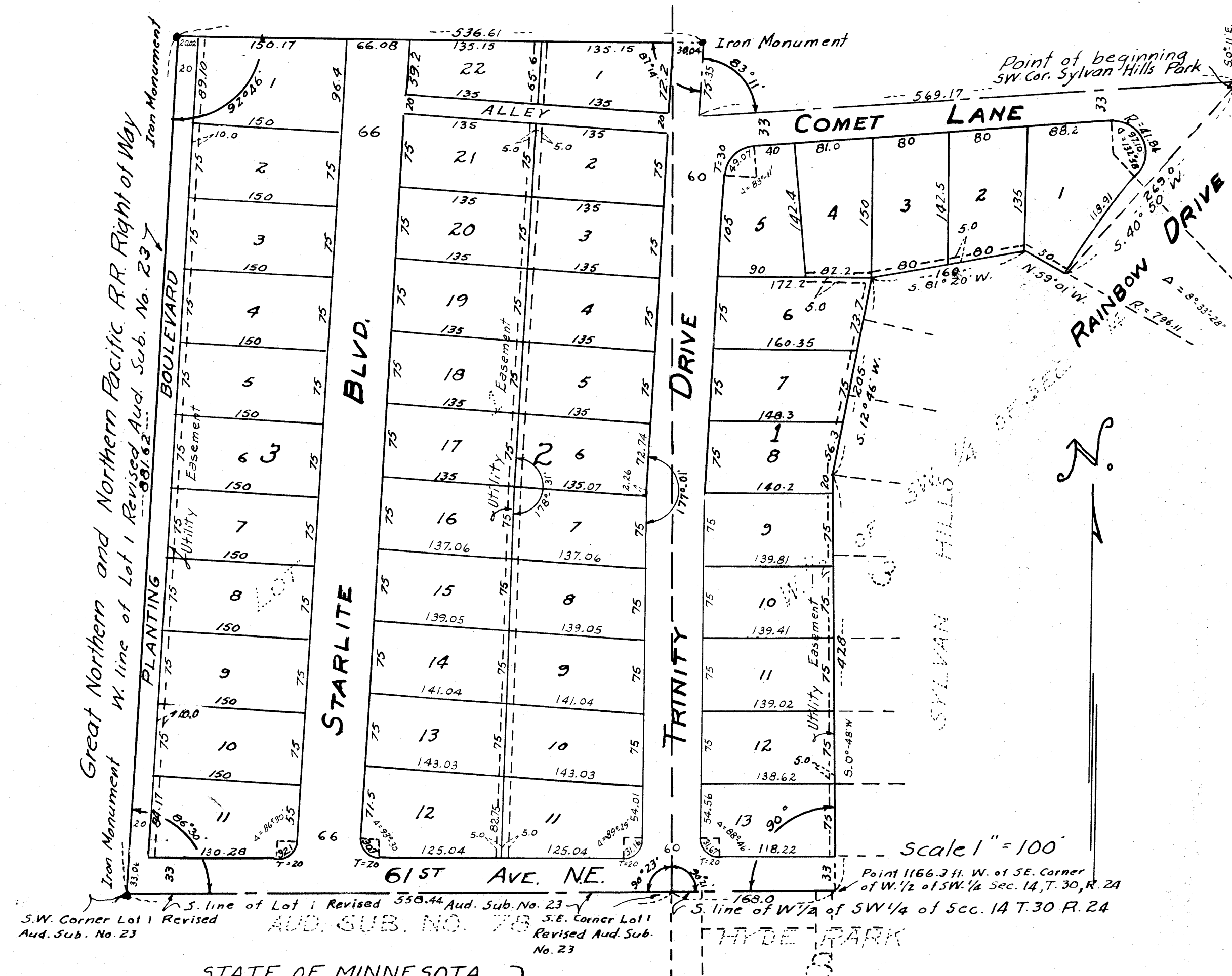
JOHN D. NELSON  
Notary Public, Hennepin County, Minn.  
My Commission Expires April 6, 1956.

John D. Nelson  
Notary Public, Hennepin County, Minnesota  
My Commission expires April 6, 1956

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as Sylvan Hills Plat 2; 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; and that there are no wet lands or public highways to be designated on said plat other than are shown thereon

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1953  
ON THE LANDS DESCRIBED WITHIN ARE PAID  
Charles J. Bourne County Treasurer  
Kenneth M. Campbell Auditor, Anoka County, Minn.

Henry C. Cartwright  
Registered Land Surveyor, Minnesota Registration No. 1983



STATE OF MINNESOTA } s.s.  
COUNTY OF HENNEPIN }

Annexed surveyors certificate subscribed and sworn to before me, a Notary Public, within and for said County and State on this 11<sup>th</sup> day of August A.D. 1954

Clara W. Dickson  
Notary Public, Hennepin County, Minnesota  
My Commission expires \_\_\_\_\_

160946

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 the \_\_\_\_\_ day of \_\_\_\_\_, 1954.

Gertrude Rasmussen  
Register of Deeds