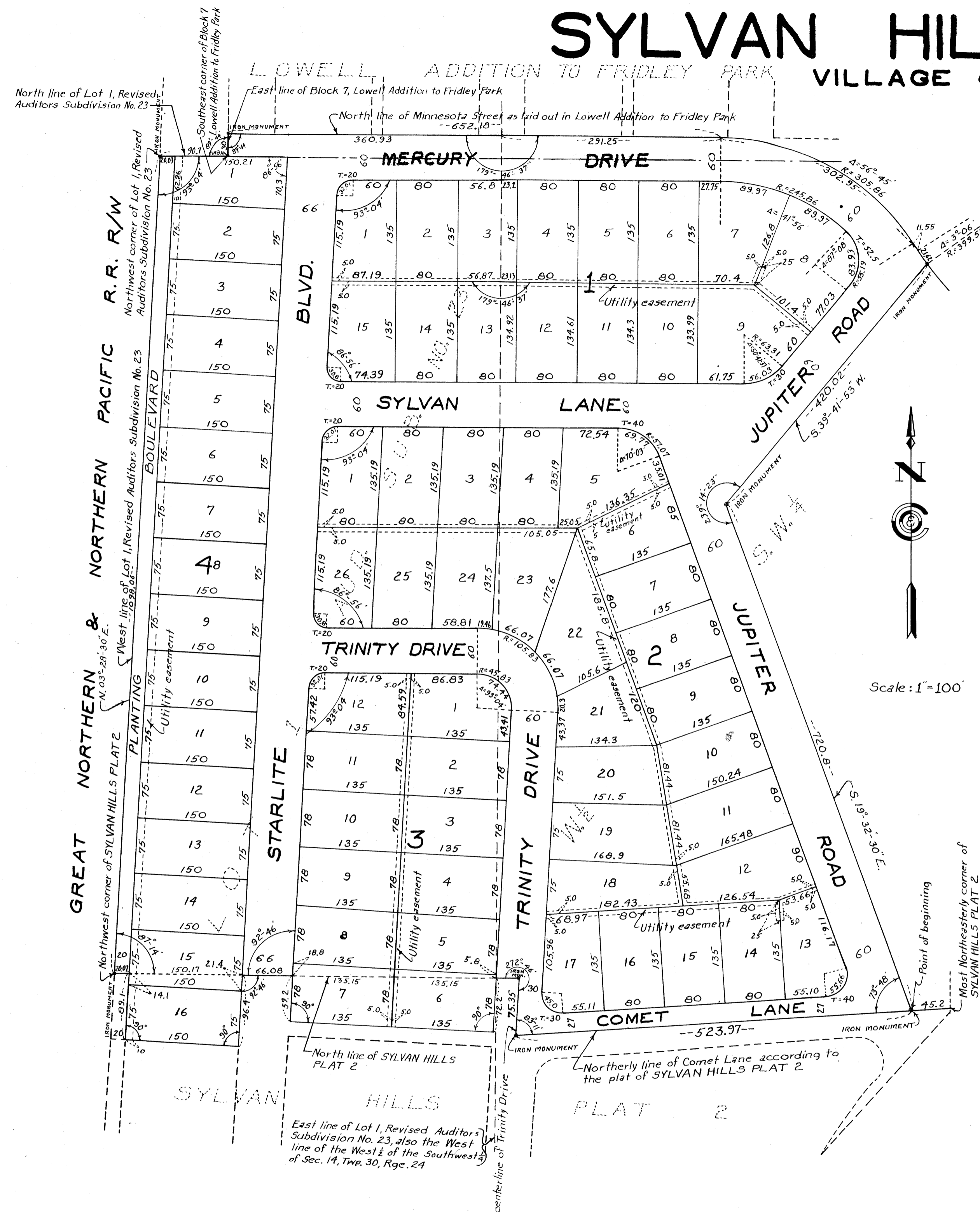


SYLVAN HILLS PLAT 3

VILLAGE OF FRIDLEY

CARTWRIGHT & OLSON
LAND SURVEYORS



Know all men by these presents: That we Carlson - La Vine, Inc. a Minnesota corporation, owners and proprietors, and C. A. Nelson Farms, Inc., a Minnesota corporation, mortgages of the following described property, situate in the County of Anoka, State of Minnesota, to-wit: Lots 1 and 22, Block 2 and Lot 1, Block 3, SYLVAN HILLS PLAT 2, according to the plat thereof on file and of record in the office of the Register of Deeds, Anoka County, Minnesota, also all that part of Lot 1, Revised Auditors Subdivision No. 23, Anoka County, Minnesota and the West 1/2 of the Southwest 1/4 of Section 14, Township 30, Range 24, and the East 1/2 of the Southeast 1/4 of Section 15, Township 30, Range 24, described as follows: Commencing at a point on the North line of SYLVAN HILLS PLAT 2, according to the plat thereof on file and of record in the office of the Register of Deeds, Anoka County, Minnesota, a distance of 45.2 feet Westward from the most Northeasterly corner thereof; thence Westward along the Northerly line of Comet Lane according to said plat of SYLVAN HILLS PLAT 2 a distance of 523.97 feet more or less to the centerline of Trinity Drive according to said plat of SYLVAN HILLS PLAT 2; thence North along said centerline 75.35 feet more or less to the North line of said SYLVAN HILLS PLAT 2; thence Westward along said North line to the Northwest corner of said SYLVAN HILLS PLAT 2, which point is also on the West line of Lot 1, Revised Auditors Subdivision No. 23, Anoka County, Minnesota, thence Northward along the West line of said Lot 1 to the Northwest corner thereof; thence East along the North line of said Lot 1 a distance of 90.7 feet more or less to the Southeast corner of Block 7, Lowell Addition to Fridley Park, Anoka County, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds, Anoka County, Minnesota; thence North along the East line of said Block 7 to the North line of Minnesota Street extended West as laid out in said plat of Lowell Addition to Fridley Park; thence East along the North line of said Minnesota Street a distance of 652.18 feet; thence on a tangential curve to the right the radius of which is 305.86 feet a distance of 302.95 feet; thence tangent to said last mentioned curve a distance of 11.55 feet; thence on a tangential curve to the left the radius of which is 399.52 feet a distance of 21.62 feet; thence South 39°41'53" West 420.02 feet; thence South 19°32'30" East 720.8 feet more or less to the point of beginning; for purposes of this description the West line of Lot 1 Revised Auditors Subdivision No. 23, Anoka County, Minnesota is considered to be North 05°26'30" East, have caused the same to be surveyed and platted as SYLVAN HILLS PLAT 3, and do hereby donate and dedicate to the public for public use forever the Boulevards, Lanes, Road and Drive 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 24th day of June A.D. 1955.

In the presence of
 Signed
 Carlson - La Vine, Inc.
 Erick LaVine
 President
 W.N. Carlson
 Vice President and Treasurer
 C. A. Nelson Farms, Inc.
 Theo. L. Nelson
 President
 Hattie C. Holcombe
 Secretary

STATE OF MINNESOTA } s.s.
 COUNTY OF HENNEPIN }
 On this 24th day of JUNE A.D. 1955, 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 by me duly sworn did say that they are President and Treasurer of Carlson-LaVine, Inc., the Corporation named in the foregoing instrument, and 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 Erick LaVine and W.N. Carlson acknowledge said instrument to be the free act and deed of said Corporation.

JOHN D. NELSON
 Notary Public, Hennepin County, Minn.
 My Commission Expires April 6, 1958.
 My Commission Expires April 6, 1958

STATE OF MINNESOTA } s.s.
 COUNTY OF HENNEPIN }
 On this 24th day of JUNE A.D. 1955, before me, a Notary Public within and for said County and State, personally appeared Theo. L. Nelson and Hattie C. A. Holcombe to me personally known, who being by me duly sworn did say that they are President and Secretary of C. A. Nelson Farms, Inc., the Corporation named in the foregoing instrument, and 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 Theo. L. Nelson and Hattie C. A. Holcombe acknowledge said instrument to be the free act and deed of said Corporation.

JOHN D. NELSON
 Notary Public, Hennepin County, Minn.
 My Commission Expires April 6, 1958.
 My Commission Expires April 6, 1958

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as SYLVAN HILLS PLAT 3; 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.

STATE OF MINNESOTA } s.s.
 COUNTY OF HENNEPIN }
 Above certificate subscribed and sworn to before me, a Notary Public within and for said County and State on this 30th day of June A.D. 1955

Norman C. Houm
 Notary Public, Hennepin County, Minnesota
 My Commission Expires Oct. 14, 1961

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 3 at a regular meeting thereof held this 2nd day of May A.D. 1955

Robert O. Hughes
 Mayor
 Edna Madson
 Clerk

OFFICE OF REGISTER OF DEEDS } ss
 STATE OF MINNESOTA, COUNTY OF ANOKA }
 I hereby certify that the within instrument was filed in this office for record on the 28th day of JUN 28 1955 A.D., 1955 at 9 o'clock A.M., and was duly recorded in book _____ of F.P. 115 page 3.
 Register of Deeds

TAXES PAID
 This 28th day of June 1955
 Auditor, Anoka County, Minn.

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1954 ON THE LANDS DESCRIBED WITHIN ARE PAID
 County Treasurer

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