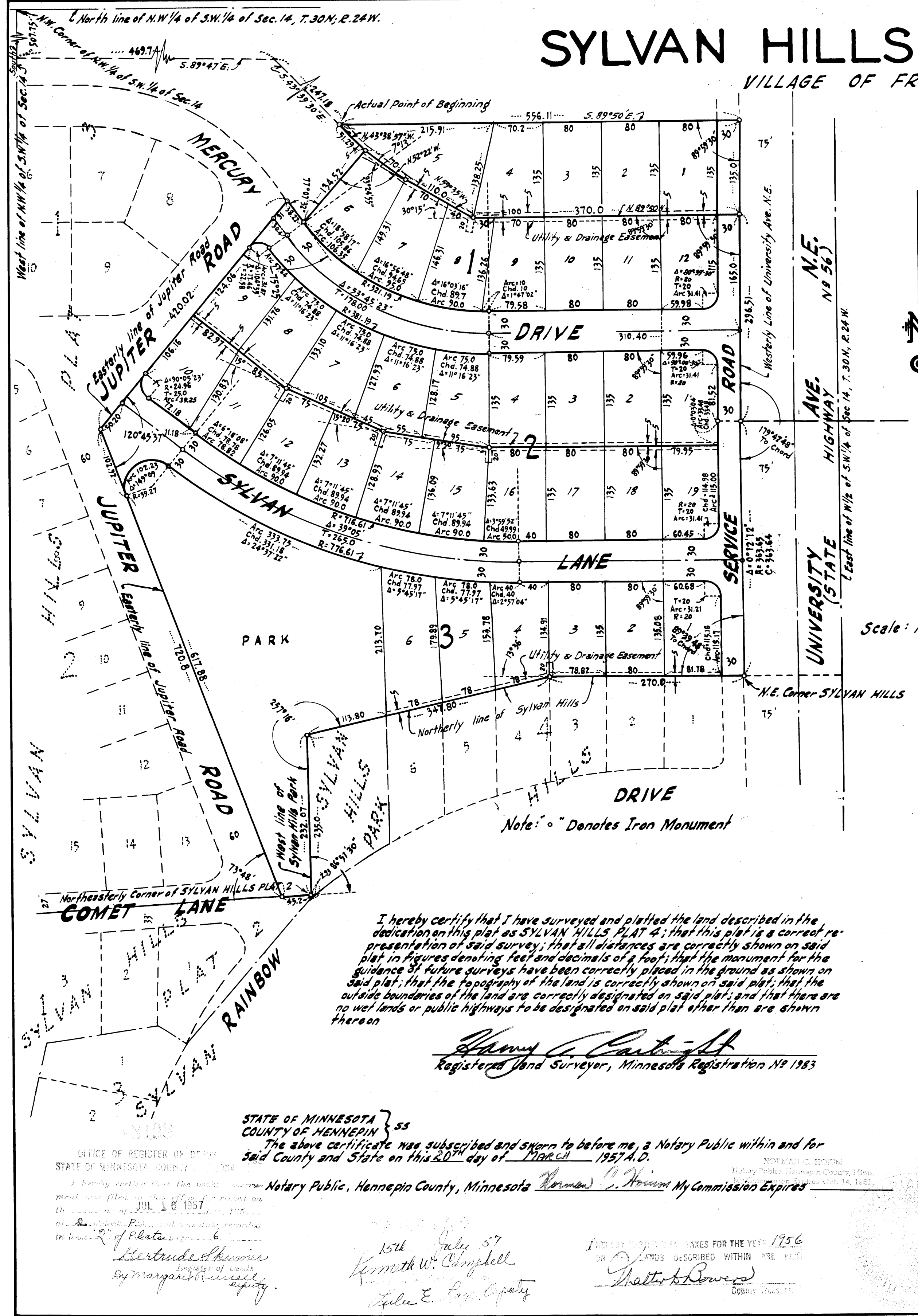


# SYLVAN HILLS PLAT 4

VILLAGE OF FRIDLEY

**CARTWRIGHT & OLSON**  
REGISTERED LAND SURVEYORS



KNOW ALL MEN BY THESE PRESENTS: That we Carlson - La Vine, Inc; a Minnesota Corporation, owners and proprietors of the following described property situate in the County of Anoka, State of Minnesota, to wit: That part of the West 1/2 of the Southwest 1/4 of Section 14, Township 30, Range 24, described as follows: Commencing at the most Northeast corner 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; thence Westerly along the Northerly line of Comet Lane in said SYLVAN HILLS PLAT 2, a distance of 45.2 feet; thence Northwesterly along the Easterly line of Jupiter Road in the plat of SYLVAN HILLS PLAT 3, according to the plat thereof on file and of record in the office of the Register of Deeds, Anoka County, Minnesota, a distance of 70.8 feet; thence Northeasterly along the Easterly line of Jupiter Road in said SYLVAN HILLS PLAT 3, a distance of 420.02 feet; thence deflecting to the right 104°35' a distance of 38.22 feet; thence deflecting to the left 102°32'28" a distance of 134.52 feet; thence deflecting to the right 86°35'05" a distance of 70.0 feet; thence deflecting to the left 7°13' a distance of 110.0 feet; thence deflecting to the left 30°15' a distance of 370.0 feet, more or less, to the Westerly line of University Avenue N.E. as the same is now laid out and constructed; thence Southerly along the Westerly line of University Avenue N.E. to the Northeast corner of SYLVAN HILLS according to the plat thereof on file and of record in the office of the Register of Deeds, Anoka County, Minnesota; thence Westerly along the North line of SYLVAN HILLS, a distance of 270.0 feet; thence Southwesterly along the Northerly line of said SYLVAN HILLS, a distance of 337.8 feet; thence Southerly along the West line of SYLVAN HILLS PARK in said SYLVAN HILLS a distance of 232.07 feet more or less to the point of beginning. Also The Northwestern Mission Association, a Minnesota Corporation, owners and proprietors, and Home Federal Savings and Loan Association, a corporation organized under the laws of the United States, mortgagees of the following described property to wit: That part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 30 North, Range 24 West, Anoka County, Minnesota described as follows: Commencing at the Northwest corner thereof; thence South along the West line of said Northwest 1/4 of the Southwest 1/4 of the West 1/4, a distance of 507.75 feet; thence South 89°47' East, a distance of 469.7 feet; thence South 43°39'30" East, a distance of 247.18 feet to the actual point of beginning of the tract of land to be hereby described; thence South 89°50' East, a distance of 336.11 feet to the Westerly line of University Avenue N.E. as the same is now laid out and constructed; thence Southerly along the said Westerly line of University Avenue N.E. a distance of 135 feet to the Northeasterly corner of the foregoing described property; thence North 89°55' West and along the North line of the foregoing described property a distance of 370.0 feet more or less; thence North 59°35' West and along the Northeasterly line of the foregoing described property a distance of 110.0 feet; thence North 52°22' West and along the said Northeasterly line a distance of 70.0 feet; thence North 43°28'57" West a distance of 51.29 feet to the actual point of beginning. For the purpose of this last described property, the West line of the Northwest 1/4 of the Southwest 1/4 is assumed to be a due North and South line. Have caused the same to be platted and surveyed as SYLVAN HILLS PLAT 4 and do hereby donate and dedicate to the public for the public use forever the Lane, Drive, Park and Roads as shown on the annexed plat, also subject to the utility and drainage easements as shown on the annexed plat. In witness whereof we have hereunto set our hands and seals on this 3<sup>rd</sup> day of June 1957 A.D., and on this 7<sup>th</sup> day of June 1957 A.D.

In the presence of:

Erick LaVine and W.M. Carlson } As to Carlson - La Vine Inc  
Elmer E. Larson and Carl G. Charn }  
George H. Johnson and Lorraine Jewell } As to The Northwestern Mission Assn.  
Paul H. Quamstrom and Mary W. Starnes }  
Harvey L. Reep and Helga H. Knutson } As to Home Federal Savings & Loan Assn.

Signed:  
Erick LaVine - President  
W.M. Carlson - Vice President & Treasurer  
Carl G. Charn - President  
Elmer E. Larson - Executive Secretary  
Carl D. Parten - Treasurer  
Harvey L. Reep - President  
Helga H. Knutson - Assist. Secretary

STATE OF MINNESOTA } ss  
COUNTY OF HENNEPIN }  
On this 3<sup>rd</sup> day of June 1957 A.D., before me, a Notary Public within and for said County and State, personally appeared Erick LaVine and W.M. Carlson to me personally known, who being by me duly sworn did say that they are President and Vice President & Treasurer of Carlson - La Vine, 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.M. Carlson acknowledge said instrument to be the free act and deed of said Corporation.

Notary Public, Hennepin County, Minnesota LeRoy Arnold My Commission Expires Dec 4, 1959

STATE OF MINNESOTA } ss  
COUNTY OF HENNEPIN }  
On this 7<sup>th</sup> day of June 1957 A.D., before me, a Notary Public within and for said County and State, personally appeared Carl G. Charn, Elmer E. Larson and Carl D. Parten to me personally known, who being by me duly sworn did say that they are President, Executive Secretary and Treasurer of The Northwestern Mission Association, 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 Carl G. Charn, Elmer E. Larson and Carl D. Parten acknowledge said instrument to be the free act and deed of said Corporation.

Notary Public, Hennepin County, Minnesota LeRoy Arnold My Commission Expires 11/7/1961

STATE OF MINNESOTA } ss  
COUNTY OF HENNEPIN }  
On this 7<sup>th</sup> day of June 1957 A.D., before me, a Notary Public within and for said County and State, personally appeared Harvey L. Reep and Helga H. Knutson to me personally known, who being by me duly sworn did say that they are President and Assistant Secretary of Home Federal Savings & Loan Association 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 Harvey L. Reep and Helga H. Knutson acknowledge said instrument to be the free act and deed of said Corporation.

Notary Public, Hennepin County, Minnesota LeRoy Arnold My Commission Expires 11/7/1961

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as SYLVAN HILLS PLAT 4; 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 monument 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

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

STATE OF MINNESOTA } ss  
COUNTY OF HENNEPIN }  
The above certificate was subscribed and sworn to before me, a Notary Public within and for said County and State on this 8<sup>th</sup> day of June 1957 A.D.

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

Hertrude Schwenker  
By Margaret Schwenker

15th July 57  
Kenneth W. Campbell  
Lulu E. Pope

Thatcher Powers  
 County Treasurer

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 4 at a regular meeting thereof held this 30 day of June 1957 A.D.

J.E. Hois Its Mayor  
Harvey E. Priddy Its Manager