

SYLVAN HILLS PLAT 5

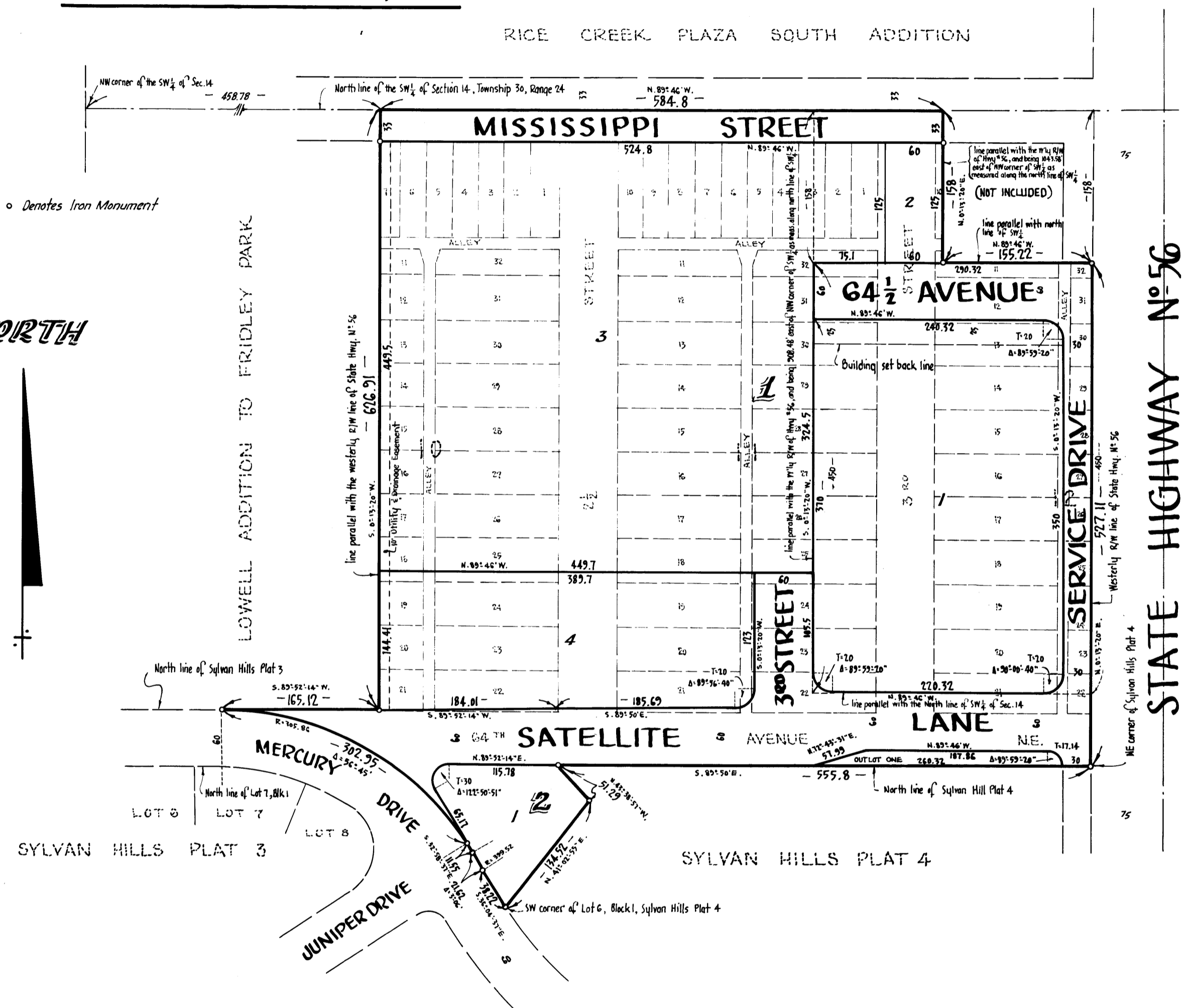
Suburban

ENGINEERING, INC.

Engineers and Surveyors

-----City of Fridley-----County of Anoka-----

- Scale 1"=100' - Bearings are assumed - September 1959 -



KNOW ALL MEN BY THESE PRESENTS: that Carlson-LaVine, Inc., a Minnesota Corporation, owners and proprietors of the following described property situate in the State of Minnesota and County of Anoka, to-wit: All that part of the West 1/2 of the SW 1/4 of Section 14, Township 30, Range 24, Anoka County, Minnesota, or all that part of Lots 22 thru 31, Block 12, Lowell Addition to Fridley Park lying westerly of State Highway N-56, all of Lots 12 thru 21 of said Block 12, and parts of Lots 10, 11 and 32 in said Block, all of Block 11 in said Addition and the vacated alleys in said Block 11, Lots 1 thru 6, 22 thru 32 and part of Lot 7 and 11 thru 21, Block 10 in said Addition, and that part of the vacated alleys in said Blocks 10 and 12, and all of vacated 3rd Street and 2 1/2 Street and part of 64th Avenue N.E. described as follows: Beginning at a point on the North line of said SW 1/4 distant 438.78 feet east of the Northwest corner of said SW 1/4; thence southerly along a line parallel with the westerly right of way line of State Highway N-56 (also known as University Avenue) a distance of 606.21 feet; thence westerly a distance of 165.12 feet more or less to the curve point on the North boundary line of Sylvan Hills Plat 3, said curve point being 60 feet North of Lot 7, Block 1 of said Plat 3; thence Southeasterly along the Northerly boundary line of said Plat 3 and the boundary line of Sylvan Hills Plat 4 to the Southwest corner of Lot 6, Block 1 of said Plat 4; thence Northeasterly, Northwesterly and Easterly along the boundary lines of said Plat 4 to the Northeast corner of said Plat 4, said corner being on the said Westerly right of way line; thence Northerly along said Westerly right of way line to a point which is 158 feet South of the North line of said SW 1/4; thence West and parallel with said North line to the point of intersection with a line parallel with said Westerly right of way, and distant 1043.58 feet East of the Northwest corner of said SW 1/4, as measured along said North line of the SW 1/4; thence North along the last described line to the North line of said SW 1/4; thence West along the North line a distance of 584.8 feet to the point of beginning. Excluding from the above described portion whose owners and proprietors are Gift House Stamps, Inc., a Minnesota Corporation, of the following described property situate in the State of Minnesota and County of Anoka, to-wit: Commencing on the North line of the West 1/2 of the SW 1/4 of Section 14, Township 30, Range 24, Anoka County, Minnesota, distant 208.48 feet East of the Northwest corner of said SW 1/4; thence South and parallel with said Westerly right of way line a distance of 158 feet to the actual point of beginning; thence continuing South and parallel with said right of way line a distance of 450 feet; thence East and parallel with said North line of SW 1/4 to said Westerly right of way line; thence North along said Westerly right of way line a distance of 450 feet to a point 158 feet South of the North line of said SW 1/4; thence West and parallel with said North line to the actual point of beginning; have caused the same to be surveyed and platted as SYLVAN HILLS PLAT 5, and do hereby donate and dedicate to the public for public use forever the Drive, Avenue, Lane and Streets as shown on the annexed plat, subject to the Utility and Drainage Easements as shown on the annexed plat for use of municipality or other public utilities. In witness whereof said Carlson-LaVine, Inc., has caused these presents to be signed by its proper officers, and its corporate seal, to be hereunto affixed this 10th day of September, A.D. 1959; also in witness whereof said Gift House Stamps, Inc., has caused these presents to be signed by its proper officers, and its corporate seal, to be hereunto affixed this 10th day of September, A.D. 1959.

In Presence of
Ambrose E. Johnston
Erich M. Schinsel
Kayce W. Sawachild
Wendolyn R. Paselka

CARLSON-LAVINE, INC.
Erick LaVine President
LeRoy Arnold Secretary
 GIFT HOUSE STAMPS, INC.
S.D. Smith President
O.C. Adamson Secretary

State of Minnesota } s.s. On this 10th day of September, A.D. 1959, before me, a Notary Public, within and for said County and State personally appeared Erick LaVine and LeRoy Arnold to me personally known who, being each by me duly sworn did say that they are respectively the President and Secretary 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 LeRoy Arnold acknowledged said instrument to be the free act and deed of said Corporation.

Andrew M. Miner
 Notary Public, County, Minnesota
 My Commission Expires May 13, 1964

State of Minnesota } s.s. On this 10th day of September, A.D. 1959, before me, a Notary Public, within and for said County and State personally appeared S.D. Smith and O.C. Adamson to me personally known who, being each by me duly sworn did say that they are respectively the President and Secretary of Gift House Stamps, 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 S.D. Smith and O.C. Adamson acknowledged said instrument to be the free act and deed of said Corporation.

Wendolyn R. Paselka
 Notary Public, County, Minnesota
 My Commission Expires May 4, 1964

We hereby certify, that the City Council of the City of Fridley, Anoka County, Minnesota, duly accepted and approved the annexed plat of SYLVAN HILLS PLAT 5, at a regular meeting thereof held this 10th day of September, A.D. 1959.

CITY OF FRIDLEY, ANOKA COUNTY, MINNESOTA

by *Marvin C. Brunzell* Mayor
 by *Marvin C. Brunzell* Clerk

Checked and approved this 22nd day of September, A.D. 1959.

Robert W. Anderson
 Anoka County Surveyor

TAXES PAID

This 25th day of April, 1959
Kenneth W. Campbell
 Auditor, Anoka County, Minn.
 By *Julius E. Sage* Deputy

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1958 ON THE LANDS DESCRIBED WITHIN ARE PAID
Walter D. Bowers
 County Treasurer
 By *P. Peterson* Deputy

OFFICE OF REGISTER OF DEEDS
 STATE OF MINNESOTA, COUNTY OF ANOKA } ss
 I hereby certify that the within instrument was filed in this office for record on the 25th day of SEP. 25 1959, A.D. 1959, at 4:45 o'clock P.M., and was duly recorded in book "S" of Plats, page 16.
Bertrud Schmeiss
 Register of Deeds
 By *Margaret Russell* Deputy

E. A. Rathbun
 Surveyor - Minnesota Registration No 3725
Robert R. Pearson
 Notary Public, Anoka County, Minnesota
 My Commission Expires Oct. 4, 1965