

TEMPERANCE ISLAND

TOWNSHIP OF HAM LAKE

Know all men by these presents that we, Peter O. Sjadin and Vivian N. Sjadin, his wife owners and proprietors of the following described tracts of land situate in the County of Anoka, State of Minnesota, to wit: All of Government Lot (3) Three, Section Seventeen (17), Township Thirty-Two (32), Range Twenty-Three (23); all of Government Lot Three (3), Section Twenty (20), of said Township and Range; and all of that part of Government Lot Two (2), of Section 17 of said Township and Range, described as follows: Commencing at a point of intersection of the Easterly Right-of-Way line of State Trunk Highway No. 65 and the South line of said Government Lot Two (2); thence Northerly along said Easterly Right-of-Way line, a distance of 213.51 feet to the North line of the South Six (6) Acres of said Government Lot Two (2), which is the actual point of beginning of land to be described; thence East and parallel to the South line of said Government Lot Two (2), a distance of 612.91 feet to a point of curvature; thence along a curve to the right (Central Angle = 42°-26'-30", Radius = 84.51 feet), a distance of 62.60 feet; thence South-easterly and tangent to said curve, a distance of 214.80 feet to a point of curvature; thence along a curve to the left (Central Angle = 42°-26'-30", Radius = 51.51 feet), a distance of 38.15 feet; thence Easterly on a line parallel with and 33 feet North of the South line of said Government Lot Two (2), a distance of 198.29 feet to a point of curvature; thence along a curve to the left (Central Angle = 90°-00', Radius = 20.0 feet), a distance of 31.42 feet; thence tangent to said curve, a distance of 52.0 feet to a point of curvature; thence along a curve to the right (Central Angle = 90°-00', Radius = 20.0 feet), a distance of 31.42 feet; thence parallel with and 125.0 feet North of the South line of said Government Lot Two (2) to the shore of Ham Lake; thence Southerly along the shore of Ham Lake to the South line of said Government Lot 2; thence West along said South line to the Meander Corner marking the shore of Ham Lake; thence continuing West along said South line, a distance of 318.29 feet to a point of curvature; thence along a curve to the right (Central Angle = 42°-26'-30", Radius = 84.51 feet), a distance of 62.60 feet; thence tangent to said curve, a distance of 214.80 feet to a point of curvature; thence along a curve to the left (Central Angle = 42°-26'-30", Radius = 51.51 feet), a distance of 38.15 feet; thence tangent to said curve and parallel to said South line, a distance of 613.11 feet to the Easterly Right-of-Way line of State Trunk Highway No. 65; thence Northerly along said Right-of-Way line, a distance of 33 feet to the actual point of beginning; have caused the same to be surveyed and platted as "TEMPERANCE ISLAND" and do hereby donate and dedicate to the public the Road, Walkways and Boat Landings as shown on the annexed plat.

In witness whereof we have hereunto set our hands and seals this 8th day of July 1955 A.D.

IN THE PRESENCE OF:
 Roland W. Anderson
 Mrs. Elmer R. Anderson

SIGNED:
 Peter O. Sjadin
 Vivian N. Sjadin

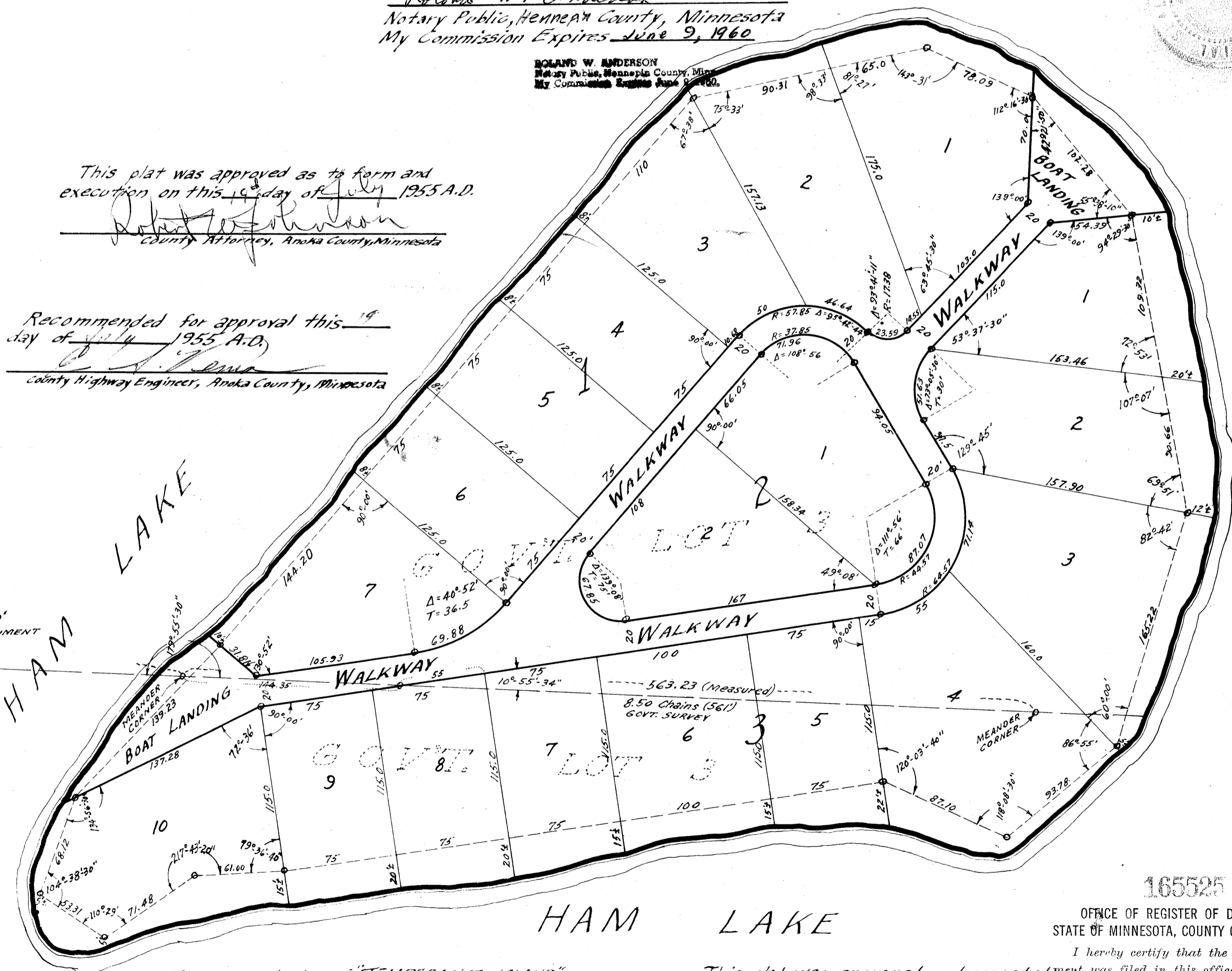
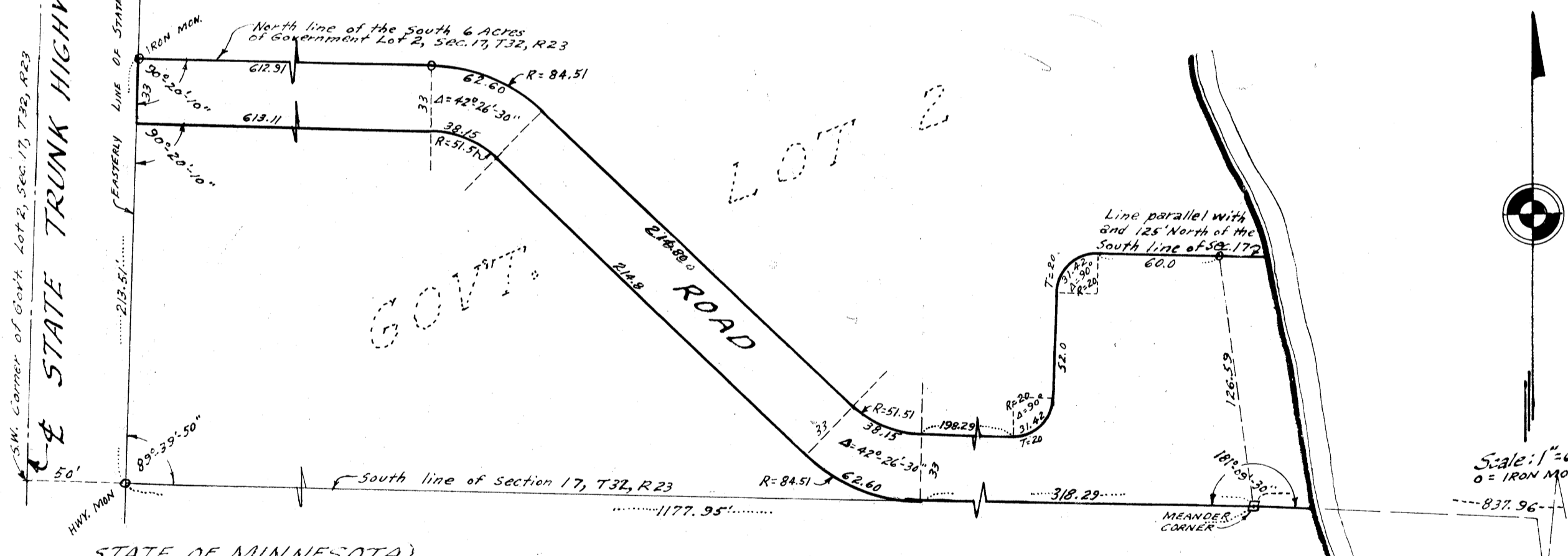
STATE OF MINNESOTA } ss.
 COUNTY OF ANOKA }
 On this 8th day of July 1955 A.D., before me a notary public, within and for said County and State, personally appeared Peter O. Sjadin and Vivian Ann Sjadin, to me personally known to be the persons described in and who, executed the foregoing instrument and they affirm and acknowledge that they executed the same as their own free act and deed.

Roland W. Anderson
 Notary Public, Hennepin County, Minnesota
 My Commission Expires June 9, 1960

This plat was approved as to form and execution on this 14th day of July 1955 A.D.
 John J. Johnson
 County Attorney, Anoka County, Minnesota

Recommended for approval this 14th day of July 1955 A.D.
 County Highway Engineer, Anoka County, Minnesota

STATE TRUNK HIGHWAY NO. 65

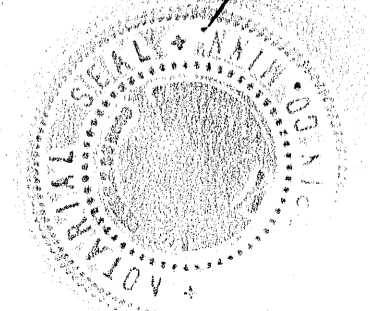


STATE OF MINNESOTA } ss.
 COUNTY OF ANOKA }
 I do hereby certify that I have surveyed and platted the property described on this plat as "TEMPERANCE ISLAND"; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and decimals of a foot; 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; that the topography of the land is correctly shown on the plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Wayne L. Ridge
 Surveyor
 Minnesota Registration No. 3982

STATE OF MINNESOTA } ss.
 COUNTY OF ANOKA }
 Above certificate subscribed and sworn to, before me, a notary public in and for said County and State on this 8th day of July 1955 A.D.

TAXES PAID
 This 21st day of July 1955
 Ronald H. Campbell
 Auditor, Anoka County, Minn.



Roland W. Anderson
 Notary Public, Hennepin County, Minnesota
 My Commission Expires June 9, 1960

Roland W. Anderson
 Notary Public, Hennepin County, Minn.
 My Commission Expires June 9, 1960.

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

The annexed plat of "TEMPERANCE ISLAND" was approved by the Planning and Zoning Commission and by the Town Board of the Township of Ham Lake at a regular meeting held this 8th day of July 1955 A.D.

Ed Johnson
 Chairman of Town Board
 Mrs. Carle H. Butler
 Clerk of Town Board

This plat was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota, at a regular meeting held this 11th day of July 1955 A.D.

John C. Knuth
 Chairman
 Kenneth W. Campbell
 County Auditor

165525
 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 23rd day of July 1955 A.D., 1955 at 9 o'clock A.M., and was duly recorded in book 2 of State page 2.

