

# WESTERN RIDGE ESTATES

CITY OF FRIDLEY, COUNTY OF ANOKA

o Denotes iron monument

For the purposes of this plat the north line of Lots 1 and 2, Auditor's Subdivision No. 94 has an assumed bearing of West.

KNOW ALL MEN BY THESE PRESENTS: That Allan J. Fehn and Pamela M. Fehn, husband and wife, fee owners, of the following described property situated in the County of Anoka, State of Minnesota, to wit;

Those parts of the following described property: Lots 1 and 2, AUDITOR'S SUBDIVISION NUMBER 94, according to the recorded plat thereof, Anoka County, Minnesota. EXCEPT the east 200.00 feet thereof. Which lies northeasterly of the following described line:

Commencing at the northeast corner of Lot 1, AUDITOR'S SUBDIVISION NUMBER 94, according to the recorded plat thereof, Anoka County, Minnesota; thence on an assumed bearing of West along the north line of said Lot 1 a distance of 174.72 feet to the point of beginning of the line to be described; thence South 54 degrees 21 minutes 40 seconds East a distance of 41.64 feet; thence southeasterly a distance of 324.27 feet along a tangential curve concave to the northeast having a radius of 717.95 feet and a central angle of 25 degrees 53 minutes 10 seconds; thence South 80 degrees 14 minutes 50 seconds East a distance of 90 feet and said line there terminating.

Have caused the same to be surveyed and platted as WESTERN RIDGE ESTATES and do hereby donate and dedicate to the public for public use forever the utility and drainage easements as shown on the plat.

In witness whereof said Allan J. Fehn and Pamela M. Fehn, husband and wife, fee owners, have hereunto set their hands this 16<sup>TH</sup> day of July, 1984.

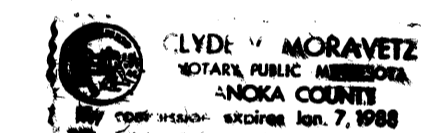
SIGNED:

Allan J. Fehn  
Allan J. Fehn

Pamela M. Fehn  
Pamela M. Fehn

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 16<sup>TH</sup> day of July, 1984 by Allan J. Fehn and Pamela M. Fehn, husband and wife.



Clyde W. Moravetz  
Notary Public, Anoka County, Minnesota  
My Commission Expires 1-7-88

I hereby certify that I have surveyed and platted the property described on this plat as WESTERN RIDGE ESTATES that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands to be designated on said plat.

Gary L. Gabriel  
Gary L. Gabriel  
Minnesota License No. 9066

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June, 1984, by Gary L. Gabriel, Land Surveyor.

Marilyn S. Moore  
Notary Public, Hennepin County, Minnesota  
My Commission Expires May 7, 1986

We hereby certify that the City Council of Fridley, Anoka County, Minnesota duly accepted and approved this plat of WESTERN RIDGE ESTATES at a regular meeting thereof held this 16<sup>TH</sup> day of July, 1984.

CITY COUNCIL OF FRIDLEY, MINNESOTA

By William J. Neel Mayor  
By Sue E. Juman Clerk

Checked and approved this 2nd day of August, 1984.

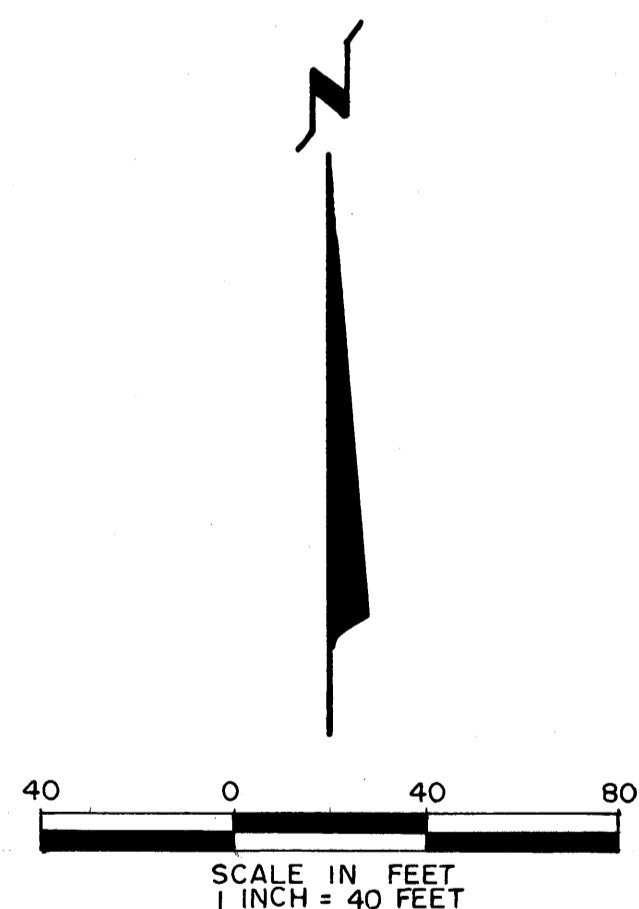
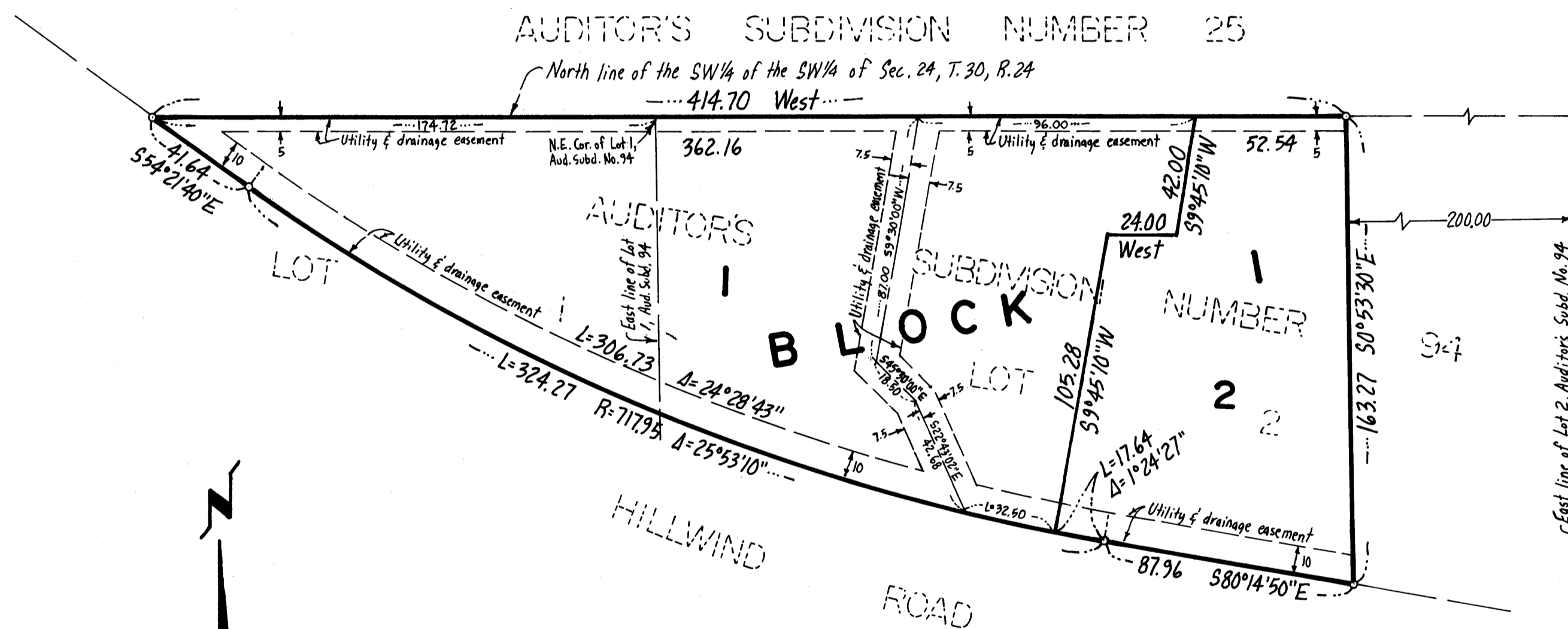
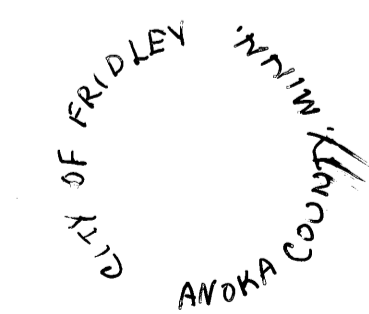
Roland W. Anderson  
Anoka County Surveyor

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Aug 2nd 1984  
Charles P. Hoffbauer  
Auditor, Anoka County  
BY P. Camarata Deputy

I HEREBY CERTIFY THAT THE TAXES PAID BY THE LANDS DESCRIBED HEREIN ARE PAID

Donald C. Bailey  
Anoka County Treasurer  
J. Henry - Deputy



649763

13:35 P. was 4  
34 of PLATS 4  
Del. F. Comelahl  
P. Halderness  
Deputy

DEMARS - GABRIEL  
LAND SURVEYORS, INC.