

WARNER & GRAVES ADDITION

Know All Persons By These Presents that Dudley Warner and Harriette M. Warner, husband and wife, and Alair Warner, ^{Graves} unmarried, owners of the following described property situated in the City of Little Canada and the City of Maplewood, Ramsey County, Minnesota:

- Parcel 1 That part of Government Lot 4 and that part of the Northeast Quarter of the Southeast Quarter, all in Section 8, Township 29, Range 22, described as commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of South, along the East line of the said Northeast Quarter of the Southeast Quarter, a distance of 132 feet to the point of beginning; thence North 73 degrees 30 minutes West a distance of 989.9 feet; thence North 25 degrees West a distance of 379.5 feet, more or less, to the Northwesterly line of said Government Lot 4; thence Northwesterly along the Northwesterly line of said Government Lot 4 to the center line of the channel extending from Gervais Lake to Keller Lake; thence Southeasterly along the centerline of said channel to the East line of Section 8; thence South along the said East line of Section 8 to the point of beginning. (The Westerly line and the Southerly line of PARCEL 1 are marked by JUDICIAL LANDMARKS set pursuant to Torrens Case No. 11505.)
- Parcel 2 That part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 29, Range 22, described as commencing at the Northeast corner of the said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of South, along the East line of the said Northeast Quarter of the Southeast Quarter, a distance of 132 feet to the point of beginning; thence South along the said East line a distance of 395 feet; thence West at a right angle a distance of 264 feet; thence on a bearing of North parallel with the East line of the said Northeast Quarter of the Southeast Quarter to the intersection with a line bearing North 73 degrees 30 minutes West from the point of beginning; thence South 73 degrees 30 minutes East to the point of beginning. (The Northwesterly line, the South line and the West line of PARCEL 2 are marked by JUDICIAL LANDMARKS set pursuant to Torrens Case No. 11505.)
- Parcel 3 That part of the Southwest Quarter of the Northwest Quarter of Section 9, Township 29, Range 22, lying Southerly of the center line of the channel extending from Gervais Lake to Keller Lake and lying Westerly of a line drawn parallel with and 33 feet Westerly from the center line of Arcade Street.

Have caused the same to be surveyed, platted and known as WARNER & GRAVES ADDITION and do hereby dedicate to the public for public use forever the street as shown on the plat.

Have hereunto set our hands this 4th day of February, 1977.

Signed: Dudley Warner
Dudley Warner
Harriette M. Warner
Harriette M. Warner
Alair Warner Graves
Alair Warner Graves

State of Minnesota } The foregoing instrument was acknowledged before me this 14th day of February, 1977 by County of Ramsey } Dudley Warner and Harriette M. Warner, husband and wife.



Terry L. Cecchi
Notary Public, Minnesota County Winona State Minnesota
My Commission Expires August 28, 1978

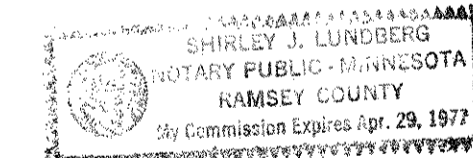
State of Florida } The foregoing instrument was acknowledged before me this 16th day of February, 1977 by County of Dade } Alair Warner Graves, unmarried.

Patricia A. Payne
Notary Public, Florida County Dade State Florida
My Commission Expires My Commission Expires Feb. 22, 1980

I, Donald O. Carley, hereby certify that I have surveyed and platted the property described in the dedication of this plat as WARNER & GRAVES ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements or public highways other than as shown thereon.

Donald O. Carley
Donald O. Carley, Registered Surveyor
Minnesota Certificate No. 3527

STATE OF MINNESOTA } ss The Surveyor's certificate was subscribed and sworn to before me a Notary Public, this County of Ramsey } 20 day of DECEMBER, 1976.



Shirley J. Lundberg
Notary Public, RAMSEY County, Minnesota
My Commission Expires 4-29-77

County Recorder Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of WARNER & GRAVES ADDITION was filed in this office this _____ day of _____, 19____ at _____ o'clock _____ M. and was filed in Book _____ of Plats, page _____ and that the copies were compared with the Official Plat and found to be true and correct copies thereof.

Robert T. Gibbons
County Recorder Registrar of Titles
By _____ Deputy

Approved and accepted by the City Council of Little Canada, Minnesota this 5th day of January, 1977.

Donald J. Valente Mayor
Joseph Chelid Clerk

Approved and accepted by the City Council of Maplewood, Minnesota this 13th day of January, 1977.

Robert T. Sinton Mayor
Quinn L. Anselmi Clerk

No delinquent taxes and transfer entered this 14th day of March, 1977.

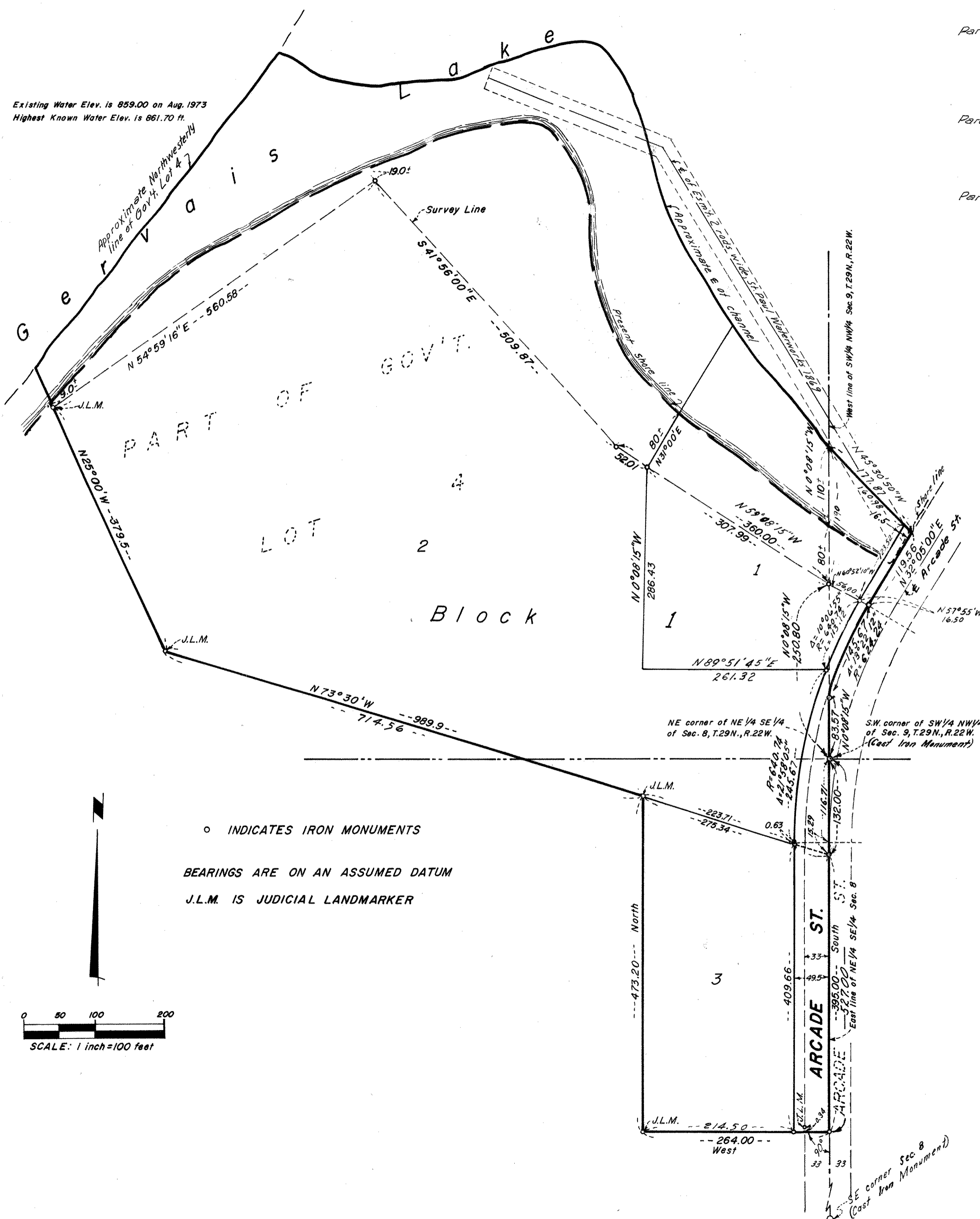
Law Mc Kenna Director By Edna Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 14th day of March, 1977.

By Ronald F. Meyer
Ronald F. Meyer, Acting Ramsey County Surveyor

Torrens # 637876

Warner & Graves Addition



o INDICATES IRON MONUMENTS
BEARINGS ARE ON AN ASSUMED DATUM
J.L.M. IS JUDICIAL LANDMARKER

