

BITNEY ADDITION

JOHN J. RYAN CO.
LAND SURVEYORS

N.E. corner of the SW 1/4
of Section 32, Twp. 30, Rg. 22

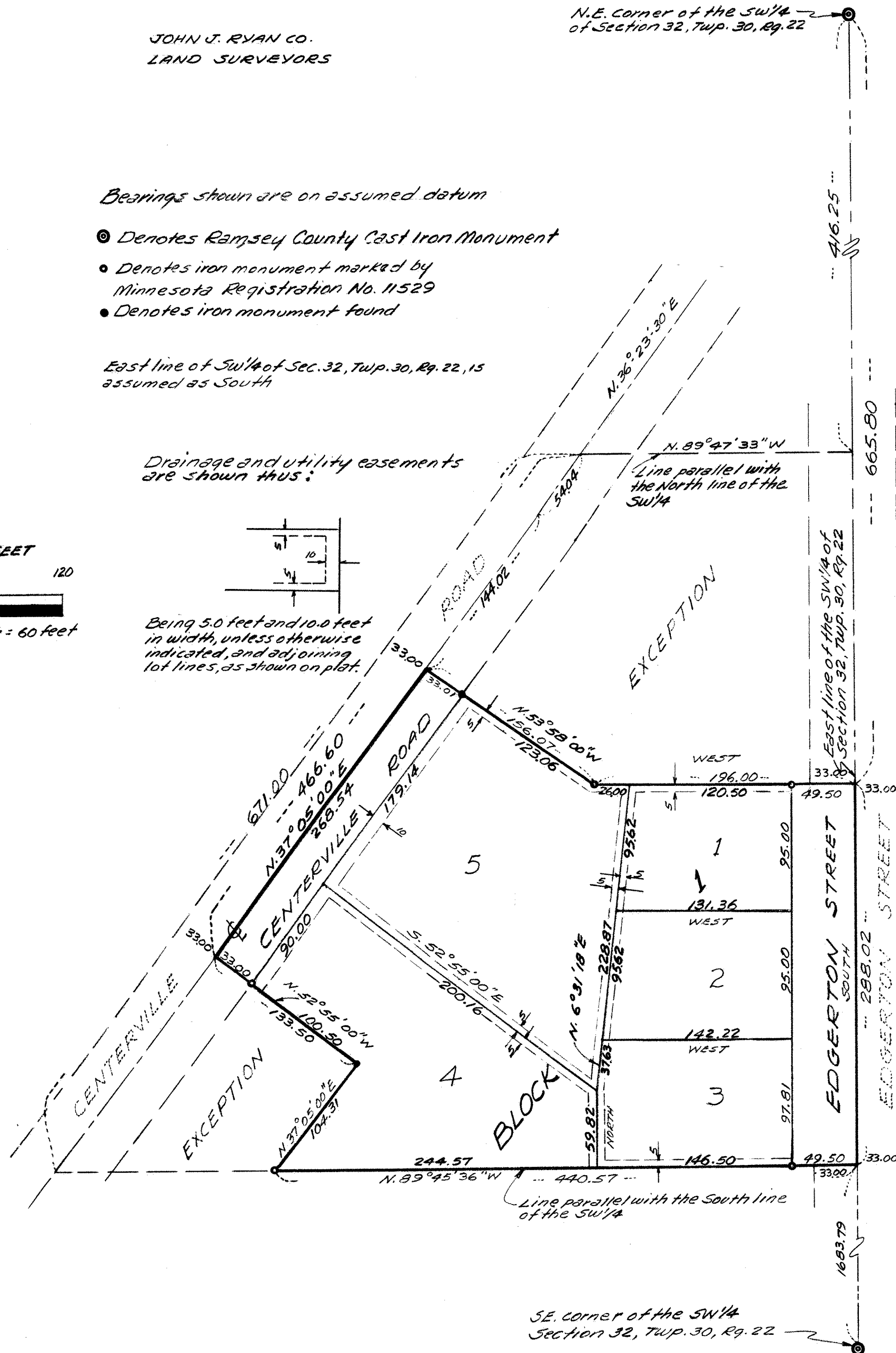
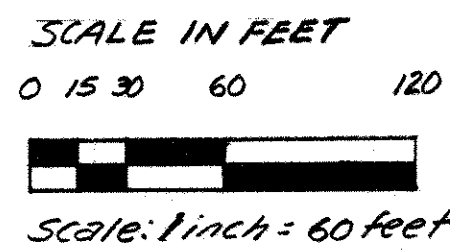
Bearings shown are on assumed datum

- Denotes Ramsey County Cast Iron Monument
- Denotes iron monument marked by Minnesota Registration No. 11529
- Denotes iron monument found

East line of SW 1/4 of Sec. 32, Twp. 30, Rg. 22, is assumed as South

Drainage and utility easements are shown thus:

Being 5.0 feet and 10.0 feet in width, unless otherwise indicated, and adjoining lot lines, as shown on plat.



SE. corner of the SW 1/4
Section 32, Twp. 30, Rg. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Lee James Bitney, single, fee owner, and Minnesota Federal Savings and Loan Association, a United States Corporation, mortgagee, of the following described property situated in the City of Vadnais Heights, Ramsey County, Minnesota:

That part of the Southwest Quarter of Section 32, Township 30, Range 22, described as follows: Beginning at a point on the east line of said Southwest Quarter which is 416.25 feet south of the northeast corner thereof; thence running West, parallel with the north line of said Southwest Quarter, to a point on the centerline of Centerville Road; thence southwesterly along said centerline 671.00 feet; thence East, parallel with the south line of said Southwest Quarter, to the east line of said Southwest Quarter; thence North along said east line to the point of beginning; except that part thereof lying north and northeasterly of lines described as follows: Beginning at a point on the east line of said Southwest Quarter which is 665.80 feet south of the northeast corner thereof; thence running South 90 Degrees 00 Minutes West, assuming said east line to be a North-South line, 196.00 feet to a point; thence running North 53 Degrees 58 Minutes West to the centerline of Centerville Road; and except that part thereof described as follows: Commencing at a point on the east line of said Southwest Quarter which is 416.25 feet south of the northeast corner thereof; thence running West, parallel with the north line of said Southwest Quarter to a point on the centerline of Centerville Road; thence southwesterly along said centerline 466.60 feet to the point of beginning of the land to be excepted; thence southeast at right angles to said centerline 133.50 feet; thence southwest along a line parallel to said centerline to its intersection with the south line of the first described tract; thence West along said south line to the centerline of Centerville Road; thence northeast along said centerline to the point of beginning.

Have caused the same to be surveyed, platted and known as BITNEY ADDITION and do hereby dedicate to the public for public use forever the street, road and utility and drainage easements as shown on the plat. In witness whereof said Lee James Bitney, single, has hereunto set his hand this 7th day of ~~SEPTEMBER~~ SEPTEMBER, 1978, and in witness whereof said Minnesota Federal Savings and Loan Association, a United States Corporation, has caused these presents to be signed by its proper officers and its corporate seal hereunto affixed this 7th day of ~~SEPTEMBER~~ SEPTEMBER 1978.

Signed:

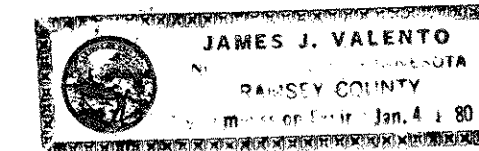
Minnesota Federal Savings and Loan Association

Jay A. Pfaender
Jay A. Pfaender Vice-President

Marianne E. Rosenberg
Marianne E. Rosenberg Assistant Secretary

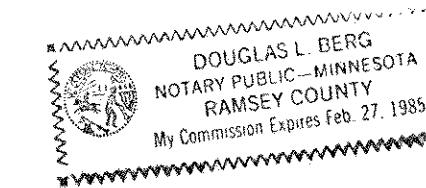
Lee James Bitney
Lee James Bitney

STATE OF MINNESOTA The foregoing instrument was acknowledged before me this 7th day of ~~SEPTEMBER~~ SEPTEMBER, 1978 by Lee James Bitney, single. COUNTY OF RAMSEY



James J. Valento
Notary Public, Ramsey County, Minnesota
My Commission Expires JANUARY 4, 1980

STATE OF MINNESOTA The foregoing instrument was acknowledged before me this 7th day of ~~SEPTEMBER~~ SEPTEMBER, 1978 by Jay A. Pfaender, Vice-President, and Marianne E. Rosenberg, Assistant Secretary, of Minnesota Federal Savings and Loan Association, a United States Corporation, on behalf of the corporation. COUNTY OF RAMSEY

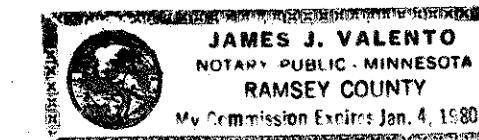


Douglas L. Berg
Notary Public, Ramsey County, Minnesota
My Commission Expires 2-27-85

I, J. Gary Ryan, hereby certify that I have surveyed and platted the property described in the dedication of this plat as BITNEY 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.

J. Gary Ryan
Registered Land Surveyor
Minnesota Registration No. 11529

STATE OF MINNESOTA The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 7th day of ~~SEPTEMBER~~ SEPTEMBER, 1978. COUNTY OF RAMSEY



James J. Valento
Notary Public, Ramsey County, Minnesota
My Commission Expires JANUARY 4, 1980

Approved and accepted by the City Council of the City of Vadnais Heights, Minnesota, this 17th day of ~~OCTOBER~~ OCTOBER, 1978.

Dennis J. Kavanagh Mayor
Herald J. Urban Clerk

No delinquent taxes and transfer entered this 27th day of ~~NOVEMBER~~ NOVEMBER, 1978

Low McKenna Director
Department of Property Taxation
By Polney Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 30th day of ~~NOVEMBER~~ NOVEMBER, 1978.

F. R. Kvidera
F. R. Kvidera
Acting Ramsey County Surveyor

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of BITNEY ADDITION was filed in this office this 30 day of ~~NOV~~ NOV, 1978 at 9 o'clock ~~A~~ A.M. and was filed in Book 90 of Plats, Page 49, as Document No. 2024855.

Eugene H. Gibbons County Recorder
By _____ Deputy