

BRANDLWOOD FARMS 3RD ADDITION

Know All Persons By These Presents that Lawrence E. Brandl and Edwin A. Brandl, Personal Representatives of the Estate of Edward J. Brandl, deceased, fee owner, Bruggeman Construction Co., a Minnesota corporation, contract for deed purchaser, and First Bank of White Bear Lake, a National Association, mortgagee of the following described property situated in the Township of White Bear, Ramsey County, Minnesota:

That part of the Southwest Quarter of Section 3, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 02 minutes 50 seconds West along the west line of said Southwest Quarter a distance of 1800.60 feet to the north line of the south 40 acres of that part of said Southwest Quarter lying southwesterly of the center line of Otter Lake Road; thence South 89 degrees 23 minutes 51 seconds East along said north line a distance of 538.59 feet to the actual point of beginning of the land to be described; thence North 4 degrees 02 minutes 34 seconds West a distance of 140.00 feet; thence South 76 degrees 41 minutes 59 seconds East a distance of 183.64 feet; thence North 16 degrees 16 minutes 08 seconds East a distance of 39.98 feet; thence South 73 degrees 43 minutes 52 seconds East a distance of 60.00 feet; thence South 88 degrees 46 minutes 06 seconds East a distance of 133.87 feet; thence North 0 degrees 36 minutes 09 seconds East a distance of 40.00 feet; thence South 89 degrees 23 minutes 51 seconds East a distance of 483.60 feet; thence North 42 degrees 17 minutes 39 seconds East a distance of 31.17 feet; thence North 40 degrees 40 minutes 59 seconds East a distance of 60.16 feet; thence North 45 degrees 57 minutes 23 seconds East a distance of 189.03 feet to said center line of Otter Lake Road; thence South 42 degrees 26 minutes 12 seconds East along said center line a distance of 265.45 feet; thence southeasterly a distance of 195.59 feet along said center line, being a tangential curve, concave to the southwest, having a radius of 720.00 feet and a central angle of 15 degrees 33 minutes 52 seconds; thence South 26 degrees 52 minutes 20 seconds East along said center line and tangent to said curve a distance of 10.04 feet to said north line; thence North 89 degrees 23 minutes 51 seconds West along said north line a distance of 1346.16 feet to the point of beginning.

Except that part of said Southwest Quarter of Section 3, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 02 minutes 50 seconds West along the west line of said Southwest Quarter a distance of 1800.60 feet to the north line of the south 40 acres of said Southwest Quarter; thence South 89 degrees 23 minutes 51 seconds East along said north line a distance of 1582.75 feet; thence North 0 degrees 36 minutes 09 seconds East a distance of 30.71 feet to the actual point of beginning of the land to be described; thence northwesterly a distance of 85.92 feet along a nontangential curve, concave to the southwest, having a central angle of 20 degrees 48 minutes 57 seconds, a radius of 236.50 feet and a chord bearing of North 17 degrees 16 minutes 01 seconds West; thence North 60 degrees 00 minutes 38 seconds East, not tangent to said curve, a distance of 153.12 feet to a point 43.00 feet southwesterly from the center line of Otter Lake Road, as travelled, as measured at right angles to said center line; thence South 42 degrees 26 minutes 12 seconds East, parallel with said center line, a distance of 70.03 feet; thence southeasterly a distance of 42.03 feet along a tangential curve, concave to the southwest and concentric with said center line, having a central angle of 3 degrees 33 minutes 26 seconds and a radius of 677.00 feet; thence South 55 degrees 40 minutes 30 seconds West, not tangent to the last described curve, a distance of 43.98 feet; thence southwesterly a distance of 155.73 feet along a tangential curve, concave to the northwest, having a central angle of 30 degrees 54 minutes 02 seconds and a radius of 288.75 feet to the point of beginning.

And that Bruggeman Construction Co., a Minnesota corporation, fee owner, and Minnesota Federal Savings and Loan Association, a United States corporation, mortgagee of the following described property situated in the Township of White Bear, Ramsey County, Minnesota:

That part of the Southwest Quarter of Section 3, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 02 minutes 50 seconds West along the west line of said Southwest Quarter a distance of 1800.60 feet to the north line of the south 40 acres of said Southwest Quarter; thence South 89 degrees 23 minutes 51 seconds East along said north line a distance of 1582.75 feet; thence North 0 degrees 36 minutes 09 seconds East a distance of 30.71 feet to the actual point of beginning of the land to be described; thence northwesterly a distance of 85.92 feet along a nontangential curve, concave to the southwest, having a central angle of 20 degrees 48 minutes 57 seconds, a radius of 236.50 feet and a chord bearing of North 17 degrees 16 minutes 01 seconds West; thence North 60 degrees 00 minutes 38 seconds East, not tangent to said curve, a distance of 153.12 feet to a point 43.00 feet southwesterly from the center line of Otter Lake Road, as travelled, as measured at right angles to said center line; thence South 42 degrees 26 minutes 12 seconds East, parallel with said center line, a distance of 70.03 feet; thence southeasterly a distance of 42.03 feet along a tangential curve, concave to the southwest and concentric with said center line, having a central angle of 3 degrees 33 minutes 26 seconds and a radius of 677.00 feet; thence South 55 degrees 40 minutes 30 seconds West, not tangent to the last described curve, a distance of 43.98 feet; thence southwesterly a distance of 155.73 feet along a tangential curve, concave to the northwest, having a central angle of 30 degrees 54 minutes 02 seconds and a radius of 288.75 feet to the point of beginning.

Have caused the same to be surveyed, platted and known as BRANDLWOOD FARMS 3RD ADDITION and do hereby dedicate to the public for public use forever the court, road, trails and drainage and utility easements as shown on the plat.

Lawrence E. Brandl and Edwin A. Brandl, Personal Representatives of the Estate of Edward J. Brandl, deceased, have caused these presents to be signed this 13th day of DECEMBER, 1985.

Signed: Lawrence E. Brandl
Lawrence E. Brandl, Personal Representative of the Estate of Edward J. Brandl, deceased

Edwin A. Brandl
Edwin A. Brandl, Personal Representative of the Estate of Edward J. Brandl, deceased

Bruggeman Construction Co., a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 11th day of DECEMBER, 1985.

Signed: Bruggeman Construction Co.
Homer F. Bruggeman Gretchen R. Bruggeman
President Secretary-Treasurer

First Bank of White Bear Lake, a National Association, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 11th day of Dec, 1985.

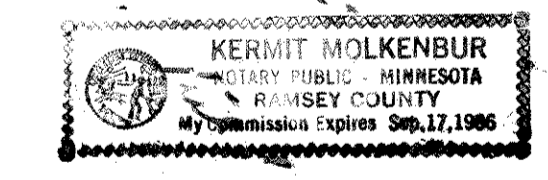
Signed: First Bank of White Bear Lake,
J. M. Ophary its V.P.
Carmen J. Thorsen its Asst. Cashier

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 to be hereunto affixed this 13th day of DECEMBER, 1985.

Signed: Minnesota Federal Savings and Loan Association,
Samuel Eustach its 1st Vice Pres.
Melvin R. Jensen its Sec. V.P.

STATE OF MINNESOTA
COUNTY OF Ramsey

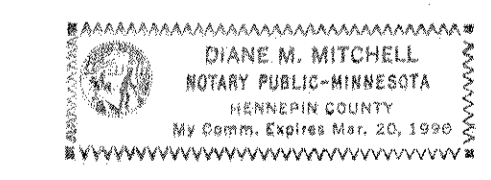
The foregoing instrument was acknowledged before me this 13th day of DECEMBER, 1985, by Lawrence E. Brandl and by Edwin A. Brandl, Personal Representatives of the Estate of Edward J. Brandl, deceased, on behalf of the estate.



Kermit Molkenbur
Notary Public, Ramsey County, Minnesota
My Commission Expires SEP 17, 1986

STATE OF MINNESOTA
COUNTY OF Ramsey

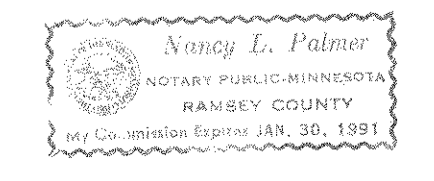
The foregoing instrument was acknowledged before me this 11th day of DECEMBER, 1985, by Homer F. Bruggeman, President and by Gretchen R. Bruggeman, Secretary-Treasurer, of Bruggeman Construction Co., a Minnesota corporation, on behalf of the corporation.



Diane Mitchell
Notary Public, Ramsey County, Minnesota
My Commission Expires March 20, 1990

STATE OF MINNESOTA
COUNTY OF Meann Ramsey

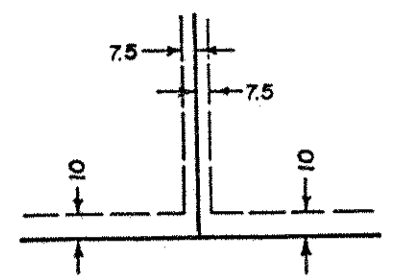
The foregoing instrument was acknowledged before me this 11th day of December 1985, by J. M. Ophary, V.P., and by Carmen J. Thorsen, Asst. Cashier, of First Bank of White Bear Lake, a National Association, on behalf of the association.



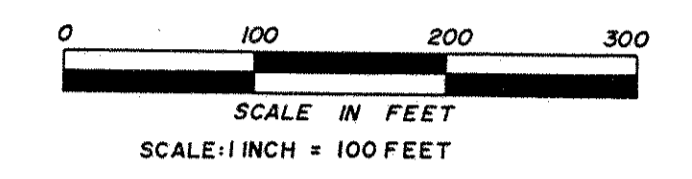
Nancy L. Palmer
Notary Public, Ramsey County, Minnesota
My Commission Expires Jan 30 1991

BRANDLWOOD FARMS 3RD ADDITION

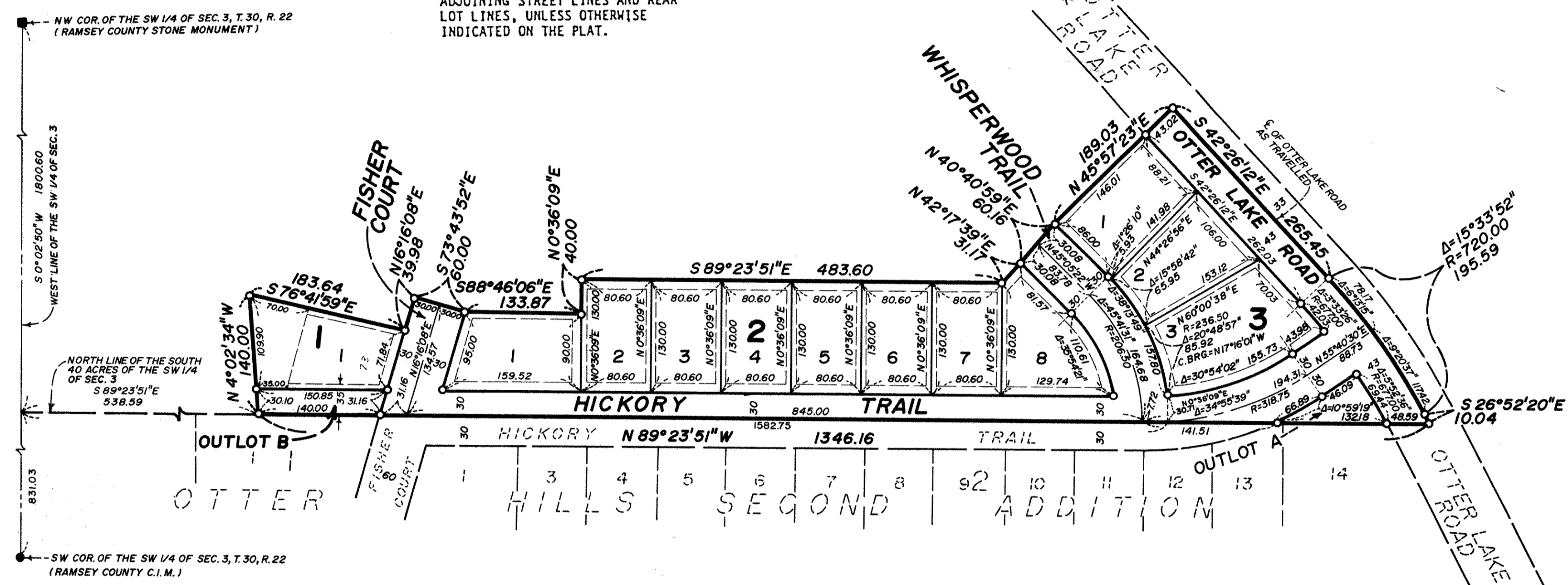
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 7.5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE INDICATED, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

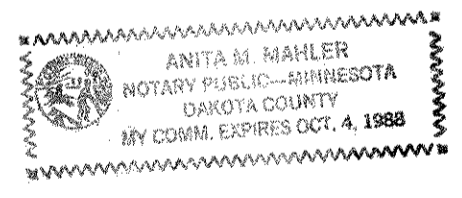


● DENOTES IRON MONUMENT FOUND
○ DENOTES IRON MONUMENT SET
BEARINGS ARE ON AN ASSUMED DATUM



STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 13th day of December, 1985 by George A. Jensen and by Wm. Malinow of Minnesota Federal Savings and Loan Association, a United States corporation, on behalf of the corporation.



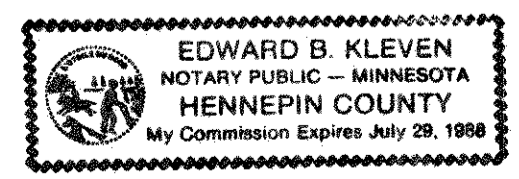
Anita M. Mahler
Notary Public, Dakota County, Minnesota
My Commission Expires Oct. 4, 1988

I Harold C. Peterson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as BRANDLWOOD FARMS 3RD 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 wetlands, easements or public highways other than as shown thereon.

Harold C. Peterson
Harold C. Peterson, Land Surveyor
Minnesota Registration No. 12294

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 14th day of DECEMBER, 1985.



Edward B. Kleven
Edward B. Kleven
Notary Public, Hennepin County, Minnesota
My Commission Expires July 29, 1988

Approved and accepted by the Town Board of the Township of White Bear, Minnesota, this 17th day of December, 1985.

George A. Jensen Chairman Wm. Malinow Clerk

Taxes for the year 1985 on land described herein paid, no delinquent taxes and transfer entered, this 17th day of December, 1985.

Low McKenna Director By A. J. Sjog Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 17th day of December, 1985 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of BRANDLWOOD FARMS 3RD ADDITION was filed in this office this 18th day of DECEMBER, 1985, at 12:50 o'clock P.M., and was filed in Book 99 of Plats, Pages 2 and 3, as Document No. 2293602.

By _____ Deputy
John C. McLaughlin, County Recorder