

# BONSELL ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Audrey C. Bonsell, single person, owner of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

All of Lot 6, DAVIDSON'S THIRD SUBDIVISION, STOCKDALE FARMS, except that part described as follows:

Beginning at the southwest corner of Lot 6; thence in a southeasterly direction along the south line of said Lot 181 feet to Centerville Road; thence in a northerly direction along the Centerville Road 212 feet; thence in a northwesterly direction approximately 344 feet to a point on the west line of said Lot 6 which point is approximately 265 feet North of the southwest corner of said Lot 6; thence in a southerly direction along the west line of Lot 6, 265 feet to the place of beginning, and also except that part commencing at a point on the northwest corner of said Lot 6; thence easterly along the north line of said Lot 6, 412 feet; thence southwesterly to a point on the northerly line of that southerly quadrangular part of Lot 6 measuring 265 feet on the west line and 212 feet on the southeasterly line, which point is 44 feet southeasterly along the northerly line of the southerly quadrangular part of Lot 6 measuring 265 feet on the west line and 212 feet on the southeasterly line from the west line of said Lot 6; thence in a northwesterly direction along the northerly line of that southerly quadrangular portion of Lot 6 measuring 265 feet on the west line and 212 feet on the southeasterly line 44 feet to the west line of Lot 6; thence in a northerly direction to the point of beginning.

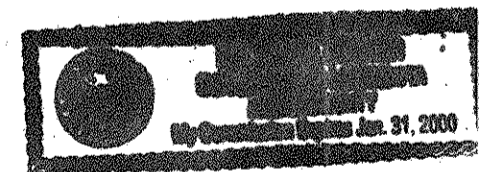
Has caused the same to be surveyed and platted as BONSELL ADDITION, and does hereby dedicate to the public for public use forever the thoroughfare, drainage and utility easements and the drainage easement as shown on this plat.

In witness whereof said Audrey C. Bonsell, single person, has hereunto set her hand this 1st day of May, 1995.

*Audrey C. Bonsell*  
Audrey C. Bonsell

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 1st day of May, 1995 by Audrey C. Bonsell, single person.



*David E. Torgersen*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as BONSELL ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; 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 as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

*David E. Torgersen*  
David E. Torgersen, Registered Land Surveyor  
Minnesota License No. 17551

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 25<sup>th</sup> day of April, 1995 by David E. Torgersen, a Licensed Land Surveyor.

*Karen M. Torgersen*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires January 31, 2000



City of Vadnais Heights

We do hereby certify that on the 16<sup>th</sup> day of May, 1995, the City Council of the City of Vadnais Heights, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

*Mark A. Wacker*  
Mayor

*Gerald J. Urban*  
City Clerk

Taxes payable in the year 1995 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 5<sup>th</sup> day of June, 1995.

*Lou McKenna*, Director  
Department of Property Taxation

By *Deborah K. Mesher*, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 8<sup>th</sup> day of JUNE, 1995 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

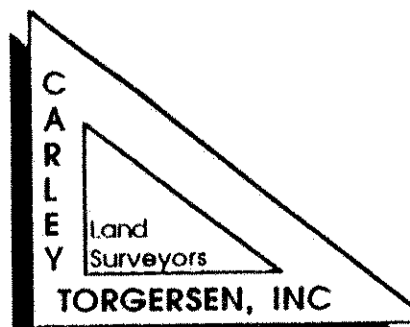
*David D. Claypool*  
David D. Claypool, L.S.  
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of BONSELL ADDITION was filed in the office of the Registrar of Titles for public record on this 26<sup>th</sup> day of JUNE, 1995, at 8:00 o'clock A.M. and was duly filed in Book 40 of Plats, Pages 39 and 40 as Document Number 1093703.

Lou McKenna, Registrar of Titles

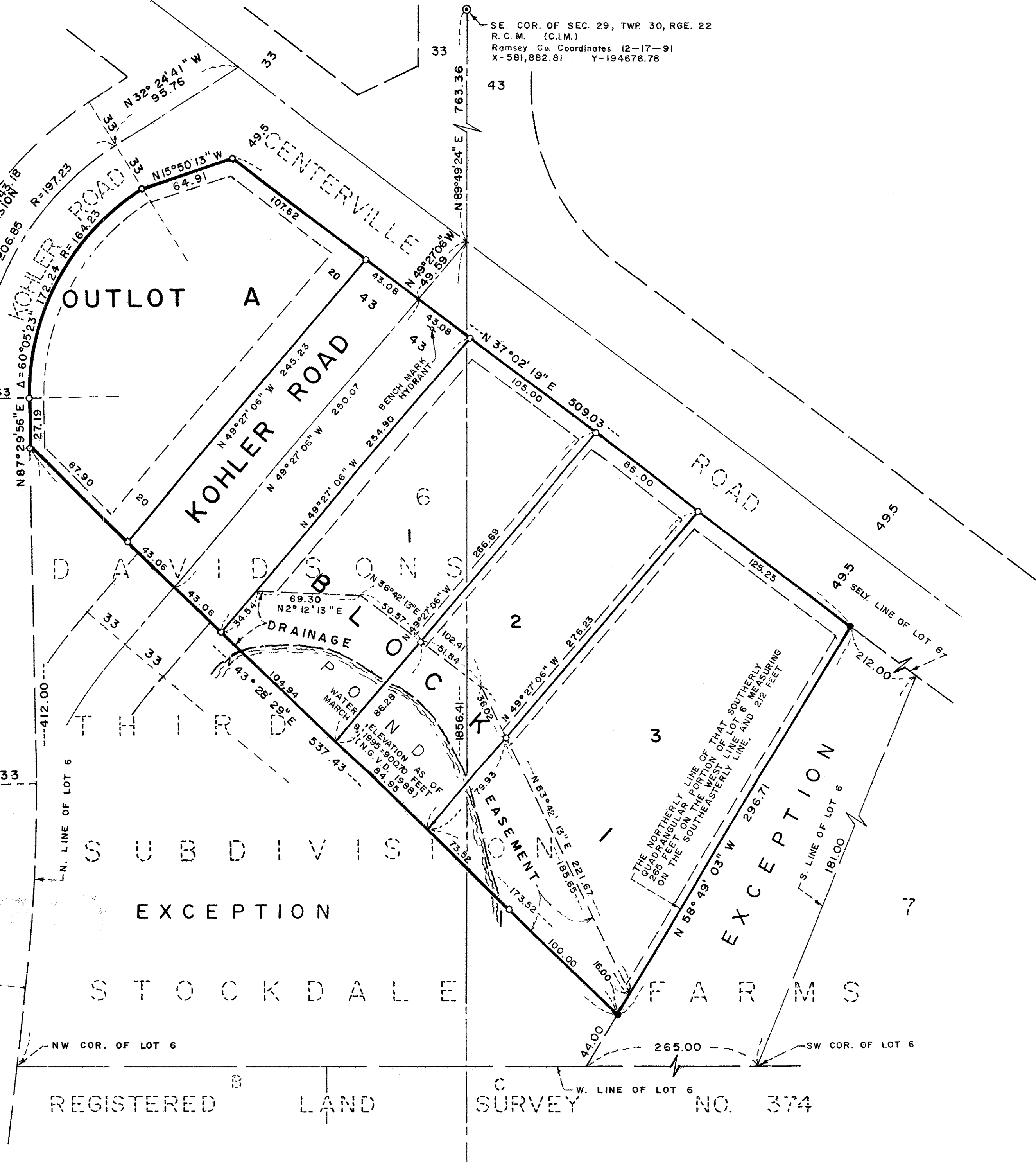
By \_\_\_\_\_, Deputy



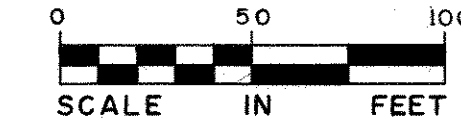
# BONSELL ADDITION

DAVIDSON'S SECOND  
SUBDIVISION  
STOCKDALE FARMS

REGISTERED LAND  
SURVEY NO. 326



SCALE: 1 INCH = 50 FEET

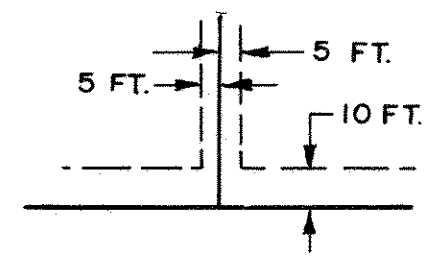


FOR PURPOSES OF THIS PLAT, THE SOUTH LINE OF SEC. 29, TWP. 30, RGE. 22 IS ASSUMED TO HAVE A BEARING OF N 89°49'24" E.

- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 17551.

THE DISTANCES SHOWN ALONG LOT LINES ARE THE DISTANCES OF THE LOT LINES AND NOT DISTANCES OF OR TO EASEMENT LINES, UNLESS OTHERWISE SHOWN.

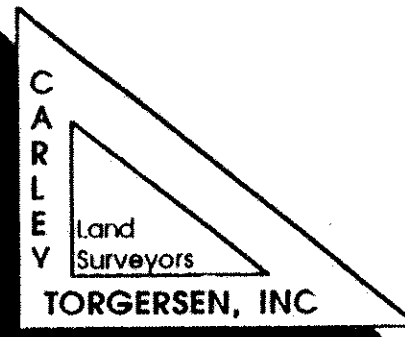
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FT. IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

BENCH MARK: TOP NUT HYDRANT AT THE SOUTHWEST CORNER OF KOHLER RD. AND CENTERVILLE RD. ELEVATION = 922.32 FEET (N.G.V.D. 1988)

S. 1/4 COR. OF SEC. 29, TWP. 30, RGE. 22  
R.C.M. (C.I.M.)  
Ramsley Co. Coordinates 12-17-91  
X-579,263.06 Y-194,668.70



(612) 484-3301