

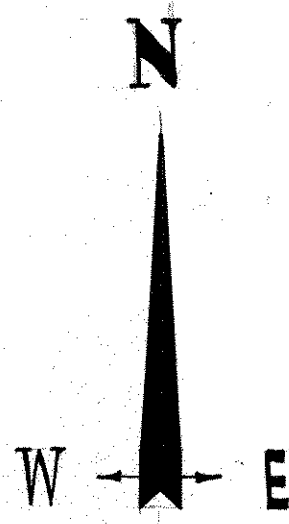
LAKE FOREST

VILLAGE of NEW BRIGHTON - COUNTY of RAMSEY

MINDER ENGINEERING CO., INC.

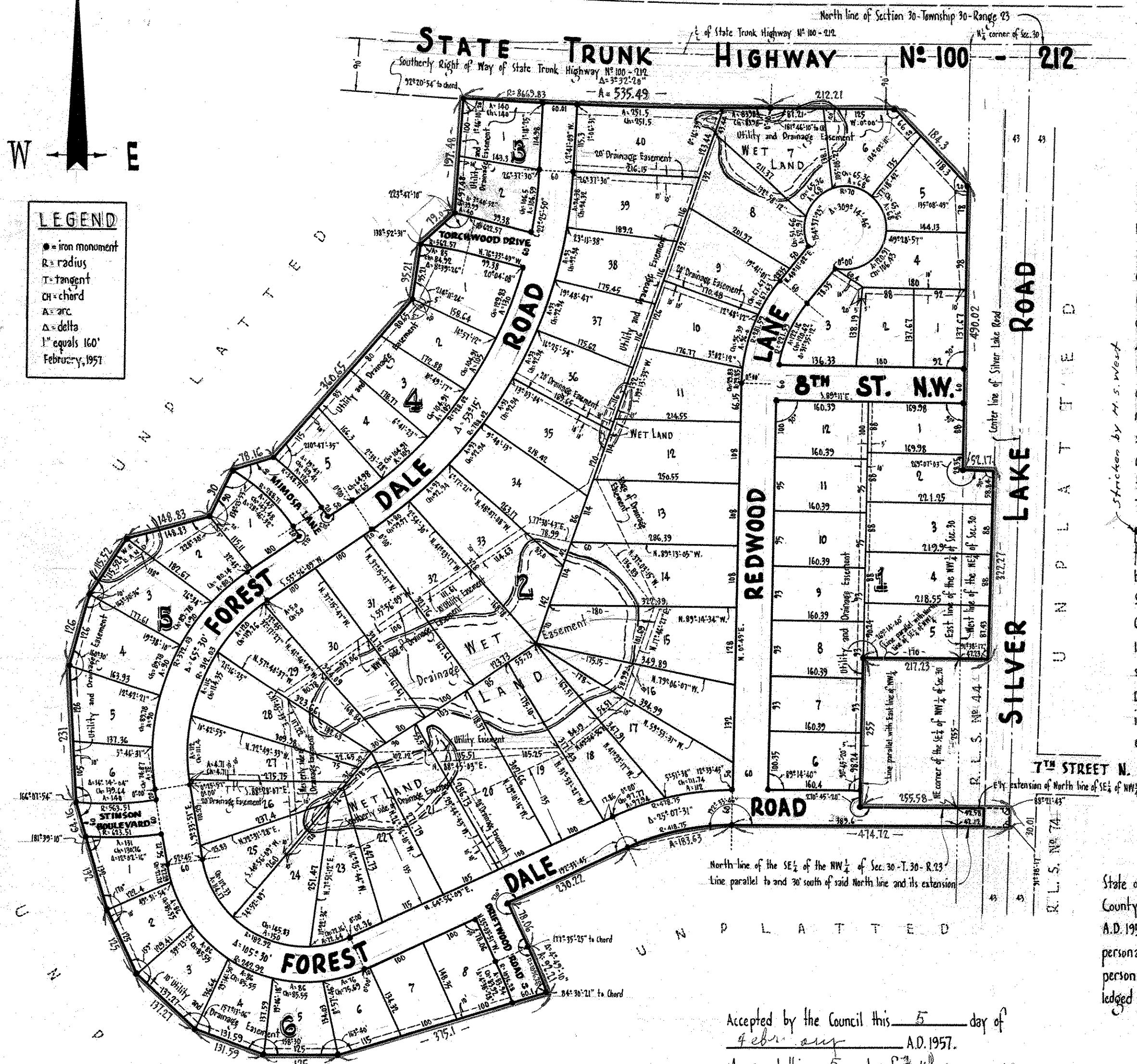
Engineers and Surveyors

UNPLATTED



LEGEND

- = iron monument
- R = radius
- T = tangent
- = chord
- A = arc
- Δ = delta
- 1" equals 160'
- February, 1957



I hereby certify that I have surveyed the property described on this plat as LAKE FOREST, and have placed iron monuments at the corners shown, and all distances are correctly shown in feet and decimals of a foot. There is no wet ground nor any traveled road or easement on or across same except as shown.

E. A. Rathbun
Surveyor - Minnesota Registration No. 3795

State of Minnesota } s.s. On this 26 day of November A.D. 1956, before me the undersigned personally appeared E. A. Rathbun to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Leo S. Sosnowski
Notary Public, Hennepin County, Minnesota
My Commission Expires 1961

This is to certify that me, Hilma V. Doherty, formerly Hilma V. Swanson and Dennis A. Doherty, her husband, and Stella E. Swanson as administratrix of the Estate of Ernest W. Swanson, deceased, and Stella E. Swanson, widow, and Anton W. Swanson, and Esther F. Swanson, his wife, mortgagees, and M.C. Balfany, also known as Marvin C. Balfany, Balfany, single, owner of the following described property; All that part of the NW 1/4 and the NE 1/4 of Section 30 - Township 30 - Range 23 Ramsey County, Minnesota described as follows: Beginning at the NE corner of the SE 1/4 of the NW 1/4 of said Section 30; thence East on the easterly extension of the North line of said SE 1/4 of the NW 1/4 to the center line of Silver Lake Road; thence South along said center line to a point 30 feet south of said extension; thence West on a line parallel to and 30 feet south of said North line and its extension to a point that is 389.6 feet west of the East line of said SE 1/4 of the NW 1/4 and measured parallel to said North line; thence on a tangential curve to the left with a radius of 418.75 feet for a distance of 183.63 feet; thence Southwesterly on a line tangent to the last described curve for a distance of 230.22 feet; thence Southeasterly with a deflection angle of 30° to the left for a distance of 78.06 feet; thence on a tangential curve to the right with a radius of 1036.28 feet for a distance of 92.21 feet; thence SW'ly with a deflection angle to the right of 33°05'04" from the tangent of the last described curve, thru the last described point, for a distance of 375.10 feet; thence Westerly with a deflection angle to the right of 16°20' a distance of 125 feet; thence NW'ly with a deflection angle to the right of 21°30' a distance of 131.59 feet; thence NW'ly with a deflection angle to the right of 22°46'54" a distance of 137.27 feet; thence NW'ly with a deflection angle to the right of 21° a distance of 125 feet; thence NW'ly with a deflection angle to the right of 10° a distance of 132 feet; thence NW'ly with a deflection angle to the left of 19°39'10" a distance of 64.16 feet; thence Northerly with a deflection angle to the right of 13°57'06" a distance of 231 feet; thence NE'ly with a deflection angle to the right of 19°30' a distance of 126 feet; thence NE'ly with a deflection angle to the right of 16°09'24" a distance of 115.92 feet; thence NE'ly with a deflection angle to the right of 42° a distance of 148.83 feet; thence NE'ly with a deflection to the left of 48°30' a distance of 30 feet; thence NE'ly with a deflection angle to the right of 45°36'07" a distance of 78.16 feet; thence NE'ly with a deflection angle to the left of 30°47'35" a distance of 360.65 feet; thence NE'ly with a deflection angle to the left of 34°11'24" a distance of 29.21 feet; thence NE'ly with a deflection angle to the right of 41°07'29" a distance of 79 feet; thence NE'ly with a deflection angle to the left of 43°47'10" a distance of 197.48 feet more or less to the southerly right of way of State Trunk Highway No. 100 - 212; thence SE'ly along said Southerly right of way and on a curved line, convex to the South with a radius of 8669.83 feet for a distance of 535.92 feet; thence continuing along said Southerly right of way on a line tangent to last described curve a distance of 212.21 feet to an angle point in said highway right of way; thence with a deflection angle to the right of 45°57'49" and along said highway right of way a distance of 184.3 feet more or less to the East line of said NW 1/4; thence South along the East line of said NW 1/4 to a point which is 755 feet North of the point of beginning and measured along said East line; thence West and parallel to the North line of the said SE 1/4 of the NW 1/4 a distance of 170 feet; thence South and parallel to the East line of the said NW 1/4 a distance of 255 feet to the North line of the said SE 1/4 of the NW 1/4; thence East along the North line of said SE 1/4 of the NW 1/4 a distance of 170 feet to the point of beginning. Also all that part of the NW 1/4 of the NE 1/4 of Section 30, Township 30, Range 23, lying West of the center line of Silver Lake Road, except that part thereof described as Registered Land Survey No. 44, and subject to that part taken for highway, have caused the same to be surveyed and platted as LAKE FOREST, and do hereby donate and dedicate to the public for the public use forever, the Drive, Boulevard, Street, Lanes and Roads as shown on the annexed plat, also subject to the utility and drainage easements as shown. Witness our hands and seals this 14th day of November A.D. 1957.

State of Minnesota } s.s. On this 14th day of November A.D. 1957, before me, a Notary Public, within and for said County and State personally appeared Hilma V. Doherty, formerly Hilma V. Swanson and Dennis A. Doherty, her husband, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free will and deed.

Joseph Granbeck
Notary Public, Hennepin County, Minnesota
My Commission Expires Sept 9, 1963

In Presence of:

<u>Joseph E. Wargo</u>	As to Hilma V. Doherty and Dennis A. Doherty	Signed - <u>Hilma V. Doherty</u>
<u>Joseph Granbeck</u>	As to Stella E. Swanson	Signed - <u>Dennis A. Doherty</u>
<u>Joseph E. Wargo</u>		Signed - <u>Stella E. Swanson</u>
<u>Joseph Granbeck</u>		Signed - <u>Anton W. Swanson</u>
<u>Joseph E. Wargo</u>		Signed - <u>Esther F. Swanson</u>
<u>Vincent E. Johnson</u>	As to M. C. Balfany	Signed - <u>M. C. Balfany</u>
		Signed - <u>Marvin C. Balfany</u>

State of Minnesota } s.s. On this 14th day of November A.D. 1957, before me, a Notary Public, within and for said County and State personally appeared M.C. Balfany, single, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free will and deed.

Vincent E. Johnson
Notary Public, Hennepin County, Minnesota
My Commission Expires Dec 5, 1962

State of Minnesota } s.s. On this 14th day of November A.D. 1957, before me, a Notary Public, within and for said County and State personally appeared Stella E. Swanson, administratrix, and Stella E. A. to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free will and deed.

Joseph Granbeck
Notary Public, Ramsey County, Minnesota
My Commission Expires Sept 9, 1963

Accepted and approved this 29th day of November A.D. 1957.

Herbert West
V. Johns
Plat Commission

Adrian P. Winkel
Commissioner of Public Works

State of Minnesota } s.s. On this 14th day of November A.D. 1957, before me, a Notary Public, within and for said County and State personally appeared Anton W. Swanson, and Esther F. Swanson, his wife, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free will and deed.

Joseph Granbeck
Notary Public, Ramsey County, Minnesota
My Commission Expires Sept 9, 1963

Accepted by the Council this 5 day of February A.D. 1957.

Approved this 5 day of February A.D. 1956.

Luille J. Olchafski
Village Clerk

Recorded Dec. 11, 1957
Abstract # 44-229
Correns # 385675