

# LEONARD OAK HILLS

SAINT PAUL, MINNESOTA

SCALE 1"=100'

CHARLES O. GEORGI COMPANY  
CIVIL ENGINEERING & LAND SURVEYING

"OFFICIAL PLAT"

556021

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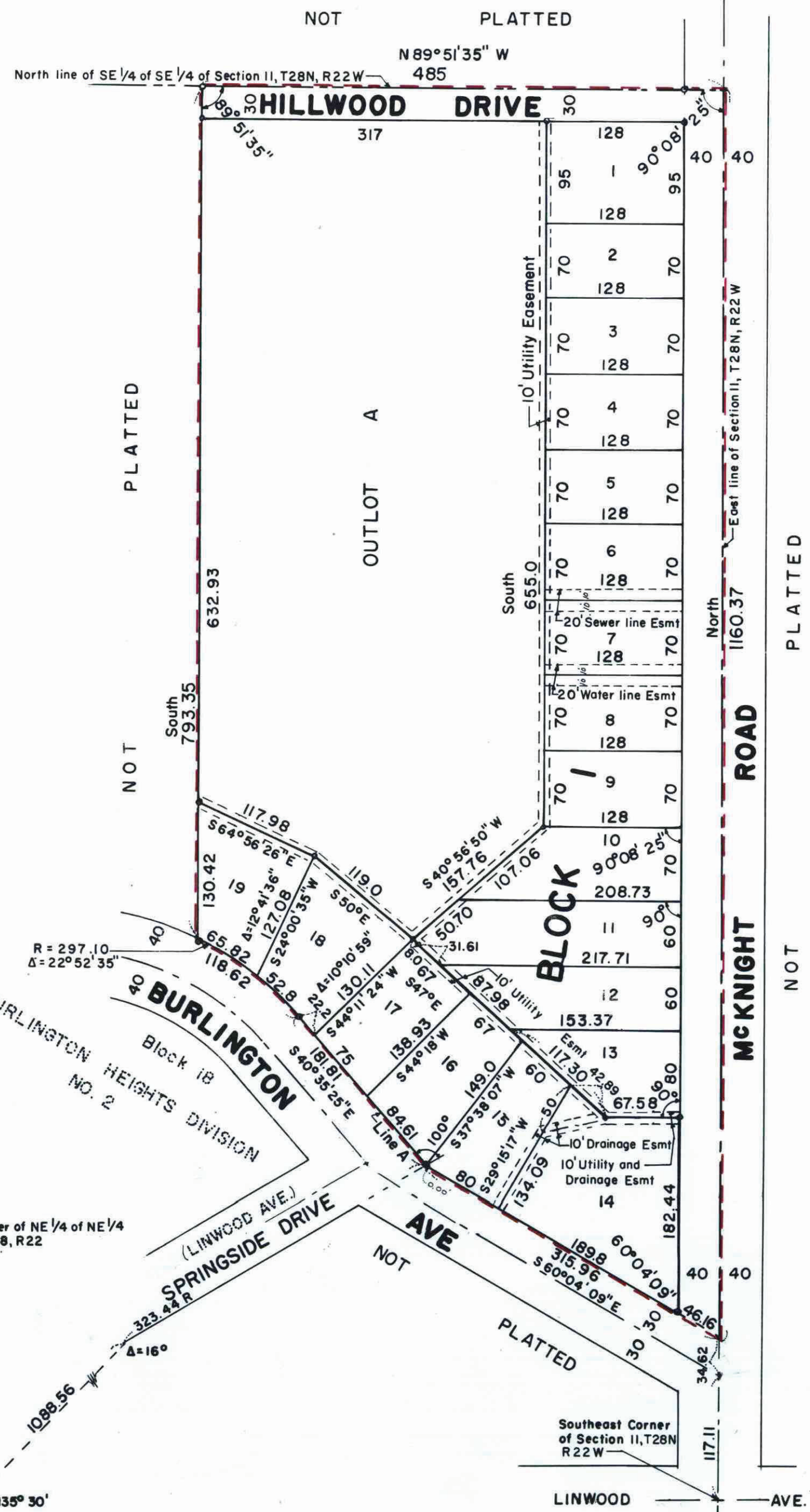
I hereby certify that I have surveyed the property described on this plat as LEONARD OAK HILLS that this plat is a correct representation of said survey that all distances are correctly shown, that the monuments are correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and that there are no wet lands, public highways, or easements on or across said plat other than as shown thereon.

*Charles O. Georgi*  
Registered Land Surveyor  
Minnesota No. 3960

State of Minnesota }  
County of Ramsey } s.s.

On this 29<sup>th</sup> day of March, A.D. 1971 before me the undersigned personally appeared Charles O. Georgi 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.

*Raymond Anland*  
Notary Public, Ramsey County, Minn.  
My Commission expires \_\_\_\_\_  
Notary Public, Ramsey County, Minn.  
My Commission Expires May 26, 1975



556021

DOCUMENT NUMBER 556021

CERTIFICATE NUMBER 242794  
BOOK 532 PAGE 294  
STATE OF MINNESOTA }  
COUNTY OF RAMSEY } SS  
OFFICE OF THE REGISTRAR OF TITLES.  
This is to certify that the within instrument was filed in this office at St. Paul, Minn. on the 9 day of April A.D. 1971 at 2:30 o'clock P.M.  
ROBERT T. GIBBONS  
Registrar of Titles  
By *Robert T. Gibbons*  
Deputy

This plat document is an UNOFFICIAL copy of a Subdivision Plat or Registered Land Survey and is made available for information purposes only.  
To obtain an official copy please contact the Ramsey County Recorder's Office.

This is to certify that we: James J. Monteith and Agnes Monteith, husband and wife and William E. Leonard and Bonnie L. Leonard, husband and wife, Contract Purchasers are Owners of:

That part of the Southeast Quarter of the Southeast Quarter of Section II, Township 28, Range 22, described as commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 14, Township 28, Range 22; thence South along the West line of said Northeast Quarter of the Northeast Quarter a distance of 643.7 feet; thence Northeasterly, deflecting to the left 135 degrees 30 minutes, a distance of 1088.56 feet; thence Northeasterly, deflecting to the right 16 degrees, a distance of 323.44 feet to the actual point of beginning of the premises being described; thence Northwesterly, deflecting to the left 100 degrees, a distance of 181.81 feet, said last described line being hereinafter referred to as Line "A"; thence on a tangential curve to the left having a radius of 297.1 feet, a distance of 118.62 feet; to an intersection with the West line of the East 485 feet of said Southeast Quarter of the Southeast Quarter of Section II; thence North along said West line of the East 485 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence East along said North line to the East line of said Southeast Quarter; thence South along said East line to an intersection with a line drawn parallel to and 30 feet Northerly from a line extending from a point on the East line of said Southeast Quarter distant 117.11 feet North from the Southeast corner of said Southeast Quarter, to the intersection of the centerline of Linwood Avenue and Burlington Avenue as shown on the Plat of "Burlington Heights Division No. 2, Ramsey Co., Minn."; thence Northwesterly along said last described parallel line to an intersection with the extension Southeasterly of said Line "A"; thence Northwesterly along said extension of Line "A" to the actual point of beginning.

have caused the same to be surveyed and platted and hereafter known as Leonard Oak Hills as shown by this plat, and hereby dedicate to the public and for public use forever all roads, drive and easements as shown hereon.

Witness our hands and seal this 31<sup>st</sup> day of MARCH, A.D. 1971.

In the presence of:  
*Ronald J. Franko*  
*Earl M. Steen*

Seal  
*James J. Monteith*  
*Agnes J. Monteith*  
*William E. Leonard*  
*Bonnie L. Leonard*

Accepted and approved on this 9<sup>th</sup> day of April, A.D. 1971

*Walter A. Hestley*  
*Frank J. Anderson*  
*Ray W. Hestley*  
*Jim E. Carlson*  
Plat Commission  
Commissioner of Public Works

State of Minnesota }  
County of Ramsey } s.s.  
On this 31<sup>st</sup> day of MARCH, A.D. 1971 before me the undersigned personally appeared William E. Leonard and Bonnie L. Leonard, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.  
*Earl M. Steen*  
Notary Public, Olmsted County, Minn.  
My Commission expires AUGUST 19, 1975

Accepted by the Council April 2, A.D. 1971

Approved April 5, A.D. 1971  
*Thomas J. Allet*  
City Clerk

State of Minnesota }  
County of Ramsey } s.s.  
On this 31<sup>st</sup> day of MARCH, A.D. 1971 before me the undersigned personally appeared James J. Monteith and Agnes Monteith, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.  
*Earl M. Steen*  
Notary Public, Olmsted County, Minn.  
My Commission expires AUGUST 18, 1975

o Denotes Iron Pipe Monument  
All distances on curves are arc lengths  
All distances are to hundredths of a foot, and thus, 40 denotes 40.00 feet.

NO DELINQUENT TAXES  
AND TRANSFER ENTERED  
APR 1 1971  
THOMAS J. ALLET, AUDITOR  
RAMSEY COUNTY, MINN.  
By *sp. Baluna*