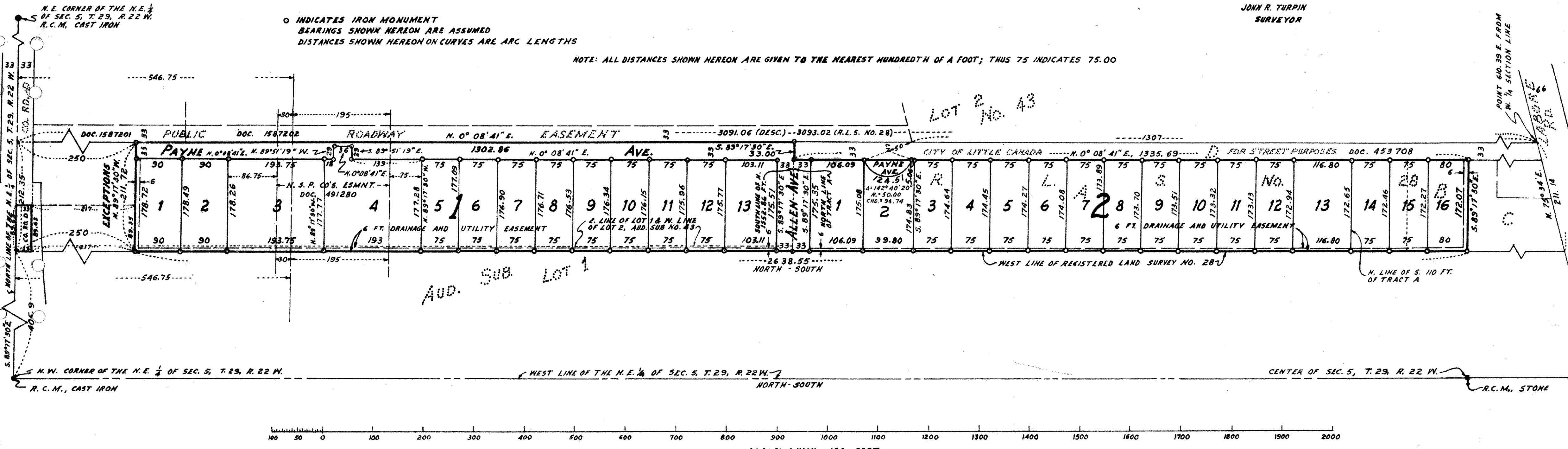


# NORTH PAYNE AVENUE ADDITION

JOHN R. TURPIN  
SURVEYOR

INDICATES IRON MONUMENT  
BEARINGS SHOWN HEREON ARE ASSUMED  
DISTANCES SHOWN HEREON ON CURVES ARE ARC LENGTHS

NOTE: ALL DISTANCES SHOWN HEREON ARE GIVEN TO THE NEAREST HUNDREDTH OF A FOOT; THUS 75 INDICATES 75.00



Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

*Ronald F. Meyer*  
*Ray W. [unclear]*  
*Patricia A. [unclear]*

Plat Commission.

City Engineer  
of St. Paul.

KNOW ALL PERSONS BY THESE PRESENTS: That Hubert A. Garake and Kathryn H. Garake, husband and wife, owners of the following described property situated in the City of Little Canada, Ramsey County, Minnesota:

Tract "A" except the South 110 feet thereof, in Registered Land Survey No. 28, files of Registrar of Titles, County of Ramsey.

And the Northerly 1552.86 feet of that part of Lots 1 and 2 of Auditor's Subdivision No. 43, Ramsey Co., Minn., described as follows, to-wit: Beginning at a point on the North line of Section 5, Township 29, Range 22 West 405.9 feet East of the Northwest corner of the Northeast quarter of said Section 5; thence South parallel with the West line of said quarter section line to the Northerly line of Labor Road; thence North 75 degrees 34 minutes East on said Northerly road line 211.14 feet to a point which is 610.39 feet due East from said West quarter section line; thence Northerly 3091.06 feet to a point on the north line of said quarter section distant 212.35 feet East from the point of beginning; thence West 212.35 feet to point of beginning, except therefrom that portion of a tract of land in the NE 1/4 of Section 5, Town 29, Range 22 as follows: Commencing at a point 405.9 feet East of the North quarter section corner of said Section 5 and 33 feet South of the North line of said Section 5; thence South parallel with the North and South quarter section line of Section 5, 217 feet; thence East parallel with the North line of said Section 5, 89.35 feet; thence Northerly 217 feet to a point 89.63 feet East of the point of beginning and 33 feet South of the North line of said Section 5; thence West 89.63 feet to the place of beginning, also except that part of Lot 2, Auditor's Subdivision No. 43 described as the East 212.35 feet of the West 618.25 feet of the North 250 feet of the Northeast 1/4 of Section 5, Township 29 North, Range 22 West, excepting therefrom part described as follows: Beginning at the Northwest corner thereof; thence South 250 feet; thence East 89.35 feet; thence North 250 feet to a point 89.63 feet from the place of beginning; thence West 89.63 feet to beginning; subject to County Road "D".

And Lorn H. Garake and Margaret M. Garake, husband and wife, owners, and First State Bank of Saint Paul, a Minnesota Corporation, mortgagee, of the following described property situated in the City of Little Canada, Ramsey County, Minnesota:

Tract "B" and the South 110 feet of Tract "A", together with an easement for private roadway over Tract "D", Registered Land Survey No. 28, files of Registrar of Titles, County of Ramsey.

Have caused the same to be surveyed, platted and known as NORTH PAYNE AVENUE ADDITION and do hereby dedicate to the public for public use forever the avenues, the road, and the drainage and utility easements as shown on the plat.

And have hereunto set their hands and seals.

*Hubert A. Garake*  
Hubert A. Garake

*Lorn H. Garake*  
Lorn H. Garake

*Kathryn H. Garake*  
Kathryn H. Garake

*Margaret M. Garake*  
Margaret M. Garake

First State Bank of Saint Paul

By *Harold M. Iverson* Its *Cashier*

No delinquent taxes and transfer entered this *16th* day of *February*, 1975.

*Low McKenna* Director By *Mary Stalucha* Deputy  
Department of Property Taxation

State of Minnesota } S.S.  
County of Ramsey } The foregoing instrument was acknowledged before me this *15* day of *January* 1975, by Hubert A. Garake and Kathryn H. Garake, husband and wife.

*Mary E. Bray*  
*Mary E. Bray*

MARY E. BRAY  
Notary Public, Ramsey County, Minnesota  
My commission expires *1-19-76*.

State of Minnesota } S.S.  
County of Ramsey } The foregoing instrument was acknowledged before me this *15* day of *January* 1975, by Lorn H. Garake and Margaret M. Garake, husband and wife.

*Mary E. Bray*  
*Mary E. Bray*

MARY E. BRAY  
Notary Public, Ramsey County, Minnesota  
My commission expires *1-19-76*.

State of Minnesota } S.S.  
County of Ramsey } The foregoing instrument was acknowledged before me this *14* day of *January*, 1975, by *Harold M. Iverson, Cashier*, of First State Bank of Saint Paul, a Minnesota corporation, on behalf of the corporation.

*Anthony Dinzeo*

Notary Public, Ramsey County, Minnesota  
My commission expires \_\_\_\_\_.

ANTHONY DINZEO - ST. PAUL, MINN.  
Notary Public, Ramsey County, Minn.  
My Commission Expires June 21, 1978

I, John R. Turpin, hereby certify that I have surveyed and platted the property described in the dedication of this plat as NORTH PAYNE AVENUE 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 that there are no wet lands, easements or public highways other than as shown thereon.

*John R. Turpin*  
John R. Turpin - Minnesota Registration No. 6740

State of Minnesota } S.S.  
County of Ramsey } The surveyor's certificate was subscribed and sworn to before me, a notary public, this *14* day of *January*, 1975.

*Harold M. Iverson*

Notary Public, Ramsey County, Minnesota  
My commission expires \_\_\_\_\_.

HAROLD M. IVERSON  
Notary Public, Ramsey County, Minn.  
My Commission Expires Aug. 20, 1976

Approved and accepted by the City Council of the City of Little Canada, Minnesota this *16* day of *Feb*, 1975.

*Donald J. Valente* Mayor  
*Joseph J. Chlebick* Clerk