

# JOHN RICKSON ADDITION

KNOW ALL PERSONS BY THESE PRESENTS that Vivian M. Roberts, widow and unremarried, owner and Twenty-Eight Ten, Inc., a Minnesota corporation, contract purchaser and John-Rickson Properties, a Minnesota limited partnership contract purchaser of the following described property situated in the City of Vadnais Heights, Ramsey County, Minnesota:

The South 208.72 feet of the North 836.72 feet of the West 241.72 feet of the Northwest Quarter of Section 20, Township 30, Range 22.

and that Twenty-Eight Ten, Inc., a Minnesota corporation owner and John-Rickson Properties, a Minnesota limited partnership contract purchaser of the following described property situated in the City of Vadnais Heights, Ramsey County, Minnesota:

That part of the North 836.72 feet of the Northwest Quarter of Section 20, Township 30, Range 22, lying northwesterly of the northwesterly right-of-way line of the Minneapolis-St. Paul, and Sault Ste Marie Railway Company (now known as Soo Line Railway Company), except therefrom the South 208.72 feet of the North 836.72 feet of the West 241.72 feet of said Northwest Quarter, and that part of the Northeast Quarter of Section 20, Township 30, Range 22, lying northwesterly of the northwesterly right-of-way line of the Minneapolis-St. Paul and Sault Ste Marie Railway Company (now known as Soo Line Railway Company).

and that First National Bank of Minneapolis, a United States corporation, as trustee of Second Restated Pension Plan and Trust of Health Central, Inc., owner of the following described property situated in the City of Vadnais Heights, Ramsey County, Minnesota:

That part of the Northwest Quarter of Section 20, Township 30, Range 22 lying south of the north 836.72 feet and north of the following described line; Beginning at the intersection of the south line of the North 866.72 feet of said Northwest Quarter and the west line of said Northwest Quarter; thence easterly, parallel with the north line of said Northwest Quarter, 1526.27 feet; thence northeasterly on a tangential curve, concave to the north, having a radius of 240.00 feet, central angle of 28°57'18", a distance of 121.29 feet to its intersection with the south line of said North 836.72 feet and there terminating.

Have caused the same to be surveyed, platted and known as JOHN RICKSON ADDITION and do hereby dedicate to the public for public use forever the Parkway, street, Highway and drainage and utility easements as shown on the plat. In witness whereof said Vivian M. Roberts, widow and unremarried, has hereunto set her hand this 24<sup>th</sup> day of November, 1980, and in witness whereof said Twenty-Eight Ten, Inc., a Minnesota corporation has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 24<sup>th</sup> day of November, 1980, and in witness whereof John-Rickson Properties, a Minnesota limited partnership, has caused these presents to be signed by its general partner

this 20<sup>th</sup> day of November, 1980; and in witness whereof said First National Bank of Minneapolis, a United States corporation, as trustee of Second Restated Pension Plan and Trust of Health Central, Inc., has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 24<sup>th</sup> day of November, 1980.

SIGNED:

Vivian M. Roberts  
Vivian M. Roberts

TWENTY-EIGHT TEN, INC.

Donald C. Deumiller its President  
Charles J. Paerer its Sr. Vice President

JOHN-RICKSON PROPERTIES, A MINNESOTA LIMITED PARTNERSHIP

John A. Erickson  
John A. Erickson, General Partner

FIRST NATIONAL BANK OF MINNEAPOLIS AS TRUSTEE OF SECOND RESTATED PENSION PLAN AND TRUST OF HEALTH CENTRAL, INC.,

W.B. Ernstman its Vice President  
M.E. Christensen its Trust Officer

STATE OF MINNESOTA )  
COUNTY OF Ramsey )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of November, 1980 by Vivian M. Roberts, widow and unremarried.



Jane L. Farstad  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 12/12/85

STATE OF MINNESOTA )  
COUNTY OF Anoka )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of November, 1980 by Donald C. Deumiller, President and by Charles J. Paerer, Sr. Vice President of Twenty-Eight Ten, Inc., a Minnesota corporation, on behalf of the corporation.

Synda Y. Thoren  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 6/12/87

STATE OF MINNESOTA )  
COUNTY OF Ramsey )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of November, 1980 by John A. Erickson, general partner of John-Rickson Properties, a Minnesota limited partnership, on behalf of the partnership.

Leann M. Schumann  
Notary Public, Ramsey County, Minnesota  
My Commission Expires

STATE OF MINNESOTA )  
COUNTY OF Hennepin )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of November, 1980 by W.B. Ernstman, Vice President and by M.E. Christensen, Trust Officer of First National Bank of Minneapolis, a United States corporation, as Trustee of Second Restated Pension Plan and Trust of Health Central, Inc.

Jane L. Farstad  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 12/12/85

I, Howard W. Rogers, hereby certify that I have surveyed and platted the property described in the dedication of this plat as JOHN RICKSON 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 wet lands, easements or public highways other than as shown thereon.

Howard W. Rogers  
Howard W. Rogers, Land Surveyor  
Minnesota Registration No. 10945

STATE OF MINNESOTA )  
COUNTY OF ANOKA )

The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 14<sup>th</sup> day of November, 1980.

Marietta L. Zuehlke  
Notary Public, Anoka County, Minnesota  
My Commission Expires

Approved and accepted by the City Council of the City of Vadnais Heights, Ramsey County, Minnesota, this 16<sup>th</sup> day of September, 1980.

Henry Klemm Mayor  
Merald J. Urban Clerk

No delinquent taxes and transfer entered this 12<sup>th</sup> day of December, 1980.

Lawrence J. Henn Director By V. Hans Deputy  
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 12<sup>th</sup> day of December, 1980.

F. R. Kvidera  
F. R. Kvidera  
Acting Ramsey County Surveyor

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of JOHN RICKSON ADDITION was filed in this office this 15<sup>th</sup> day of December, 1980, at 1:25 o'clock, P.M. and was filed in Book 93 of Plats, Pages 5 and 6, as Document Number 2100500.

By \_\_\_\_\_ Deputy  
Eugene H. Gibbons  
County Recorder



