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# WHERE THE CREEK BENDS

Know All Persons By These Presents that Lowell D. Nystrom and Lynn E. Nystrom, husband and wife, and O. Larry Lee and Marlene T. Lee, husband and wife, owners, and United Federal Savings Bank, a Federally chartered Savings Bank, mortgagee, of the following described property situated in the City of Vadnais Heights, Ramsey County, Minnesota:

That part of the East 23.51 acres of the Southwest Quarter of the Southwest Quarter of Section 29, Township 30, Range 22, Ramsey County, Minnesota, lying East of the West 528 feet of said Southwest Quarter of Southwest Quarter, except the West 100 feet of the North 200 feet of East 23.51 acres of said Southwest Quarter of Southwest Quarter of said Section 29, and except that part of said Southwest Quarter of the Southwest Quarter described as follows:

Beginning at the southeast corner of said Southwest Quarter of the Southwest Quarter of Section 29; thence on an assumed bearing of North 0 degrees 02 minutes 59 seconds East, along the east line of said Southwest Quarter of the Southwest Quarter 130.00 feet; thence North 89 degrees 45 minutes 19 seconds West and parallel with the South line of said Southwest Quarter of Southwest Quarter, a distance of 270.00 feet; thence westerly 66.92 feet along a tangential curve concave to the north having a radius of 287.44 feet and a central angle of 13 degrees 20 minutes 19 seconds; thence North 76 degrees 25 minutes 00 seconds West, tangent to last described curve, a distance of 9.47 feet; thence South 13 degrees 35 minutes 00 seconds West, a distance of 143.82 feet to said south line of the Southwest Quarter of the Southwest Quarter; thence South 89 degrees 45 minutes 19 seconds East, along said south line a distance of 379.15 feet to the point of beginning.

and except that part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the Northeast corner of said Southwest Quarter of Southwest Quarter; thence on an assumed bearing of West along the north line of said Southwest Quarter of Southwest Quarter 172.03 feet to the point of beginning of the land to be described; thence continuing on a bearing of West along said north line 90.00 feet; thence on a bearing of South 181.23 feet; thence South 40 degrees 44 minutes East 89.39 feet; thence North 56 degrees 34 minutes East 37.98 feet; thence on a bearing of North 228.04 to the point of beginning.

And that Lowell D. Nystrom and Lynn E. Nystrom, husband and wife, and O. Larry Lee and Marlene T. Lee, husband and wife, owners of the following described property situated in the City of Vadnais Heights, Ramsey County, Minnesota:

That part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Beginning at the southeast corner of said Southwest Quarter of the Southwest Quarter of Section 29; thence on an assumed bearing of North 0 degrees 02 minutes 59 seconds East, along the east line of said Southwest Quarter of the Southwest Quarter 130.00 feet; thence North 89 degrees 45 minutes 19 seconds West and parallel with the South line of said Southwest Quarter of Southwest Quarter, a distance of 270.00 feet; thence westerly 66.92 feet along a tangential curve concave to the north having a radius of 287.44 feet and a central angle of 13 degrees 20 minutes 19 seconds; thence North 76 degrees 25 minutes 00 seconds West, tangent to last described curve, a distance of 9.47 feet; thence South 13 degrees 35 minutes 00 seconds West, a distance of 143.82 feet to said south line of the Southwest Quarter of the Southwest Quarter; thence South 89 degrees 45 minutes 19 seconds East, along said south line a distance of 379.15 feet to the point of beginning.

And that Gordon G. Aspnes and Pamela A. Aspnes, husband and wife, owners, and Ameri Star Financial Corporation, a California corporation, mortgagee, of the following described property situated in the City of Vadnais Heights, Ramsey County, Minnesota, described as follows:

Commencing at the Northeast corner of said Southwest Quarter of Southwest Quarter; thence on an assumed bearing of West along the north line of said Southwest Quarter of Southwest Quarter 172.03 feet to the point of beginning of the land to be described; thence continuing on a bearing of West along said north line 90.00 feet; thence on a bearing of South 181.23 feet; thence South 40 degrees 44 minutes East 89.39 feet; thence North 56 degrees 34 minutes East 37.98 feet; thence on a bearing of North 228.04 feet to the point of beginning.

Have caused the same to be surveyed, platted and known as WHERE THE CREEK BENDS and do hereby dedicate to the public for public use forever the drainage and utility easements, drives, road, court and circle, as shown on the plat. In witness whereof said Lowell D. Nystrom and Lynn E. Nystrom, husband and wife, have caused these presents to be signed this 3<sup>rd</sup> day of Sept, 1987.

Signed: Lowell D. Nystrom Lynn E. Nystrom  
Lowell D. Nystrom Lynn E. Nystrom

In witness whereof said O. Larry Lee and Marlene T. Lee, husband and wife, have caused these presents to be signed this 3<sup>rd</sup> day of Sept, 1987.

Signed: O. Larry Lee Marlene T. Lee  
O. Larry Lee Marlene T. Lee

In witness whereof said United Federal Savings Bank, a Federally chartered Savings Bank, has caused these presents to be signed by its proper officers this 15<sup>th</sup> day of July, 1987.

Signed: United Federal Savings Bank  
Howard D. Richards its Second Vice President Jana Lee its Second Vice President

In witness whereof said Gordon G. Aspnes and Pamela A. Aspnes, husband and wife, have caused these presents to be signed this 8<sup>th</sup> day of Sept, 1987.

Signed: Gordon G. Aspnes Pamela A. Aspnes  
Gordon G. Aspnes Pamela A. Aspnes

In witness whereof said Ameri Star Financial Corporation, a California corporation, has caused these presents to be signed by its proper officers this 2<sup>nd</sup> day of Sept, 1987.

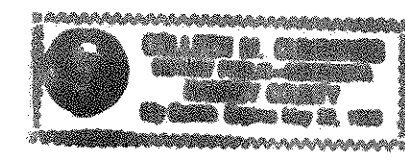
Signed: Ameri Star Financial Corporation  
John P. Voithberg its Assistant Secretary

STATE OF MINNESOTA  
COUNTY OF Anoka  
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of Sept, 1987,  
by Lowell D. Nystrom and Lynn E. Nystrom, husband and wife.



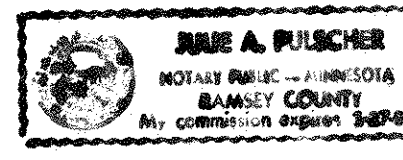
Beth Ann Bookner  
Notary Public, Anoka County, Minnesota  
My Commission Expires 6-20-92

STATE OF MINNESOTA  
COUNTY OF Ramsey  
The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of Sept, 1987,  
by O. Larry Lee and by Marlene T. Lee, husband and wife.



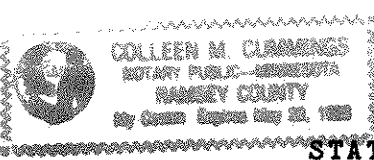
Colleen M. Cummings  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 5-20-93

STATE OF MINNESOTA  
COUNTY OF Ramsey  
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 1987,  
by Howard D. Richards, Second Vice President, and by Jana Lee, Second Vice President, of United Federal Savings Bank, a Federally chartered Savings Bank, on behalf of the Bank.



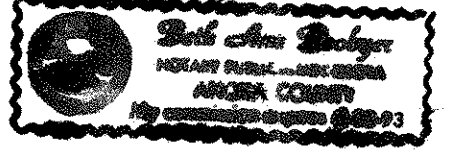
Jane A. Pulscher  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 5-20-93

STATE OF MINNESOTA  
COUNTY OF Ramsey  
The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of Sept, 1987, by Gordon G. Aspnes and Pamela A. Aspnes, husband and wife.



Colleen M. Cummings  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 5-20-93

STATE OF MINNESOTA  
COUNTY OF Anoka  
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of September, 1987,  
by Maria E. Rud, President, and by Ernest G. Rud, Vice President, of Ameri Star Financial Corporation, a California corporation, on behalf of the corporation.

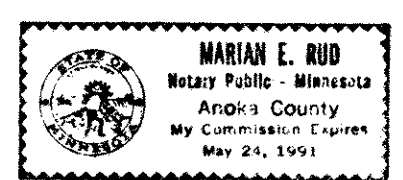


Beth Ann Bookner  
Notary Public, Anoka County, Min.  
My Commission Expires 6-20-92

I, Ernest G. Rud, hereby certify that I have surveyed and platted the property described in the dedication of this plat as WHERE THE CREEK BENDS; 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 or public highways other than as shown thereon.

Ernest G. Rud  
Ernest G. Rud, Land Surveyor  
Minnesota Registration No. 9808

STATE OF MINNESOTA  
COUNTY OF Anoka  
The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 22<sup>nd</sup> day of June, 1987.



Marian E. Rud  
Notary Public, Anoka County, Minnesota  
My Commission Expires May 24, 1991

Approved and accepted by the City Council of the City of Vadnais Heights, Minnesota, this 2<sup>nd</sup> day of September, 1987.

David H. Garrison  
Mayor  
Gerald J. Urban  
Clerk

Taxes for the year 1987 on the land described herein paid, no delinquent taxes and transfer entered this 9<sup>th</sup> day of September, 1987.

Tom McKenna, Director  
Department of Property Taxation  
By Cindy Hanson, Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 9<sup>th</sup> day of September, 1987, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool  
David D. Claypool  
Acting Ramsey County Surveyor

COUNTY RECORDER  
COUNTY OF RAMSEY, STATE OF MINNESOTA  
I hereby certify that this plat of WHERE THE CREEK BENDS was filed in this office this 16<sup>th</sup> day of September, 1987, at 9:22 o'clock A.M. and was filed in Book 151 of Plats, Pages 41 and 42, as Document No. 2403546.

John C. McLaughlin  
County Recorder  
By \_\_\_\_\_, Deputy

**E. G. RUD & SONS, INC.**  
LAND SURVEYORS

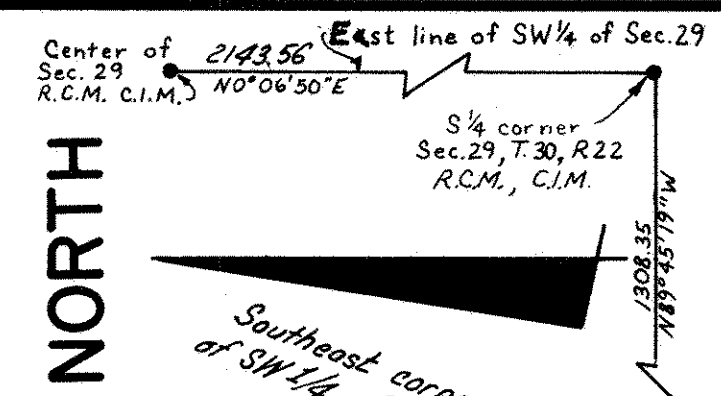
# WHERE THE CREEK BENDS

E.G. RUD & SONS INC.  
LAND SURVEYORS

• Denotes Iron Monument Set  
• Denotes Found Iron Monument

Scale: 1 inch = 50 feet

Scale in Feet



Drainage and Utility Easements are shown thus:  
Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining street lines.

