

# VALLEY OAKS PLAT 2

## VADNAIS HEIGHTS

## RAMSEY COUNTY

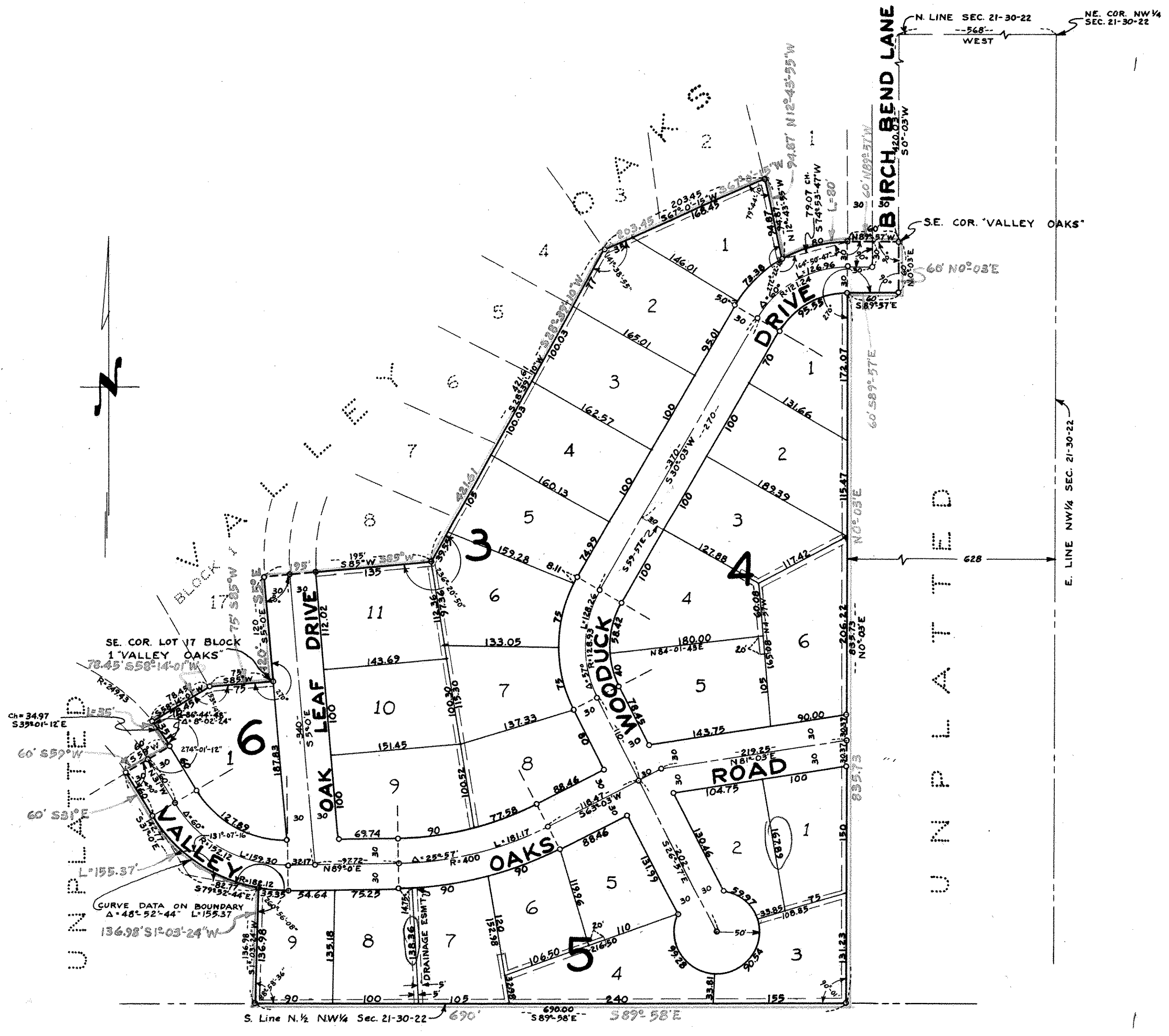
## MINNESOTA

○ INDICATES IRON MONUMENTS

MILNER W. CARLEY & ASSOCIATES  
SURVEYORS - ENGINEERS

SCALE: 1"=100'

NOTE: 30' BUILDING SET-BACK LINE FROM ALL STREET RIGHT-OF-WAY LINES



This is to certify that Drake Development Corporation owners of:  
All that part of the North 1/2 of the Northwest 1/4 of Section 21, Township 30 North, Range 22 West lying Southerly of VALLEY OAKS and Easterly of the following described line: Commencing at the Southeast corner of lot 17, Block 1 of VALLEY OAKS; thence on an assumed bearing of S 85° W, 75 feet on the South line of said Lot 17 to the point of beginning; thence S 58°14'01" W 78.45 feet; thence on a curve, whose radius is 249.43 feet and whose chord has a bearing of S 35°01'12" E for a distance of 35 feet; thence S 59° W, 60 feet; thence S 31°00' E, 60 feet; thence on a curve to the left whose radius is 182.12 feet and central angle of 48°52'44" for 155.37 feet; thence S 1°03'24" W, 136.98 feet to the South line of the North 1/2 of the Northwest 1/4 of said Section 21 and there terminating, except the Easterly 628 feet thereof and except that part in said Northwest 1/4 of Section 21, Town 30 North, Range 22 West, (for descriptive purposes of this plat, the following exception referred to as Part "A") described as follows: Commencing at the Southeast corner of VALLEY OAKS as platted; thence N 89°57' W on the Southerly line of said VALLEY OAKS, 30 feet to the centerline of Birch Bend Lane as platted in said VALLEY OAKS; thence S 0°03' W, 30 feet; thence N 89°57' W, 30 feet; thence left on a curve, whose central angle is 60° and whose radius is 121.24 feet, a distance of 126.96 feet; thence S 30°03' W, 270 feet; thence S 59°57' E, 30 feet to the point of beginning; thence S 30°03' W, 100 feet; thence left on a curve whose radius is 98.93 feet, a distance of 53.42 feet; thence N 84°01'43" E, 180 feet; thence N 4°57' W, 60.08 feet; thence N 59°57' W, 127.88 feet to point of beginning.

And, Minnesota Federal Savings and Loan Association, owners of:  
The parcel aforesaid referred to as Part "A" above.  
Have caused the same to be surveyed and platted and hereafter known as VALLEY OAKS PLAT 2, as shown by this plat, and hereby dedicate to the public and for the public use forever all roads, drives, lanes and easements as shown.

Witness our hands and seals this 3rd day of August A.D. 1962.

In presence of:  
Robert B. Oatland  
Edmund Lundberg  
S. Haas  
Helen Ann Peters

DRAKE DEVELOPMENT CORPORATION  
Richard E. Copeland President  
Richard E. Copeland Secretary  
MINNESOTA FEDERAL SAVINGS AND LOAN ASSOCIATION  
John Birklund President  
Walter M. Marge Secretary

STATE OF MINNESOTA } SS  
COUNTY OF Ramsey }  
On this 8th day of August A.D. 1962, before me the undersigned personally appeared G. William Smith and Richard E. Copeland who each being duly sworn did say that they are the President and Secretary respectively of Drake Development Corporation, a Minnesota Corporation, the corporation named in the foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said President and Secretary acknowledged that said instrument to be the free act and deed of said corporation.

Dorcas Cronquist  
Notary Public, Ramsey County, Minnesota  
My Commission expires April 27, 1963

STATE OF MINNESOTA } SS  
COUNTY OF Ramsey }  
On this 8th day of August A.D. 1962, before me the undersigned personally appeared John Birklund and W. Eugene Eldredge, who each being duly sworn did say that they are the President and Secretary respectively of Minnesota Federal Savings and Loan Association, a corporation under the laws of the United States of America, the corporation named in the foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said John Birklund and W. Eugene Eldredge acknowledged that said instrument to be the free act and deed of said corporation.

Helen Ann Peters  
Notary Public, Ramsey County, Minnesota  
My Commission expires April 8, 1969

I hereby certify to having surveyed the property described on this plat as VALLEY OAKS PLAT 2 and have placed iron monuments at the corners shown and the same is correct. There is no low wet ground nor any traveled road or easement on or across same except as shown.

Donald O. Carley  
Registered Land Surveyor, Minnesota Certificate No. 3527

STATE OF MINNESOTA } SS  
COUNTY OF RAMSEY }  
On this 27th day of July A.D. 1962, before me, the undersigned, personally appeared Donald O. Carley 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.

Dorcas Cronquist  
Notary Public, Ramsey County, Minnesota  
My Commission expires April 27, 1963

Accepted and approved this 23rd day of August A.D. 1962  
Alfred D. Brampton Plat Commission  
Edna  
Edna Commissioner of Public Works  
Milton Kovan

Accepted and approved by the Village Council of Vadnais Heights this 13th day of August A.D. 1962  
John E. Carlson Village Clerk

Recorded October 18, 1962  
Abstract # 1574574