3054

WINDSOR GREEN PLAT 4

»Village of New Brighton« »County of Ramsey«

This is to certify that Pemton, Inc., a Minnesota Corporation, owners and proprietors, and Rock Island Corporation, a Delaware Corporation, Mortgagee of:

That part of the NW¼ of the NE¼ of Section 31, Township 30, Range 23, Ramsey County, Minnesota, described as follows, N. 89°-18'-38" E. on an assumed bearing along the North line of said NW¼ of the NE¼, a distance of 702.6 feet; thence S. 0°-41'-22" E., a distance of 33 feet; thence N. 89°-18'-38" E., a distance of 30 feet; thence S. 0°-41'-22" E., a distance of 202 feet; thence on a tangential curve to the left, the radius being 222.98 feet, a distance of 182.91 feet; thence S. 47°-41'-22" E. along a tangential to the last described curve, a distance of 90 feet; thence on a tangential curve to the right, the radius being 491.65 feet, a distance of 308.91 feet; thence S. 11°-41'-22" E. along a line tangent to the last described curve, a distance of 80 feet; thence S. 49°-02'-14" E., a distance of 32.81 feet; thence on a tangential curve to the right, the radius being 44.38 feet, a distance of 28.93 feet; thence S. 11°-41'-22" E. along a line tangent to the last described curve, a distance of 70 feet; thence on a tangential curve to the right, the radius being 44.38 feet, a distance of 28.93 feet; thence S. 25°-59'-30" W. along a line tangent to the last described curve, a distance of 32.81 feet; thence S. 78°-18'-38" W. a distance of 60 feet; thence N. 11°-41'-22" W. a distance of 176 feet; thence S. 65°-32'-34" W., a distance of 257.77 feet to an angle point on the most Easterly line of Lot 1, Block 29, Windsor Green Plat 2; thence N. 25° W. along the Easterly line of said Lot 1, a distance of 160 feet to an angle point on the Northeasterly line of said Lot 1, Block 29, Windsor Green Plat 2; thence N. 60°-58'-02" W. along said Northeasterly line, a distance of 77 feet to the actual point of beginning of the tract of land to be described; thence N. 48°-55'-49" E., a distance of 323.31 feet to its intersection with a curve concave to the Southwest, the radius being 431.65 feet; thence Northwesterly along said curve a distance of 31.5 feet, the delta angle being 4°-10'-52", the chord bearing being N. 45°-351-56" W.; thence N. 47°-41'-22" W. along a line tangent to the last described curve, a distance of 90 feet; thence on a tangential curve to the right, the radius being 282.98 feet, a distance of 177.18 feet; thence S. 42°-10'-38" W., a distance of 392.07 feet to an angle point on the boundry line of said Windsor Green Plat 2; thence Southeasterly along the boundry line of said Windsor Green Plat 2 to the point of beginning; have caused the same to be surveyed and platted and hereafter known as Windsor Green Plat 4 as shown by this plat, subject to a Blanket Easement for Utility and Drainage purposes over Lot 1 of Block 5 as shown on annexed plat.

Dedication of Common Areas with Open Space Easement and Covenants:
Pemton, Inc., in recording this plat of Windsor Green Plat 4 has designated certain areas of land described as Lot 1 of Block 5 Windsor Green Plat 4 as intended for the use by the homeowners in Windsor Green Plat 4 for recreation and other related activities.

The above described areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Windsor Green Plat 4 as more fully provided in the Supplementary Declaration of Covenants and Restrictions applicable to Windsor Green Plat 4 dated August 1st 1967, which Supplementary Declaration of Covenants and Restrictions is subject however to Open Space Easement and Covenants dated August 1st 1967, covering those areas described as Lot 1 of Block 5, Windsor Green Plat 4, both of which Supplementary Declaration of Covenants and Restrictions and Open Space Easement and Covenants are recorded with this plat. Said Supplementary Declaration of Covenants and Restrictions and said Open Space Easement and Covenants are made part of this plat.

In witness whereof said Pemton, Inc. has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 12th day of September A.D. 1967; also in witness whereof said Rock Island Corporation has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 12th day of September A.D. 1967.

PEMTON, INC.

IN PRESENCE OF: Robert Engstrom — Bruce A. Thorson, President; Douglas Flaa, Secretary-Treasurer

IN PRESENCE OF: Lucien Hitzemann — ROCK ISLAND CORPORATION; E. P. Titcomb, Vice President; K. A. Carstens, Assistant Treasurer

State of Minnesota, County of Hennepin — On this 12th day of September A.D. 1967, before me a Notary Public within and for said County and State, personally appeared Bruce A. Thomson and Douglas Flaa, to me personally known, who being by me duly sworn, did say that they are the President and Secretary-Treasurer respectively of Pemton, Inc., the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Bruce A. Thomson, and Douglas Flaa acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, Hennepin County, Minnesota
My commission expires August 24, 1974
JACQUELYN L. TUBBS
Notary Public, Hennepin County, Minn.
My Commission Expires Aug. 24, 1974

State of Minnesota, County of Hennepin — On this 15th day of September A.D. 1967, before me a Notary Public within and for said County and State, personally appeared E. P. Titcomb and K. A. Carstens, to me personally known, who being by me duly sworn, did say that they are the President and Vice President respectively of Rock Island Corporation, the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said E. P. Titcomb and K. A. Carstens acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, Ramsey County, Minn.
JOHN J. KOPPE
Notary Public - Ramsey County, Minn.
My Commission Expires May 28, 1970

My commission expires

I hereby certify to having surveyed the property described on this plat as WINDSOR GREEN PLAT 4 and have placed iron monuments at the corners as 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.

Registered Surveyor, Minnesota Cert. No. 3995

State of Minnesota, County of Hennepin — On this 12th day of September A.D.1967, before me, the undersigned, personally appeared Ebert A. Rathbun 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.

Notary Public, Hennepin County, Minnesota
My Commission Expires
WARREN O. OLSON
Notary Public, Hennepin County, Minn.

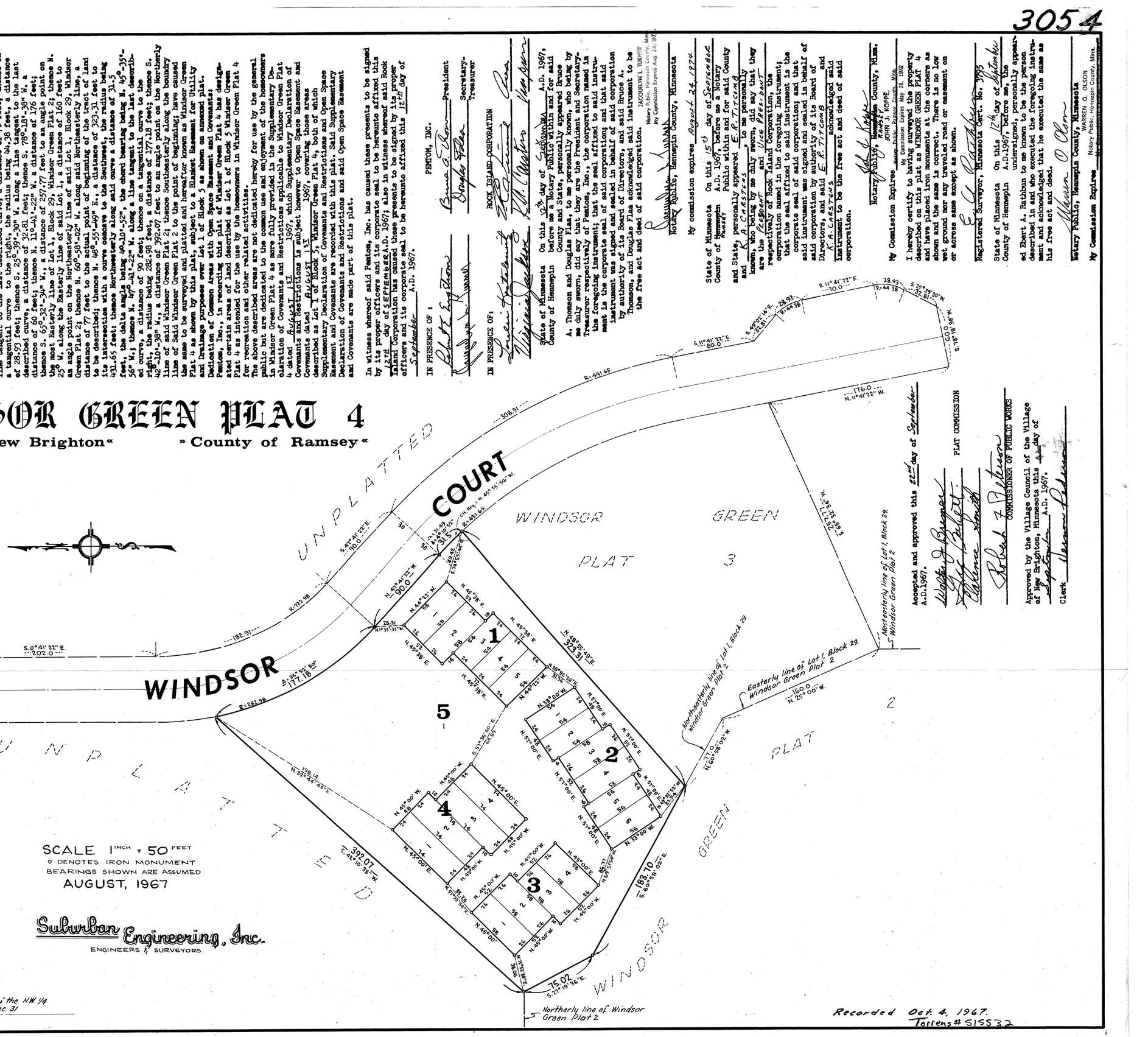
Accepted and approved this 21st day of September A.D.1967.

Approved by the Village Council of the Village of New Brighton, Minnesota this 21st day of September A.D. 1967.

Clerk

COMMISSIONER OF PUBLIC WORKS

PLAT COMMISSION



Recorded Oct. 4, 1967.
Torrens # 515532

Lanelei Kostalanitz
3936 Nakomis Ave 55406