

# VICTORIA WESTVIEW 3RD ADDITION

ORR-SCHELEN-MAYERON  
AND ASSOCIATES, INC.  
LAND SURVEYORS AND  
CONSULTING ENGINEERS  
MINNEAPOLIS, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Donald F. Zibell and Luella L. Zibell, husband and wife, and Richard J. Schreier and Patricia A. Schreier, husband and wife, fee owners of the following described property situated in Shoreview, Ramsey County, Minnesota:

That part of the West 744.5 feet of Government Lot 4, Section 23, Township 30 North, Range 23 West, lying South of a line drawn parallel to and 330 feet South from the North line of the Southeast Quarter of said Section 23, and Westerly and Southerly of a line described as follows: Beginning at the Northwest corner of the Southeast Quarter; thence South, along the West line of said Government Lot 4 (also being the West line of the Southeast Quarter), a distance of 312.38 feet; thence Southeasterly, along a tangential curve, to the left, having a radius of 574.11 feet, with a central angle of 20 degrees 01 minutes 30 seconds, for a distance of 200.65 feet, to a point of compound curve; thence Southeasterly, along a compound curve, to the left, having a radius of 411.96 feet, with a central angle of 13 degrees 56 minutes 30 seconds, for a distance of 100.24 feet, to a point of compound curve; thence Southeasterly, along a compound curve, to the left, having a radius of 2777.73 feet, with a central angle of 02 degrees 03 minutes 30 seconds, for a distance of 99.79 feet; thence Southeasterly, tangent to last described curve, a distance of 136.15 feet; thence Southeasterly, along a tangential curve, to the left, having a radius of 572.96 feet, with a central angle of 32 degrees 52 minutes 30 seconds, for a distance of 328.75 feet; thence Southeasterly, tangent to last described curve, a distance of 59.50 feet; thence Southeasterly, along a tangential curve, to the right, having a radius of 638.11 feet, with a central angle 23 degrees 00 minutes 50 seconds, for a distance of 256.31 feet, to a point on the East line of the West 744.5 feet of Government Lot 4 and there terminating;

That part of the West 744.5 feet of the Southwest Quarter of the Southeast Quarter lying North of the South 860 feet thereof; all in Section 23, Township 30, Range 23.

All that part of the Southeast Quarter of Section 23, Township 30 North, Range 23 West, lying Southerly and Westerly of the center line of Victoria Street, except the West 744.5 feet thereof and except the South 1243 feet thereof;

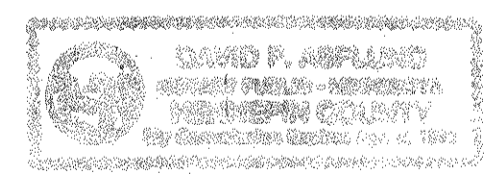
Have caused the same to be surveyed, platted and known as VICTORIA WESTVIEW 3RD ADDITION and do hereby dedicate to the public for public use forever the Court, Drive, Street, and utility and drainage easements as shown on the plat. Have hereunto set our hands this 6<sup>th</sup> day of February, 1978.

Signed: Donald F. Zibell Donald F. Zibell      Luella L. Zibell Luella L. Zibell

Signed: Richard J. Schreier Richard J. Schreier      Patricia A. Schreier Patricia A. Schreier

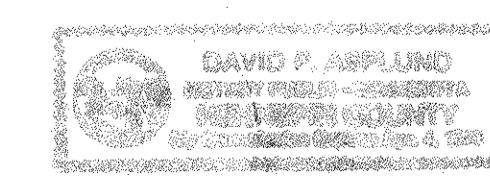
State of Minnesota  
County of Hennepin      The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 1978 by Donald F. Zibell and Luella L. Zibell, husband and wife.

David P. Asplund  
Notary Public Hennepin County, Minnesota  
My Commission Expires April 4, 1983



State of Minnesota  
County of Hennepin      The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 1978, by Richard J. Schreier and Patricia A. Schreier, husband and wife.

David P. Asplund  
Notary Public Hennepin County, Minnesota  
My Commission Expires April 4, 1983



I, D. Edward Ames, hereby certify that I have surveyed and platted the property described in the dedication of this plat as VICTORIA WESTVIEW 3RD ADDITION; that this plat is correct representation of said survey; that all distances are correctly shown on the plat; that 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.

D. Edward Ames  
Minnesota Registration No. 11394

STATE OF MINNESOTA  
COUNTY OF HENNEPIN      The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 3<sup>rd</sup> day of February, 1978.

David P. Asplund  
Notary Public, Hennepin County, Minnesota  
My Commission Expires April 4, 1983



Approved and accepted by the City Council of the City of Shoreview this 13<sup>th</sup> day of

February, 1978.  
Richard A. Wedell  
Mayor

Gary L. Dickson  
Clerk

COUNTY RECORDER  
REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of VICTORIA WESTVIEW 3RD ADDITION was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ O'clock \_\_\_\_\_.M. and was filed in Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_ and that the copies were compared with the Official Plat and found to be true and correct copies thereof.

By \_\_\_\_\_  
COUNTY RECORDER REGISTRAR OF TITLES      Deputy

No delinquent taxes and transfer entered this 22<sup>nd</sup> day of February, 1978.  
Low McFerran Director      By V. Mars Deputy  
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 23<sup>rd</sup> day of February, 1978.

F. R. Kvidera  
F. R. KVIDERA  
ACTING COUNTY SURVEYOR

BINDING

FOR

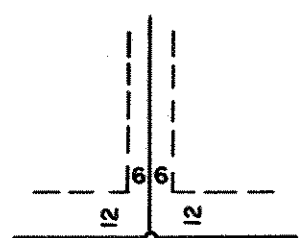
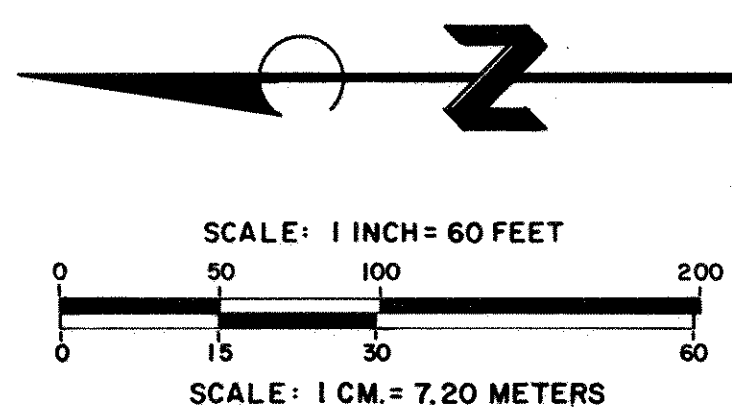
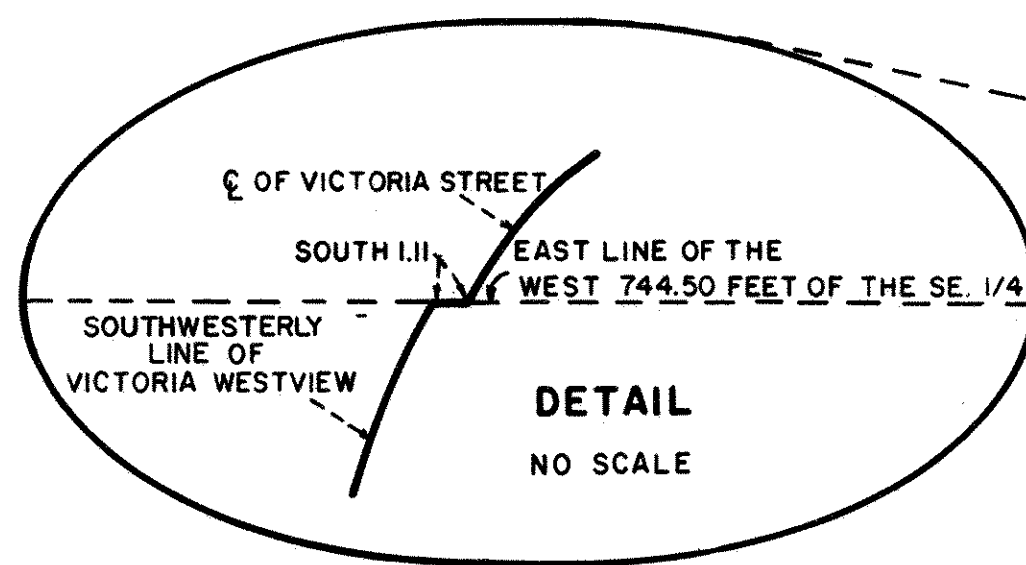
RESERVED

SPACE

THIS

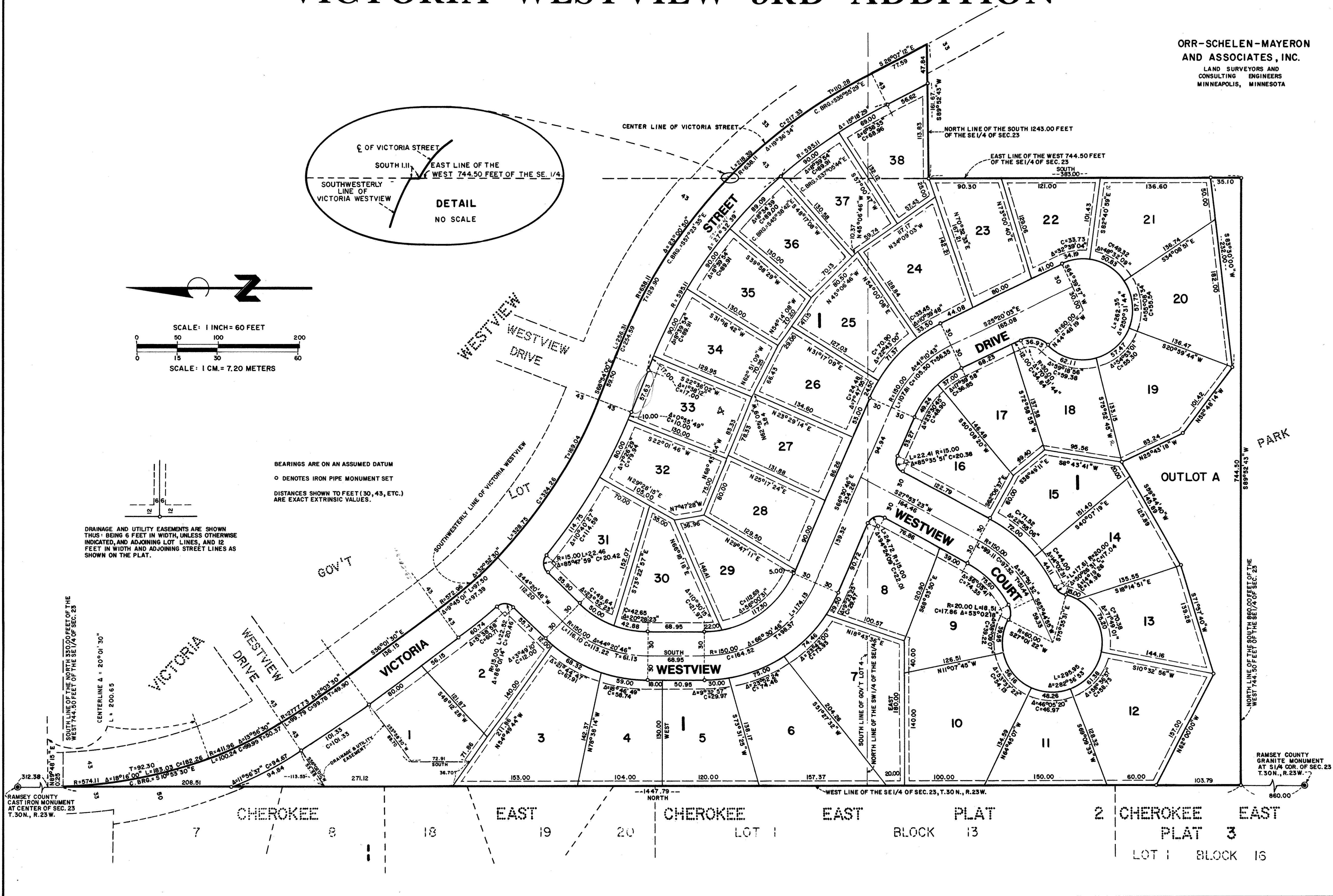
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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN  
THUS: BEING 6 FEET IN WIDTH, UNLESS OTHERWISE  
INDICATED, AND ADJOINING LOT LINES, AND 12  
FEET IN WIDTH AND ADJOINING STREET LINES AS  
SHOWN ON THE PLAT.

BEARINGS ARE ON AN ASSUMED DATUM  
O DENOTES IRON PIPE MONUMENT SET  
DISTANCES SHOWN TO FEET (30, 43, ETC.)  
ARE EXACT EXTRINSIC VALUES.



BINDING FOR RESERVED SPACE THIS