

# CHATHAM FOURTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That The First National Bank of Saint Paul, a United States corporation, owner, and Ban-Con, Inc., a Minnesota corporation, contract purchaser of the following described property situated in the City of Arden Hills, County of Ramsey, Minnesota:

That part of the Northeast quarter of Section 28, Township 30, Range 23, Ramsey County, Minnesota lying Southeasterly of the centerline of County Road E-2 according to Document Numbers 1600739 and 1600740 and lying Southwesterly of the Southwesterly right-of-way line of Snelling Avenue except Chatham First Addition according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

and  
That part of the Southeast quarter of Section 28, Township 30, Range 23, Ramsey County, Minnesota lying Southeasterly and Southerly of the centerline of County Road E-2, according to Document Numbers 1600739 and 1600740, lying Southwesterly of the Southwesterly right-of-way line of Snelling Avenue and lying Northerly of the Northerly right-of-way line of the Minneapolis, St. Paul and Sault Ste. Marie Railroad except the three following tracts of land:

1. That part of said Southeast quarter described as beginning at the intersection of the West line of said Southeast quarter and the centerline of the Minneapolis, St. Paul and Sault Ste. Marie Railroad Company. The West line of said Southeast quarter has an assumed bearing of North 0° 40' 16" West; thence North 79° 00' 46" East along said centerline 625 feet; thence North 10° 59' 14" West 500 feet; thence South 79° 00' 46" West 533.99 feet to the West line of said Southeast quarter; thence South 0° 40' 16" East along said West line 508.22 feet to the point of beginning.
2. That part of said Southeast quarter described as follows: Commencing at the center of said Section 28; thence South 0° 38' 30" East, assumed bearing, along the West line of said Southeast quarter a distance of 66.65 feet to the Northwesterly extension of the tangent of the centerline of County Road E-2; thence South 66° 09' East along said centerline and its Northwesterly tangent extension 156.39 feet to the beginning of a curve; thence Easterly along a tangent curve with a central angle of 37° 24', to the left, and a radius of 954.93 feet for a distance of 188.07 feet to the point of beginning; thence continuing on said curve 435.26 feet to the end of curve; thence North 76° 27' East along the centerline of said road 231.20 feet; thence South 789.23 feet; thence West 570.62 feet; thence North 21° 54' West 215.16 feet to the beginning of curve; thence Northerly along a tangential curve with a central angle of 34° 15', to the right, and a radius of 686.20 feet for a distance of 410.19 feet to the end of curve; thence North 12° 21' East 132.07 feet to the point of beginning.
3. Chatham First Addition according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

and

That part of the Northeast quarter of Southwest quarter of Section 28, Township 30, Range 23, including the land platted as East Brighton Addition, Ramsey County, Minnesota and the vacated streets, alleys and public squares which accrued thereto by reason of vacation thereof lying Easterly of the following described line. Said line being described as commencing at the Southeast corner thereof; thence North 89° 51' 20" West, assumed bearing, along the South line thereof 159.80 feet to the point of beginning of the line to be described; (Said point also being the Easterly line of a 20 foot sanitary sewer easement according to Document Number 1735413) thence North 11° 38' 40" East along said Easterly line of sanitary sewer easement 625.97 feet; thence North 31° 57' 35" West along said Easterly line of sanitary sewer easement 831.66 feet to a point on the North line of said Northeast quarter of the Southwest quarter distant 458.21 feet Westerly from the Northeast corner thereof and there terminating.

Have caused the same to be surveyed, platted and known as CHATHAM FOURTH ADDITION and do hereby dedicate to the public for public use forever the Avenue, Road, Court, and drainage and utility easements and do hereby donate to the City of Arden Hills the parks as shown on the plat. In witness whereof said The First National Bank of Saint Paul, a United States corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 14<sup>th</sup> day of February, 1979. In witness whereof said Ban-Con, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 14<sup>th</sup> day of February, 1979.

Signed:

THE FIRST NATIONAL BANK OF SAINT PAUL

BAN-CON, INC.

its *Gregory J. Orank*  
*Vice President*

*Hans T. Hagen, Jr.*  
Hans T. Hagen, Jr. - President

its *Patricia J. Anderson*  
*Assistant Vice President*

STATE OF MINNESOTA  
COUNTY OF RAMSEY

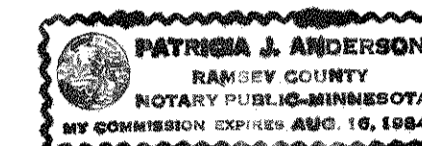
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 1979 by *Gregory J. Orank*, its *Vice President* and *J. P. Orank*, its *Assistant Vice President* of The First National Bank of Saint Paul, a United States corporation, on behalf of the corporation.



*Patricia M. Danne*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires *June 29, 1983*

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 1979 by Hans T. Hagen, Jr., President of Ban-Con, Inc., a Minnesota corporation on behalf of the corporation.



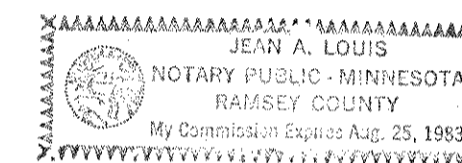
*Patricia J. Anderson*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires *Aug 16, 1984*

I, Charles R. Winden, hereby certify that I have surveyed and platted the property described in the dedication of this plat as CHATHAM FOURTH 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.

*Charles R. Winden*  
Charles R. Winden, Surveyor  
Registration Number 7726

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 15<sup>th</sup> day of January, 1979.



*Jean A. Louis*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires *August 25, 1983*

CITY OF ARDEN HILLS

Approved and accepted by the City Council of the City of Arden Hills, Minnesota this 4<sup>th</sup> day of April, 1979.

*Arden Hills*  
Mayor

*Charlotte M. Thies*  
Clerk

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 9<sup>th</sup> day of April, 1979.

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

No delinquent taxes and transfer entered this 6<sup>th</sup> day of April, 1979.

*Lawrence Kenna* Director  
Department of Property Taxation

By *P. Loney* Deputy

COUNTY RECORDER  
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of CHATHAM FOURTH ADDITION was filed in this office this 12<sup>th</sup> day of APRIL, 1979 at 2 o'clock P.M., and was filed in Book 91 of Plats, Pages 28, 29, 30 as Document No. 2038118.

*Eugene H. Gibbons*  
County Recorder

By \_\_\_\_\_ Deputy

C. R. WINDEN & ASSOCIATES, INC.  
LAND SURVEYORS

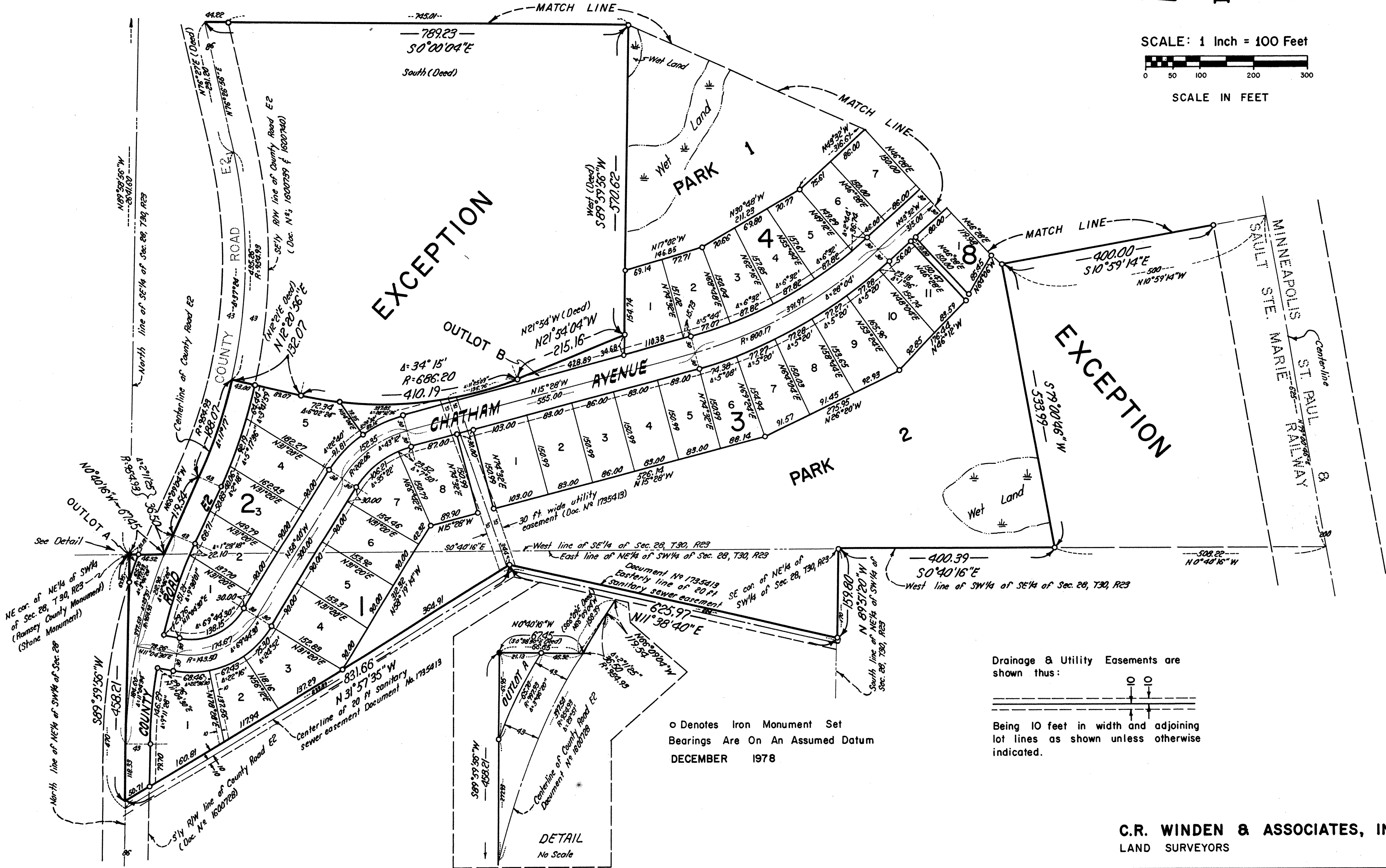
# CHATHAM FOURTH ADDITION



SCALE: 1 Inch = 100 Feet



SCALE IN FEET



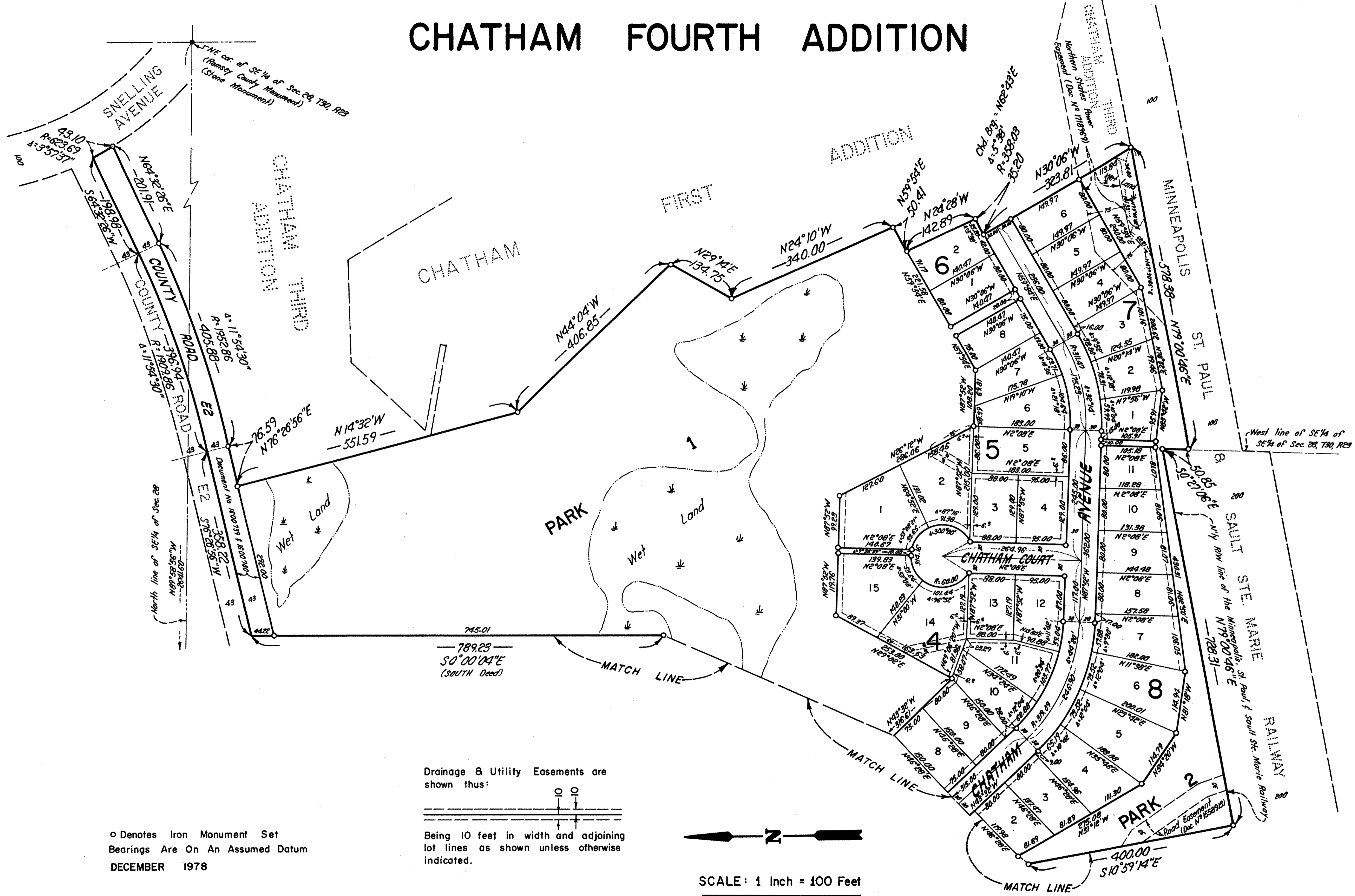
Drainage & Utility Easements are shown thus:

Being 10 feet in width and adjoining lot lines as shown unless otherwise indicated.

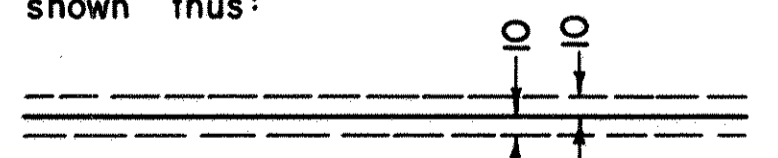
o Denotes Iron Monument Set  
 Bearings Are On An Assumed Datum  
 DECEMBER 1978

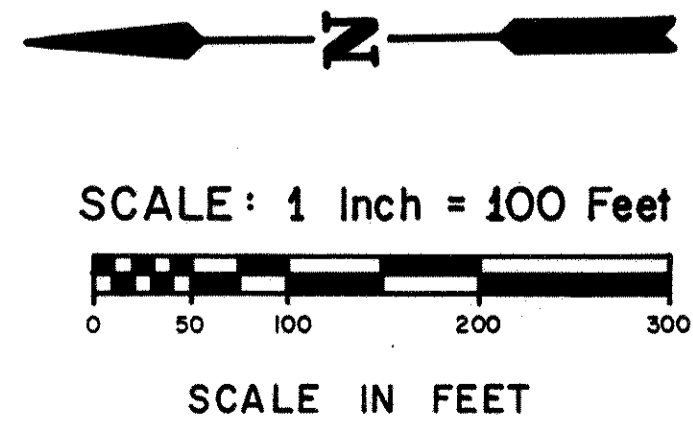
**C.R. WINDEN & ASSOCIATES, INC.**  
 LAND SURVEYORS

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C.R. WINDEN & ASSOCIATES, INC.  
 LAND SURVEYORS