

# BIRCH LAKE WOODS

Know All Persons By These Presents that William B. Itman and Rochelle S. Itman, husband and wife, owners and Char-Mar Corporation, a Minnesota Corporation, purchaser under contract for deed, of the following described property situated in the Township of White Bear, Ramsey County, Minnesota:

That part of the Northwest Quarter of Section 22, Township 30, Range 22, described as follows: Commencing at a point in the West line of said Northwest Quarter, distant 880 feet North of the Southwest corner thereof; thence on an assumed bearing of South 89 degrees 47 minutes East along a line parallel with the South line of said Northwest Quarter, a distance of 455 feet to a point hereinafter designated and referred to as Point "A"; thence continuing South 89 degrees 47 minutes East along said parallel line a distance of 205 feet to the actual point of beginning of the tract of land to be described; thence continuing South 89 degrees 47 minutes East along said parallel line a distance of 338.67 feet; thence North 38 degrees 42 minutes West to the center line of Birch Lake Boulevard South ; thence Southwesterly along said center line to an intersection with a line bearing North 38 degrees 42 minutes West from aforesaid Point "A"; thence South 38 degrees 42 minutes East, a distance of 415 feet; thence Southwesterly parallel with the centerline of Birch Lake Boulevard South , a distance of 317 feet; thence North 38 degrees 42 minutes West to the West line of said Northwest Quarter; thence South along the West line of said Northwest Quarter to the Southwest corner thereof; thence South 89 degrees 47 minutes East along the South line of said Northwest Quarter a distance of 610 feet; thence North parallel with the West line of said Northwest Quarter a distance of 525 feet; thence South 89 degrees 47 minutes East along a line parallel with the South line of said Northwest Quarter, a distance of 50 feet; thence North parallel with the West line of said Northwest Quarter a distance of 355 feet to the actual point of beginning.

And Char-Mar Corporation, a Minnesota Corporation, owner of the following described property situated in the Township of White Bear, Ramsey County, Minnesota:

That part of the Northwest Quarter of Section 22, Township 30, Range 22, described as follows: Commencing at a point in the West line of said Northwest Quarter, distant 880.00 feet North of the Southwest corner thereof; thence on an assumed bearing of South 89 degrees 47 minutes East along a line parallel with the South line of said Northwest Quarter a distance of 455.00 feet; thence along a line bearing North 38 degrees 42 minutes West to a point 415.00 feet Southeasterly (measured along said line bearing North 38 degrees 42 minutes West) from the center line of Birch Lake Boulevard South, said point being the actual point of beginning of the tract of land to be described; thence Southwesterly parallel with the center line of Birch Lake Boulevard South a distance of 317.00 feet; thence North 38 degrees 42 minutes West, 174.76 feet to the West line of said Northwest Quarter; thence Northeasterly parallel with the center line of Birch Lake Boulevard South, a distance of 317.00 feet; thence South 38 degrees 42 minutes East, 174.76 feet to the actual point of beginning.

Have caused the same to be surveyed, platted and known as BIRCH LAKE WOODS and do hereby dedicate to the public for public use forever the Lanes, Drive, Road, Boulevard, and utility and drainage easements as shown on the plat, and do hereby donate to the Township of White Bear the Park as shown on the plat. In witness whereof William B. Itman and Rochelle S. Itman, his wife, have hereunto set their hands this 2<sup>ND</sup> day of NOVEMBER 1978. In witness whereof said Char-Mar Corporation, has caused these presents to be signed by its proper officers this 2<sup>ND</sup> day of NOVEMBER 1978.

Signed: William B. Itman Char-Mar Corporation  
William B. Itman  
Rochelle S. Itman  
Rochelle S. Itman  
Warren O. Olson Warren O. Olson, President  
Arthur E. Ostlund Arthur E. Ostlund, Secretary-Treasurer

State of Minnesota)  
County of HENNEPIN) The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of NOVEMBER 1978, by William B. Itman and Rochelle S. Itman, husband and wife.

N. Walter Graff N. Walter Graff  
Notary Public, Hennepin County, Minnesota  
My Commission Expires March 31, 1983.

State of Minnesota)  
County of Ramsey) The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of NOVEMBER 1978, by Warren O. Olson, President and Arthur E. Ostlund, Secretary-Treasurer of Char-Mar Corporation, a Minnesota Corporation, on behalf of the corporation.

N. Walter Graff N. Walter Graff  
Notary Public, Hennepin County, Minnesota  
My Commission Expires March 31, 1983.

I, Raymond A. Prasch, hereby certify that I have surveyed and platted the property described in the dedication of this plat as BIRCH LAKE WOODS; 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.

Raymond A. Prasch  
Raymond A. Prasch, Land Surveyor  
Minnesota Registration No. 6743

State of Minnesota)  
County of Hennepin) The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 14<sup>TH</sup> day of MAY 1979.

Gerald T. Coyne  
Gerald T. Coyne, Notary Public, Hennepin County, Minnesota  
My Commission Expires September 14, 1983

Approved and accepted by the Town Board of the Township of White Bear this 17 day of May 1979.

Jessie L. Persson Chairman  
Mavis Ralph Clerk

No delinquent taxes and transfer entered this 25<sup>th</sup> day of May, 1979.

Lawrence Kenner Director By P. Loney Deputy  
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 25<sup>TH</sup> day of May 1979.

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

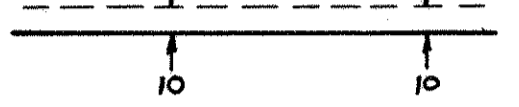
COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA  
I hereby certify that this plat of BIRCH LAKE WOODS was filed in this office this 25<sup>th</sup> day of MAY 1979, at 4:00 o'clock P.M. and was filed in Book 91 of Plats, Pages 40 and 41, as Document No. 2042319.

EUGENE H. GIBBONS, County Recorder  
By \_\_\_\_\_ Deputy

LOT SURVEYS COMPANY  
LAND SURVEYORS

# BIRCH LAKE WOODS

UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS:



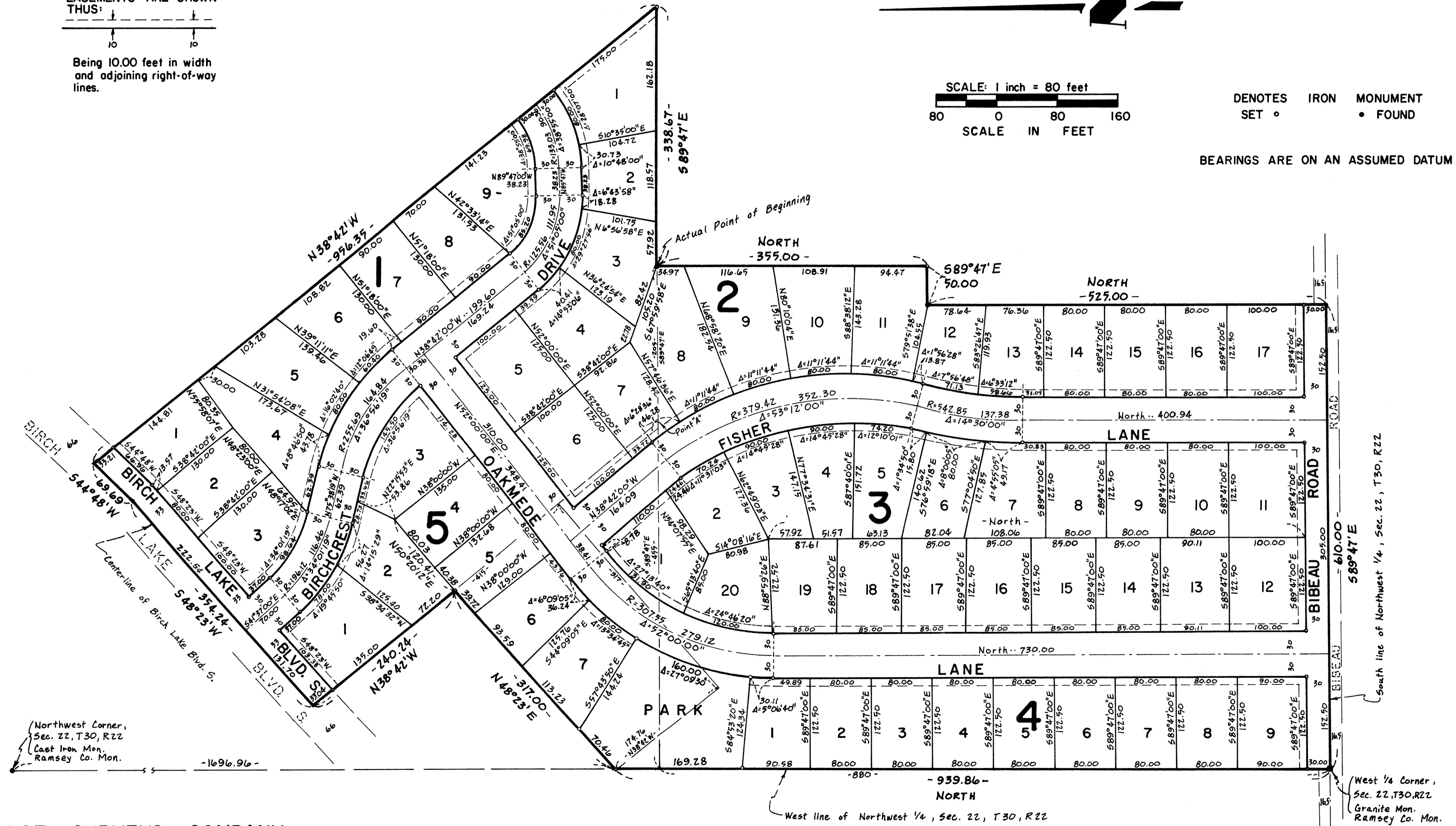
Being 10.00 feet in width and adjoining right-of-way lines.



SCALE: 1 inch = 80 feet  
80 0 80 160  
SCALE IN FEET

DENOTES IRON MONUMENT  
SET • FOUND •

BEARINGS ARE ON AN ASSUMED DATUM



LOT SURVEYS COMPANY  
LAND SURVEYORS

Northwest Corner,  
Sec. 22, T30, R22  
Cast Iron Mon.  
Ramsey Co. Mon.

West 1/4 Corner,  
Sec. 22, T30, R22  
Granite Mon.  
Ramsey Co. Mon.