

AYDEE ACRES

Know All Persons By These Presents that Charles S. Bruce, a widower and unmarried man, owner of the following described property situated in the Township of White Bear, Ramsey County, Minnesota:

All of Block 23, Garden Place, Ramsey County, Minnesota and vacated Third Street accruing, except the North 8 feet of the East 155 feet of said Block 23; except the East 155 feet of said vacated Third Street accruing and except that part described as follows: Beginning at the Southwest corner of said Block 23, Garden Place, thence North along the West line of said Block 23 a distance of 158 feet; thence East on a line parallel with the South line of said Block 23 a distance of 75 feet; thence South on a line parallel with the West line of said Block 23 a distance of 158 feet; together with that tract in Section 12, Township 30, Range 22, bounded on the North by the Minneapolis St. Paul and Sault Ste. Marie Railway Company right-of-way, on the South by the North line of what was formerly Third Street (now vacated) and on the West by the East line of Hope Street and on the East by the West line of Grand Avenue and formerly having been lot 3, Block 7, White Bear Beach, according to the recorded plat thereof but which Lot 3, Block 7, has since been vacated, together with that part of Third Street vacated immediately abutting said described tract as shall have reverted to said tract by reason of said vacation of Third Street; except the East 155 feet thereof lying South of the south right-of-way line of said railway; together with the East one-half of vacated Hope Street accruing to that part of said Block 23 and said Section 12 described above.

Has caused the same to be surveyed, platted and known as AYDEE ACRES, and does hereby dedicate to the public, for public use forever the street, utility and drainage easements as shown on the plat.

Has hereunto set his hand this 20 day of OCTOBER, 1980.

Signed: Charles S. Bruce
Charles S. Bruce

STATE OF MINNESOTA)
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this 20 day of OCTOBER, 1980, by Charles S. Bruce, a widower and unmarried man.

Robert J. Granger
Notary Public, Wash. County, Minnesota
My Commission Expires 11-28-80

I, Ronald F. Meyer, hereby certify that I have surveyed and platted the property described in the dedication of this plat as AYDEE ACRES; 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.

Ronald F. Meyer
Land Surveyor - Minnesota Registration No. 9051

STATE OF MINNESOTA)
COUNTY OF RAMSEY)

The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 16 day of OCTOBER, 1980.

Clyde R. Torvik
Notary Public, Ramsey County, Minnesota
My Commission Expires 8-11-87

Clyde R. Torvik
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
My Comm. Expires Aug. 11, 1987

Approved and accepted by the Town Board of the Township of White Bear, Minnesota, this 20 day of October, 1980.

Jessome L. Persson
Chairman
Paul B. Webber
Clerk

No delinquent taxes and transfer entered this 23 day of October, 1980.

San Jo. Jensen Director By V. Jans Deputy
Department of Property Taxation

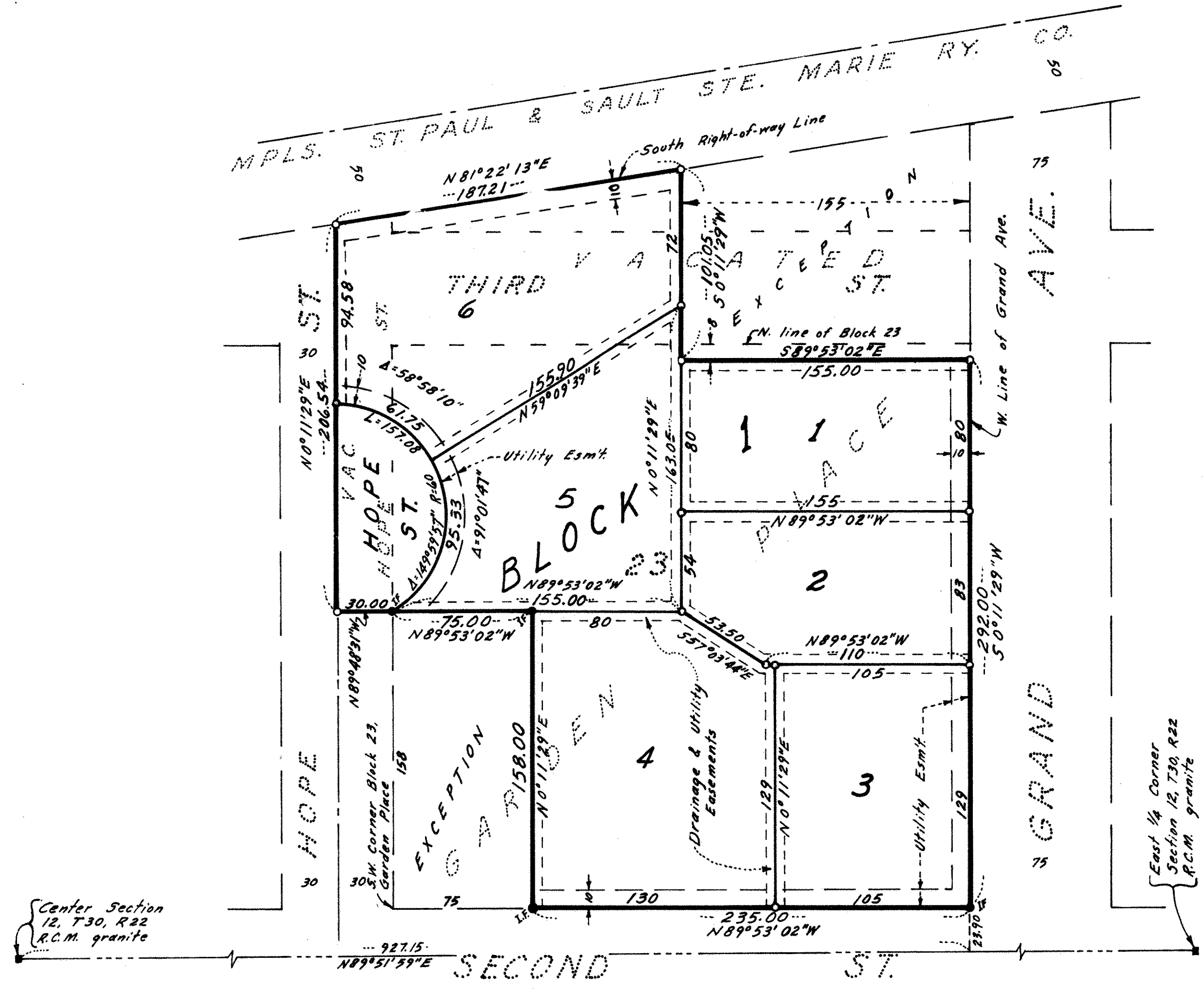
Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 4TH day of November, 1980.

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 AYDEE ACRES was filed in this office this 5th day of NOVEMBER, 1980, at 9:10 o'clock A.M. and was filed in Book 92 of plats, Page 47, as Document No. 2095990.

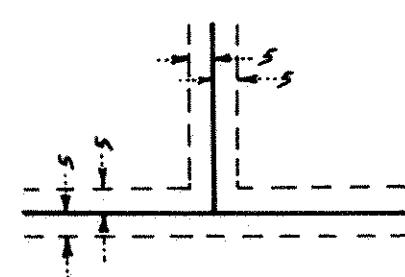
By _____ Deputy
Eugene H. Gibbons, County Recorder



SCALE IN FEET
SCALE: 1 INCH = 50 FEET

- o Denotes iron pipe monument set
- Denotes iron monument found in place
- All distances are to hundredths of a foot; thus, 85 denotes 85.00 feet.
- All distances on curves are arc lengths.
- East line of Block 23, Garden Place, is assumed as bearing 50°11'29"W.
- Third Street vacated by Doc. No.
- Hope Street vacated by Doc. No.

Drainage and utility easements are shown thus:



Being 5 feet in width and adjoining lot lines, as shown on the plat.

Center Section 12, T30, R22 R.C.M. granite

East 1/4 Corner Section 12, T30, R22 R.C.M. granite