

# BIRCH LAKE PONDS PLAT ONE

Know All Persons By These Presents that Clarence S. Harper and Dorothy Harper, husband and wife, owners, and Wall & Howe Development Corp., a Minnesota corporation, purchasers under contract for deed, and Fidelity Bank and Trust Co., a Minnesota corporation, mortgagee of the following described property situated in the Township of White Bear, Ramsey County, Minnesota:

The North 891 feet of the West 247.5 feet of the East Half of the Southeast Quarter of Section 21, Township 30, Range 22.

Also that Clarence N. Jensen and Charlotte E. Jensen, husband and wife, and Emmett D. Salberg and Beatrice A. Salberg, husband and wife, owners, and Wall & Howe Development Corp., a Minnesota corporation, purchasers under contract for deed, and Fidelity Bank and Trust Co., a Minnesota corporation, mortgagee of the following described property situated in the Township of White Bear, Ramsey County, Minnesota:

That part of the East Half of the Southeast Quarter of Section 21, Township 30, Range 22, Ramsey County, Minnesota, lying North of the center line of County Ditch No. 14, except the North 891 feet of the West 247.5 feet thereof.

Have caused the same to be surveyed, platted and known as BIRCH LAKE PONDS PLAT ONE and do hereby dedicate to the public for public use forever the road, trail, lane, boulevard, drive and parkway and utility and drainage easements as shown on the plat. In witness whereof said Clarence S. Harper and Dorothy Harper, husband and wife, and Clarence N. Jensen and Charlotte E. Jensen, husband and wife, and Emmett D. Salberg and Beatrice A. Salberg, husband and wife, owners, have hereunto set their hands this 26<sup>th</sup> day of JULY, 1984. In witness whereof said Wall & Howe Development Corp., a Minnesota corporation, has caused these presents to be signed by its proper officers this 22<sup>nd</sup> day of JULY, 1984. In witness whereof said Fidelity Bank and Trust Co., a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 24<sup>th</sup> day of JULY, 1984.

Signed: Clarence S. Harper  
Clarence S. Harper  
Clarence N. Jensen  
Clarence N. Jensen  
Emmett D. Salberg  
Emmett D. Salberg  
  
Wall & Howe Development Corp.  
Leonard W. Pratt President  
Leonard W. Pratt  
Warren O. Olson Secretary  
Warren O. Olson

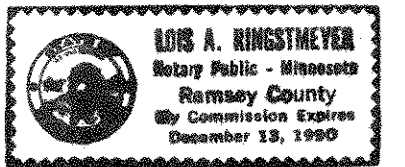
Dorothy Harper  
Dorothy Harper  
Charlotte E. Jensen  
Charlotte E. Jensen  
Beatrice A. Salberg  
Beatrice A. Salberg  
  
Fidelity Bank and Trust Co.  
James R. Smith its VICE PRES.  
C. E. Zemke its ASS'T VICE PRES.

I, Arthur E. Ostlund, hereby certify that I have surveyed and platted the property described in the dedication of this plat as BIRCH LAKE PONDS PLAT ONE; 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.

Arthur E. Ostlund  
Arthur E. Ostlund, Land Surveyor  
Minnesota Registration No. 6122

STATE OF MINNESOTA)  
COUNTY OF RAMSEY) The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 22<sup>nd</sup> day of JULY, 1984.

Lois A. Ringsteyer  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Dec. 13, 1990.



Approved and accepted by the Town Board of the Township of White Bear, Minnesota, this 9<sup>th</sup> day of JULY, 1984.

George A. Jungmann  
Chairman

Paul B. Webber  
Clerk

Taxes for the year 1984 on land described herein paid, no delinquent taxes and transfer entered, this 27<sup>th</sup> day of August, 1984.  
Lou McKenna Director  
Department of Property Taxation  
By H. Knutson Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 31<sup>st</sup> day of August, 1984 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

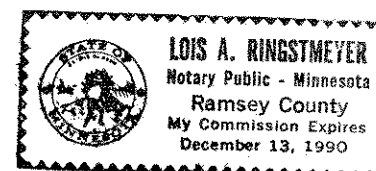
David D. Claypool  
David D. Claypool, Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota  
I hereby certify that this plat of BIRCH LAKE PONDS PLAT ONE was filed in this office this 31<sup>st</sup> day of AUGUST, 1984, at 1:10 o'clock P.M. and was filed in Book 97 of Plats, Pages 5, 6 and 7, as Document No. 2233840.

Eugene H. Gibbons, County Recorder  
By \_\_\_\_\_ Deputy

STATE OF MINNESOTA)  
COUNTY OF RAMSEY) The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of JULY, 1984, by Clarence S. Harper and by Dorothy Harper, husband and wife, Clarence N. Jensen and by Charlotte E. Jensen, husband and wife, and Emmett D. Salberg and by Beatrice A. Salberg, husband and wife.

Lois A. Ringsteyer  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Dec. 13, 1990.



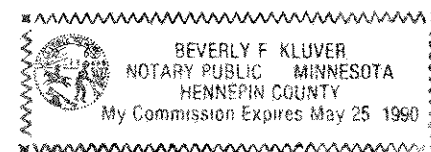
STATE OF MINNESOTA)  
COUNTY OF RAMSEY) The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of JULY, 1984, by Leonard W. Pratt, President and Warren O. Olson, Secretary of Wall & Howe Development Corp., a Minnesota corporation, on behalf of the corporation.

Lois A. Ringsteyer  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Dec. 13, 1990.

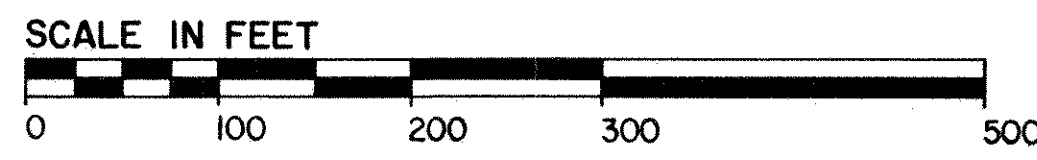
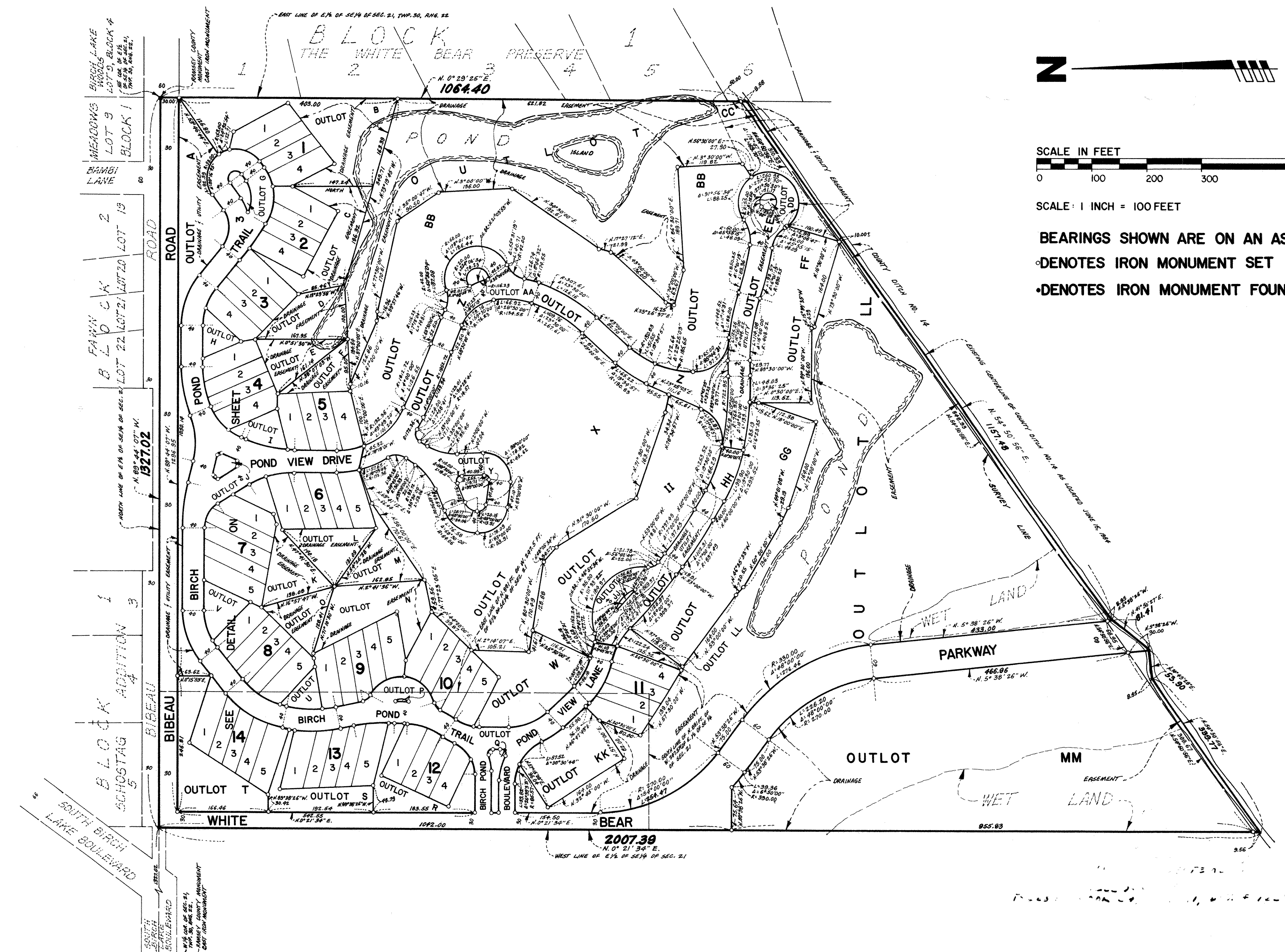


STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of JULY, 1984, by JAMES R. SMITH, VICE PRES. and by C. E. ZEMKE, ASS'T VICE PRES. of Fidelity Bank and Trust Co., a Minnesota corporation, on behalf of the corporation.

Beverly F. Kluver  
Notary Public, Hennepin County, Minnesota  
My Commission Expires May 25, 1990.



# BIRCH LAKE PONDS PLAT ONE



SCALE: 1 INCH = 100 FEET

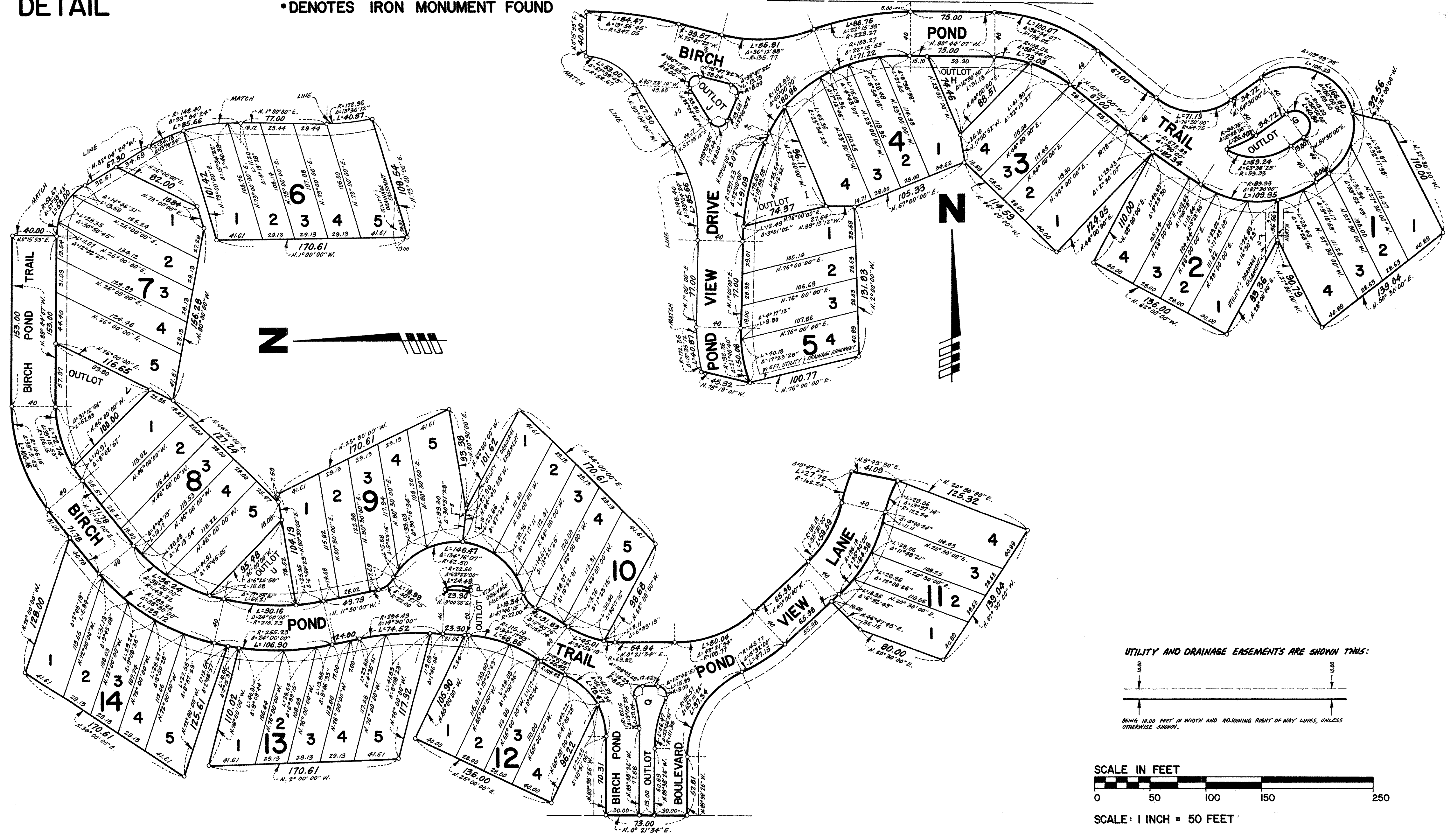
- BEARINGS SHOWN ARE ON AN ASSUMED DATUM
- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND

# BIRCH LAKE PONDS PLAT ONE

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 ○ DENOTES IRON MONUMENT SET  
 • DENOTES IRON MONUMENT FOUND

## DETAIL

8 BIBEAU ROAD 8



UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THIS:  
  
 BEING 10.00 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN.

SCALE IN FEET  
  
 SCALE: 1 INCH = 50 FEET