

# MEADOW BROOK 1ST ADDITION

Know All Persons By These Presents that Blue Sky Partnership, a Minnesota general partnership, fee owners, and National Builders, Inc., a Minnesota corporation, contract purchasers of the following described property situated in the City of Vadnais Heights, Ramsey County, Minnesota:

That part of the South 1/2 of Section 32, Township 30, Range 22 described as follows:

Commencing at the Northeast corner of the South 1511 feet of Section 32, Township 30, Range 22, thence South along the East line of said Section 377.75 feet, thence Westerly and parallel to the South line of said Section 2591.17 feet more or less to the Easterly line of Edgerton Street, thence North along East line of said Edgerton Street, 215.78 feet, thence East and parallel to South line of said Section 167.28 feet, thence Northeasterly 208.71 feet to a point which is 1511 feet North of the South line of said Section and 2290.37 feet West of the East line of said Section, thence East on a direct line 2290.37 feet to the point of beginning. A portion of the most Northerly boundary line of the land herein described is determined by Judicial Landmarks set pursuant to Torrens Case 12404.

Also

That part of the Southeast Quarter of Section 32, Township 30, Range 22, Ramsey County, Minnesota described as follows:

Commencing at the northeast corner of the southerly 1511.00 feet, as measured at right angles, of said Southeast Quarter; thence southerly along the easterly line of said Southeast Quarter a distance of 377.75 feet to the point of beginning of the land to be described; thence continue southerly along said easterly line to a point 755.50 feet northerly from the southeast corner of said Southeast Quarter; thence westerly, parallel with the southerly line of said Southwest Quarter, to the westerly line of said Southeast Quarter; thence northerly along said westerly line to the intersection with a line drawn westerly, parallel with said south line, from the point of beginning; thence easterly along the last described parallel line to the point of beginning.

Lying westerly of a line described as follows:

Commencing at the northeast corner of the southerly 1511.00 feet, as measured at right angles, of said Southeast Quarter; thence southerly along the easterly line of said Southeast Quarter a distance of 377.75 feet; thence westerly, parallel with the southerly line of said Southeast Quarter, to a point which is 653.00 feet easterly from the westerly line of said Southeast Quarter and the point of beginning of the line to be described; thence northerly deflecting to the right 88 degrees 00 minutes 41 seconds a distance of 199.87 feet; thence northerly, deflecting to the left 1 degree 55 minutes 03 seconds, a distance of 557.08 feet to the north line of said southerly 1511.00 feet and there terminating.

Have caused the same to be surveyed, platted and known as MEADOW BROOK 1ST ADDITION and do hereby dedicate to the public for public use forever the Avenue, Court, Street and drainage and utility easements as shown on the plat.

Blue Sky Partnership, a Minnesota general partnership, has caused these presents to be signed by its proper partner this 9<sup>th</sup> day of October, 1984.

Signed: Blue Sky Partnership

Eugene E. Scharenbroich a Partner

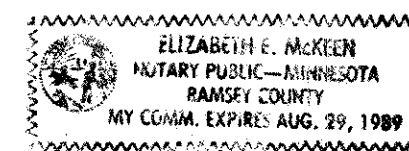
National Builders, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 4 day of October, 1984.

Signed: National Builders, Inc.

Gregg Radefeldt its Vice Pres

STATE OF MINNESOTA  
COUNTY OF Ramsey

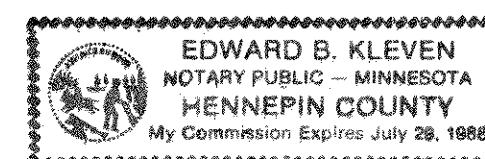
The foregoing instrument was acknowledged before me this 9 day of October, 1984, by Eugene E. Scharenbroich, a partner of Blue Sky Partnership, a Minnesota general partnership, on behalf of the partnership.



Elizabeth E. McKean  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Aug 29, 1989

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October, 1984, by Gregg Radefeldt, Vice President of National Builders, Inc., a Minnesota corporation, on behalf of the corporation.



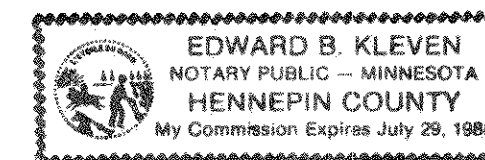
Edward B. Kleven  
Notary Public, Hennepin County, Minnesota  
My Commission Expires July 29, 1988

I, Harold C. Peterson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as MEADOW BROOK 1ST 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 wetlands, easements or public highways other than as shown thereon.

Harold C. Peterson  
Harold C. Peterson, Land Surveyor  
Minnesota Registration No. 12294

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 4<sup>th</sup> day of OCTOBER, 1984.



Edward B. Kleven  
Edward B. Kleven  
Notary Public, Hennepin County, Minnesota  
My Commission Expires July 29, 1988

Approved and accepted by the City Council of the City of Vadnais Heights, Minnesota, this 17<sup>th</sup> day of July, 1984.

Robert J. Grohmann Mayor      Gerald J. Urban Clerk

Taxes for the year 1984 on land described herein paid, no delinquent taxes and transfer entered, this 9<sup>th</sup> day of October, 1984.

Lou McKenna Director      By M. J. Dunham Deputy  
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 10<sup>th</sup> day of October, 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

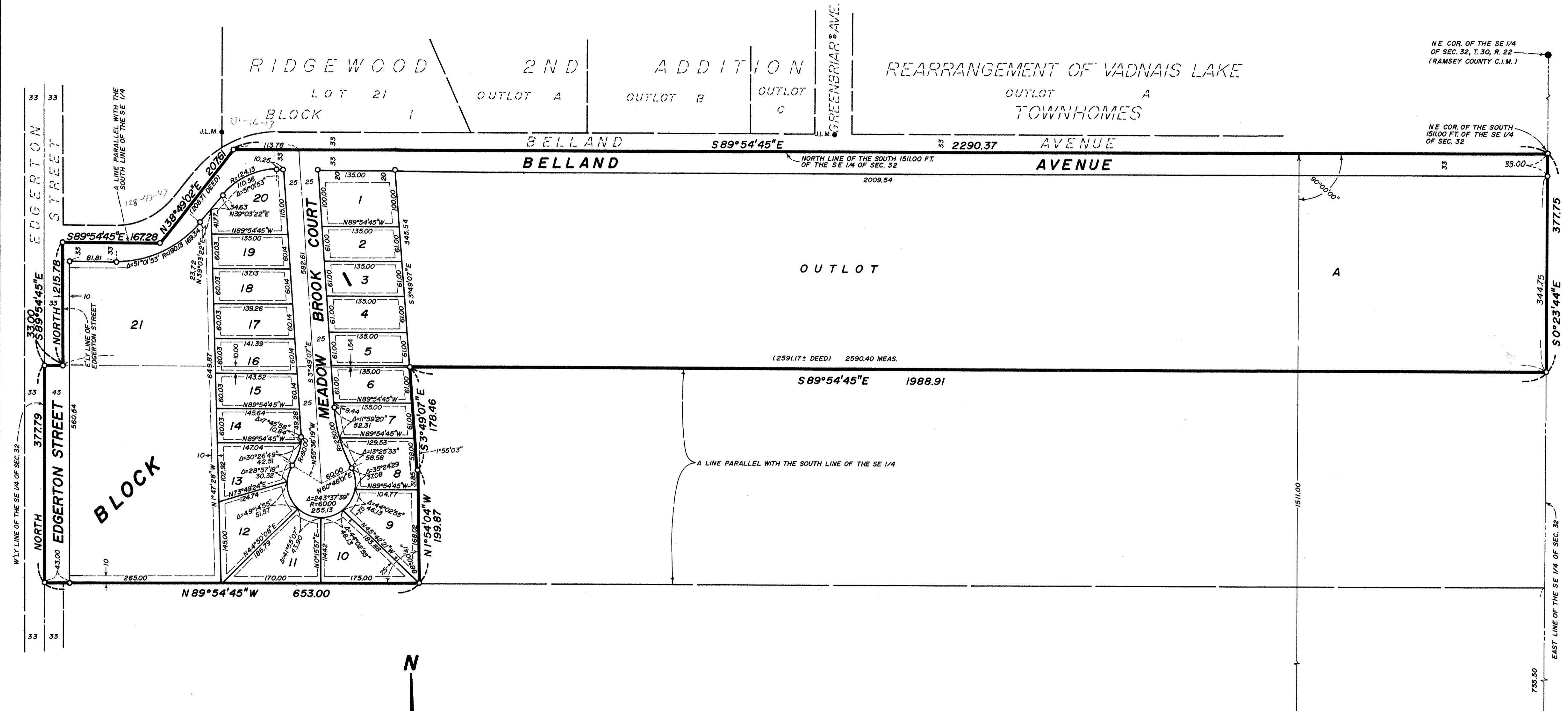
County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of MEADOW BROOK 1ST ADDITION was filed in this office this 16<sup>th</sup> day of OCTOBER, 1984, at 9:35 o'clock A.M. and was filed in Book 97 of Plats, Pages 13 and 14, as Document No. 2239246.

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

TORRENS BOOK 34 OF PLATS, PAGES 31 & 32, AS DOCUMENT No. 766 477.

# MEADOW BROOK 1ST ADDITION



NE COR. OF THE SE 1/4 OF SEC. 32, T. 30, R. 22 (RAMSEY COUNTY C.I.M.)

NE COR. OF THE SOUTH 15100 FT. OF THE SE 1/4 OF SEC. 32

377.75

344.75

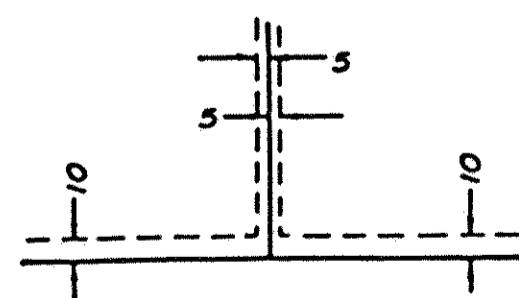
300.00

1511.00

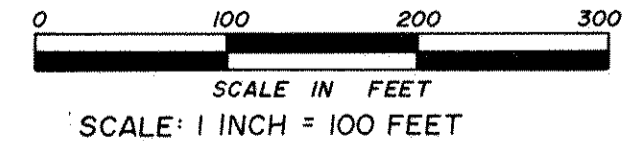
755.50

33.00

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE INDICATED, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- BEARINGS ARE ON AN ASSUMED DATUM
- J.L.M. ● DENOTES JUDICIAL LANDMARK FOUND

SOUTH LINE OF THE SE 1/4 OF SEC. 32

SE COR. OF THE SE 1/4 OF SEC. 32, T. 30, R. 22 (RAMSEY COUNTY C.I.M.)