

# BRANDLWOOD FARMS 6TH ADDITION

Know All Persons By These Presents that Bruggeman Construction Co., a Minnesota corporation, fee owner, and First Bank of White Bear Lake, a National Association, mortgagee of the following described property situated in the Township of White Bear, Ramsey County, Minnesota:

That part of the Southwest Quarter of Section 3, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 02 minutes 50 seconds West along the west line of said Southwest Quarter a distance of 1800.60 feet to the north line of the south 40 acres of that part of said Southwest Quarter lying southwesterly of the center line of Otter Lake Road; thence 89 degrees 23 minutes 51 seconds East along said north line a distance of 538.59 feet to the southwest corner of BRANDLWOOD FARMS 3RD ADDITION, on file or of record in the office of the County Recorder, said Ramsey County; thence North 4 degrees 02 minutes 34 seconds West along the most westerly line of said BRANDLWOOD FARMS 3RD ADDITION a distance of 140.00 feet to the most northerly corner of Lot 1, Block 1, said BRANDLWOOD FARMS 3RD ADDITION and the point of beginning of the land to be described; thence North 4 degrees 02 minutes 34 seconds West a distance of 533.32 feet; thence North 21 degrees 57 minutes 39 seconds East a distance of 132.41 feet; thence North 68 degrees 02 minutes 21 seconds West a distance of 46.93 feet; thence North 21 degrees 57 minutes 39 seconds East a distance of 170.20 feet; thence South 68 degrees 02 minutes 21 seconds East a distance of 123.00 feet; thence South 86 degrees 43 minutes 31 seconds East a distance of 74.94 feet; thence South 6 degrees 55 minutes 37 seconds East a distance of 9.10 feet; thence North 83 degrees 04 minutes 23 seconds East a distance of 60.00 feet; thence southerly a distance of 41.45 feet along a nontangential curve, concave to the west, having a radius of 264.69 feet, a central angle of 8 degrees 58 minutes 21 seconds and a chord bearing of South 2 degrees 26 minutes 26 seconds East; thence South 72 degrees 05 minutes 04 seconds East a distance of 265.93 feet; thence South 69 degrees 51 minutes 37 seconds East a distance of 62.51 feet; thence South 81 degrees 34 minutes 38 seconds East a distance of 77.40 feet; thence North 82 degrees 52 minutes 19 seconds East a distance of 136.53 feet; thence southeasterly a distance of 323.14 feet along a nontangential curve, concave to the northeast, having a radius of 500.00 feet, a central angle of 37 degrees 01 minutes 46 seconds and a chord bearing of South 23 degrees 55 minutes 19 seconds East; thence South 42 degrees 26 minutes 12 seconds East, tangent to the last described curve, a distance of 186.04 feet to the most northerly corner of said BRANDLWOOD FARMS 3RD ADDITION; thence South 45 degrees 57 minutes 23 seconds West along a northwesterly line of said BRANDLWOOD FARMS 3RD ADDITION a distance of 189.03 feet; thence South 40 degrees 40 minutes 59 seconds West along a northwesterly line of said BRANDLWOOD FARMS 3RD ADDITION a distance of 60.16 feet; thence South 42 degrees 17 minutes 39 seconds West along a northwesterly line of said BRANDLWOOD FARMS 3RD ADDITION a distance of 31.17 feet; thence North 89 degrees 23 minutes 51 seconds West along a northerly line of said BRANDLWOOD FARMS 3RD ADDITION a distance of 483.60 feet; thence South 0 degrees 36 minutes 09 seconds West along a westerly line of said BRANDLWOOD FARMS 3RD ADDITION a distance of 40.00 feet; thence North 88 degrees 46 minutes 06 seconds West along a northerly line of said BRANDLWOOD FARMS 3RD ADDITION a distance of 133.87 feet; thence North 73 degrees 43 minutes 52 seconds West along a northeasterly line of said BRANDLWOOD FARMS 3RD ADDITION a distance of 60.00 feet; thence South 16 degrees 16 minutes 08 seconds West along a northwesterly line of said BRANDLWOOD FARMS 3RD ADDITION a distance of 39.98 feet; thence North 76 degrees 41 minutes 59 seconds West along a northeasterly line of said BRANDLWOOD FARMS 3RD ADDITION a distance of 183.64 feet to the point of beginning.

Have caused the same to be surveyed, platted and known as BRANDLWOOD FARMS 6TH ADDITION and do hereby dedicate to the public for public use forever the drive, street, roads, trail and drainage and utility easements as shown on the plat.

Bruggeman Construction Co., a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 22<sup>nd</sup> day of June, 1986.

Signed: Bruggeman Construction Co.

Homer F. Bruggeman Gretchen R. Bruggeman  
Homer F. Bruggeman, President Gretchen R. Bruggeman, Secretary-Treasurer

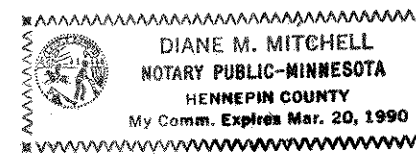
First Bank of White Bear Lake, a National Association, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 23<sup>rd</sup> day of June, 1986.

Signed: First Bank of White Bear Lake

Alan D. Burchell its Vice President  
Jon S. Tollefson its Personal Banking Officer

STATE OF MINNESOTA  
COUNTY OF RAMSEY

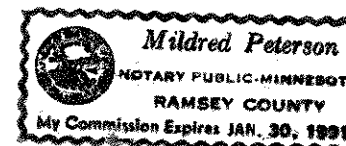
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of June, 1986, by Homer F. Bruggeman, President and by Gretchen R. Bruggeman, Secretary-Treasurer, of Bruggeman Construction Co., a Minnesota corporation, on behalf of the corporation.



Diane M. Mitchell  
Notary Public, Hennepin County, Minnesota  
My Commission Expires March 20, 1990

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 23 day of June, 1986, by Alan D. Burchell VP Jon S. Tollefson and by Jon S. Tollefson, Personal Banking Officer of First Bank of White Bear Lake, a National Association, on behalf of the association.



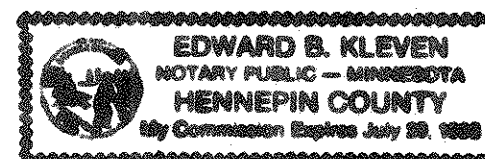
Mildred Peterson  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Jan 30 1991

I Harold C. Peterson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as BRANDLWOOD FARMS 6TH 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 2ND day of JUNE, 1986.



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

Approved and accepted by the Town Board of the Township of White Bear, Minnesota, this 23<sup>rd</sup> day of June, 1986.

George A. Jorgensen Chairman W. J. Malinen Clerk

Taxes for the year 1986 on the land described herein paid, no delinquent taxes and transfer entered, this 1<sup>st</sup> day of July, 1986.

Lon McKenna Director By Cindy Jensen Deputy  
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 30 day of July, 1986 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

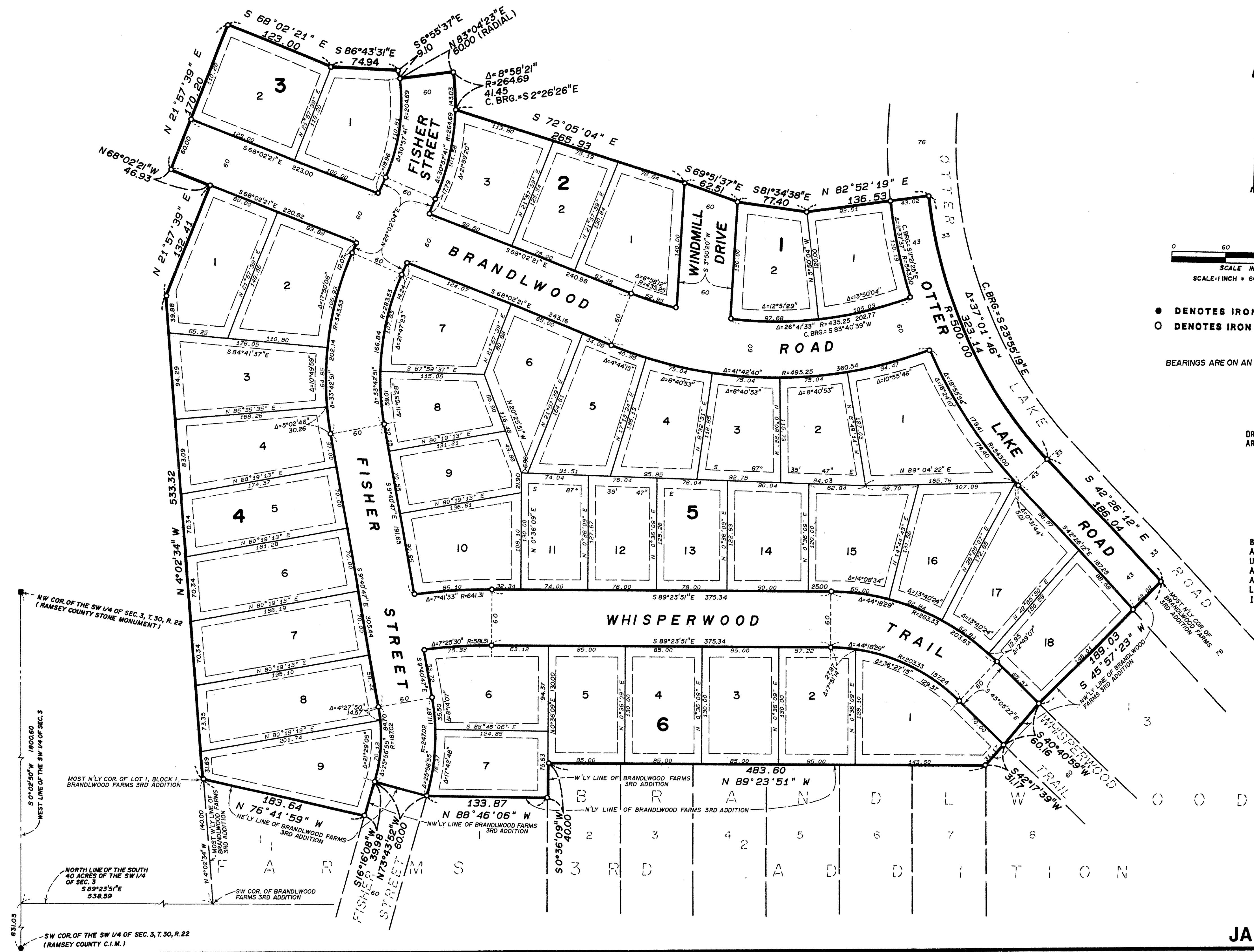
David D. Claypool  
David D. Claypool  
Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of BRANDLWOOD FARMS 6TH ADDITION was filed in this office this 30<sup>th</sup> day of July, 1986, at 3:11 o'clock P.M. and was filed in Book 99 of Plats, Pages 34 and 35, as Document No. 2321070.

John C. McLaughlin, County Recorder By \_\_\_\_\_ Deputy

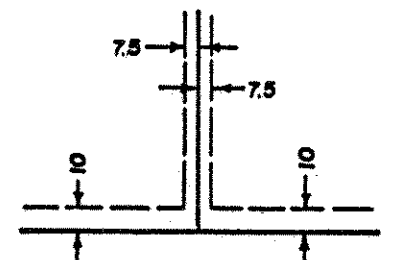
# BRANDLWOOD FARMS 6TH ADDITION



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET

BEARINGS ARE ON AN ASSUMED DATUM

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 7.5 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.

NW COR. OF THE SW 1/4 OF SEC. 3, T. 30, R. 22 (RAMSEY COUNTY STONE MONUMENT)

WEST LINE OF THE SW 1/4 OF SEC. 3

NORTH LINE OF THE SOUTH 40 ACRES OF THE SW 1/4 OF SEC. 3

SW COR. OF BRANDLWOOD FARMS 3RD ADDITION

SW COR. OF THE SW 1/4 OF SEC. 3, T. 30, R. 22 (RAMSEY COUNTY C.I.M.)