

# BRANDLWOOD FARMS 7TH 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 Government Lot 1, the south 10 acres of Government Lot 2 and the Northwest Quarter of the Southwest Quarter, all in Section 3, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of said Government Lot 1; thence on an assumed bearing of South 89 degrees 57 minutes 27 seconds East along the south line of said Government Lot 1 and its easterly extension a distance of 1337.00 feet; thence North 00 degrees 19 minutes 33 seconds East a distance of 280.84 feet; thence North 52 degrees 11 minutes 27 seconds West a distance of 202.30 feet to the point beginning of the land to be described; thence South 52 degrees 31 minutes 33 seconds West a distance of 245.03 feet; thence North 52 degrees 11 minutes 27 seconds West a distance of 145.41 feet; thence South 31 degrees 16 minutes 15 seconds West a distance of 126.06 feet; thence South 44 degrees 25 minutes 10 seconds West a distance of 61.62 feet; thence South 31 degrees 16 minutes 15 seconds West a distance of 160.27 feet; thence North 64 degrees 52 minutes 10 seconds West a distance of 37.84 feet; thence South 12 degrees 21 minutes 47 seconds West a distance of 433.98 feet; thence South 1 degree 59 minutes 27 seconds East a distance of 173.00 feet; thence South 1 degree 35 minutes 36 seconds East a distance of 297.29 feet; thence South 21 degrees 57 minutes 39 seconds West a distance of 14.78 feet to the most northerly corner of BRANDLWOOD FARMS 6TH ADDITION, according to the recorded plat thereof, said Ramsey County; thence South 68 degrees 02 minutes 21 seconds East along a north-easterly line of said BRANDLWOOD FARMS 6TH ADDITION a distance of 123.00 feet; thence South 86 degrees 43 minutes 31 seconds East along a northerly line of said BRANDLWOOD FARMS 6TH ADDITION a distance of 74.94 feet; thence South 6 degrees 55 minutes 37 seconds East along an easterly line of said BRANDLWOOD FARMS 6TH ADDITION a distance of 9.10 feet; thence North 83 degrees 04 minutes 23 seconds East along a northerly line of said BRANDLWOOD FARMS 6TH ADDITION a distance of 60.00 feet; thence southerly a distance of 41.45 feet along an easterly line of said BRANDLWOOD FARMS 6TH ADDITION, being a nontangential curve, concave to the west, having a central angle of 8 degrees 58 minutes 21 seconds, a radius of 264.69 feet and a chord bearing of South 2 degrees 26 minutes 26 seconds East; thence South 72 degrees 05 minutes 04 seconds East along a northeasterly line of said BRANDLWOOD FARMS 6TH ADDITION a distance of 265.93 feet; thence South 69 degrees 51 minutes 37 seconds East along a north-easterly line of said BRANDLWOOD FARMS 6TH ADDITION a distance of 62.51 feet; thence South 81 degrees 34 minutes 38 seconds East along a northerly line of said BRANDLWOOD FARMS 6TH ADDITION a distance of 77.40 feet; thence North 82 degrees 52 minutes 19 seconds East along a northerly line of said BRANDLWOOD FARMS 6TH ADDITION a distance of 136.53 feet; thence northerly a distance of 33.06 feet along a nontangential curve, concave to the east, having a central angle of 3 degrees 47 minutes 17 seconds, a radius of 500.00 feet and a chord bearing of North 3 degrees 30 minutes 48 seconds West to the north line of said south 10 acres; thence North 89 degrees 40 minutes 42 seconds West along the last described north line a distance of 7.33 feet to the east line of said Northwest Quarter of the Southwest Quarter; thence North 0 degrees 14 minutes 27 seconds East along said east line a distance of 993.59 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter; thence North 0 degrees 17 minutes 22 seconds East along the east line of said Government Lot 1 a distance of 194.53 feet; thence northeasterly a distance of 220.67 feet along a nontangential curve, concave to the southwest, having a central angle of 39 degrees 30 minutes 36 seconds and a radius of 320.00 feet and a chord bearing of North 32 degrees 22 minutes 17 seconds West; thence North 52 degrees 07 minutes 34 seconds West, tangent to the last described curve, a distance of 45.02 feet to the point of beginning.

Have caused the same to be surveyed, platted and known as BRANDLWOOD FARMS 7TH ADDITION and do hereby dedicate to the public for public use forever the drives, street, road, 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 10<sup>th</sup> day of APRIL, 1987.

Signed: Bruggeman Construction Co.

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

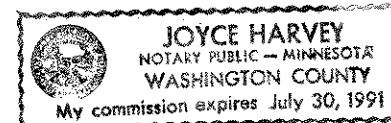
First Bank of White Bear Lake, a National Association, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 16 day of APRIL, 1987.

Signed: First Bank of White Bear Lake

Terry T. Pratt      Jon A. Tallberg  
its Pres.                      its Personal Banking Officer

STATE OF MINNESOTA  
COUNTY OF RAMSEY

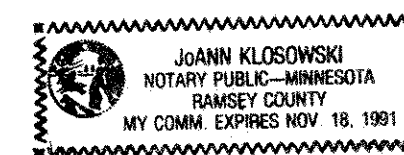
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of APRIL, 1987, by Homer F. Bruggeman, President and by Gretchen R. Bruggeman, Secretary-Treasurer, of Bruggeman Construction Co., a Minnesota corporation, on behalf of the corporation.



Joyce Harvey  
Notary Public, Washington County, Minnesota  
My Commission Expires July 30, 1991

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 16 day of APRIL, 1987, by TERRY T. PRATT, Pres., and by Jon Tallberg, Personal Banking Officer, of First Bank of White Bear Lake, a National Association, on behalf of the association.



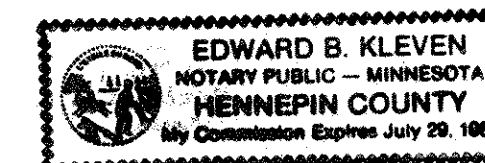
JoAnn Klosowski  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 11-18-91

I, Harold C. Peterson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as BRANDLWOOD FARMS 7TH 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 19<sup>th</sup> day of DECEMBER, 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 21<sup>st</sup> day of APRIL, 1987.

Robert J. Weinberger Chairman      W. J. Malina Clerk

Taxes for the year \_\_\_\_\_ on the land described herein paid, no delinquent taxes and transfer entered, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
Director      By \_\_\_\_\_ Deputy  
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 21<sup>st</sup> day of April, 1987, 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

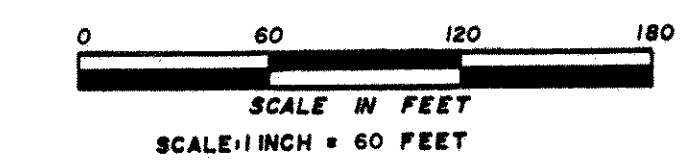
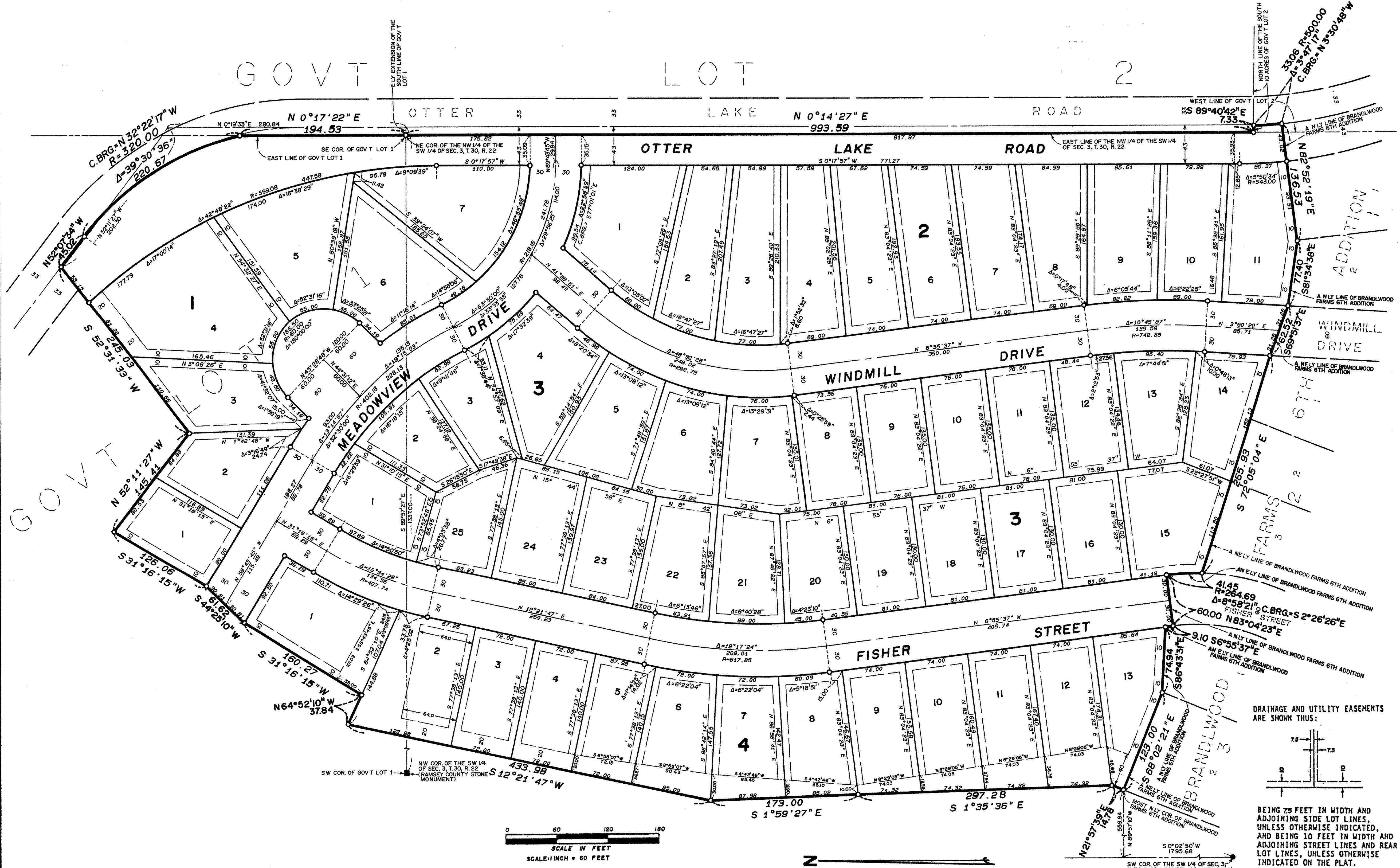
I hereby certify that this plat of BRANDLWOOD FARMS 7TH ADDITION was filed in this office this 23<sup>rd</sup> day of APRIL, 1987, at 8:34 o'clock A.M., and was filed in Book 101 of Plats, Pages 3 and 4, as Document No. 237608B.

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

# BRANDWOOD FARMS 7TH ADDITION

Copy

## GOVT LOT 2



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET

BEARINGS ARE ON AN ASSUMED DATUM

