

# BRADFORD HOUSE

KNOW ALL MEN BY THESE PRESENTS: That Little Brothers-Friends of the Elderly, a Minnesota not-for-profit corporation, owner of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

All of that part of Lot 1, Hackney Park, Ramsey Co., Minn., lying Southwesterly of the following described line: Beginning at a point on the Northwesterly line of said Lot 1 (said Northwesterly line having an assumed bearing of South 51 degrees 01 minute West) which is a distance of 232 feet Southwesterly of the most Northerly corner of said Lot 1; thence South 38 degrees 59 minutes East to the shoreline of Lake Josephine and there terminating; Also all of Lots 2, 3 and 4, Hackney Park, Ramsey Co., Minn..

Has caused the same to be surveyed and platted as BRADFORD HOUSE and does hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

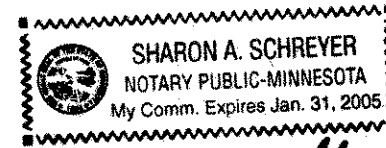
In witness whereof said Little Brothers-Friends of the Elderly, a Minnesota not-for-profit corporation, has caused these presents to be signed by its proper officer this 26 day of July, 2002

Signed: Little Brothers-Friends of the Elderly

Theresa Cain its Executive Director

STATE OF Minnesota  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 26 day of July, 2002 by Theresa Cain, Executive Director of Little Brothers-Friends of the Elderly, a Minnesota not-for-profit corporation, on behalf of the corporation.



Notary Public Sharon A. Schreyer county, Ramsey  
My Commission Expires 1-31-05

I hereby certify that I have surveyed and platted the property described on this plat as BRADFORD HOUSE; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; 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 as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

John K. Barnes  
John K. Barnes, Land Surveyor  
Minnesota License No. 16456

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 11<sup>th</sup> day of June, 2002 by John K. Barnes, a Licensed Land Surveyor.



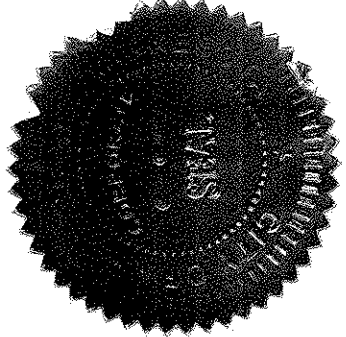
Janet C. Poehler  
Notary Public, Dakota County, Minnesota  
My Commission Expires January 31, 2005

CITY OF ARDEN HILLS

We do hereby certify that on the 28<sup>th</sup> day of January, 2002, the City Council of the City of Arden Hills, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subdivision 1.

James Simola  
Clerk

Alan Kim  
Mayor



Taxes payable in the year 2002 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 25<sup>th</sup> day of October, 2002

Dorothy McClung Director  
Department of Property Taxation

By Sharon Opdyke Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 19<sup>th</sup> day of December, 2002, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool  
David D. Claypool, L.S., Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

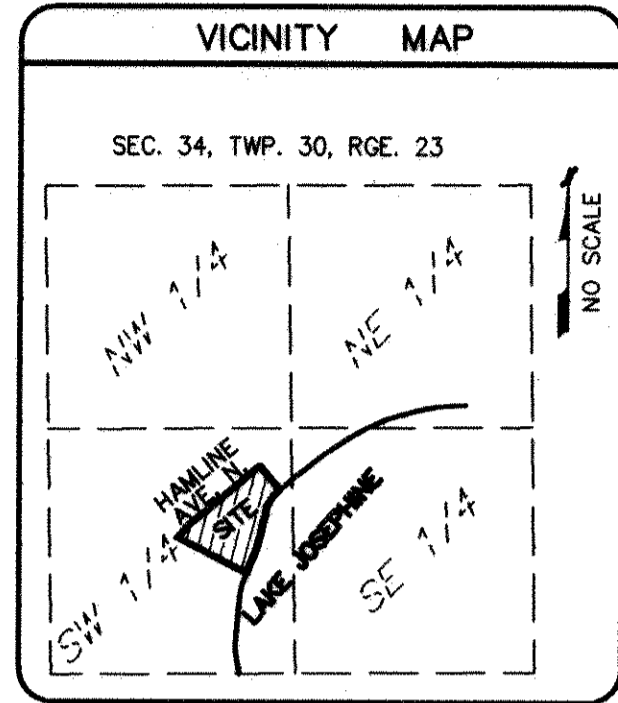
I hereby certify that this plat of BRADFORD HOUSE was filed in the office of the County Recorder for public record on this 19<sup>th</sup> day of December, 2002, at 11:00 o'clock A.M., and was duly filed in Book 118 of Plats, Pages 33 and 34, as Document Number 3566446.

Deputy County Recorder

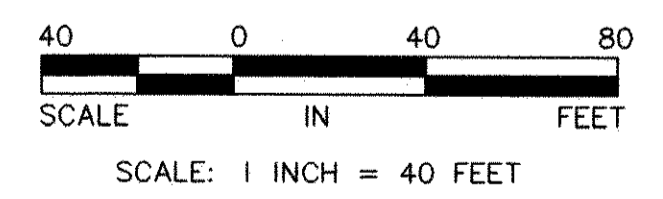
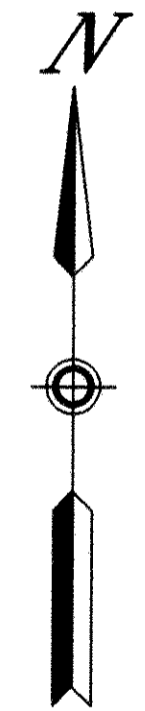
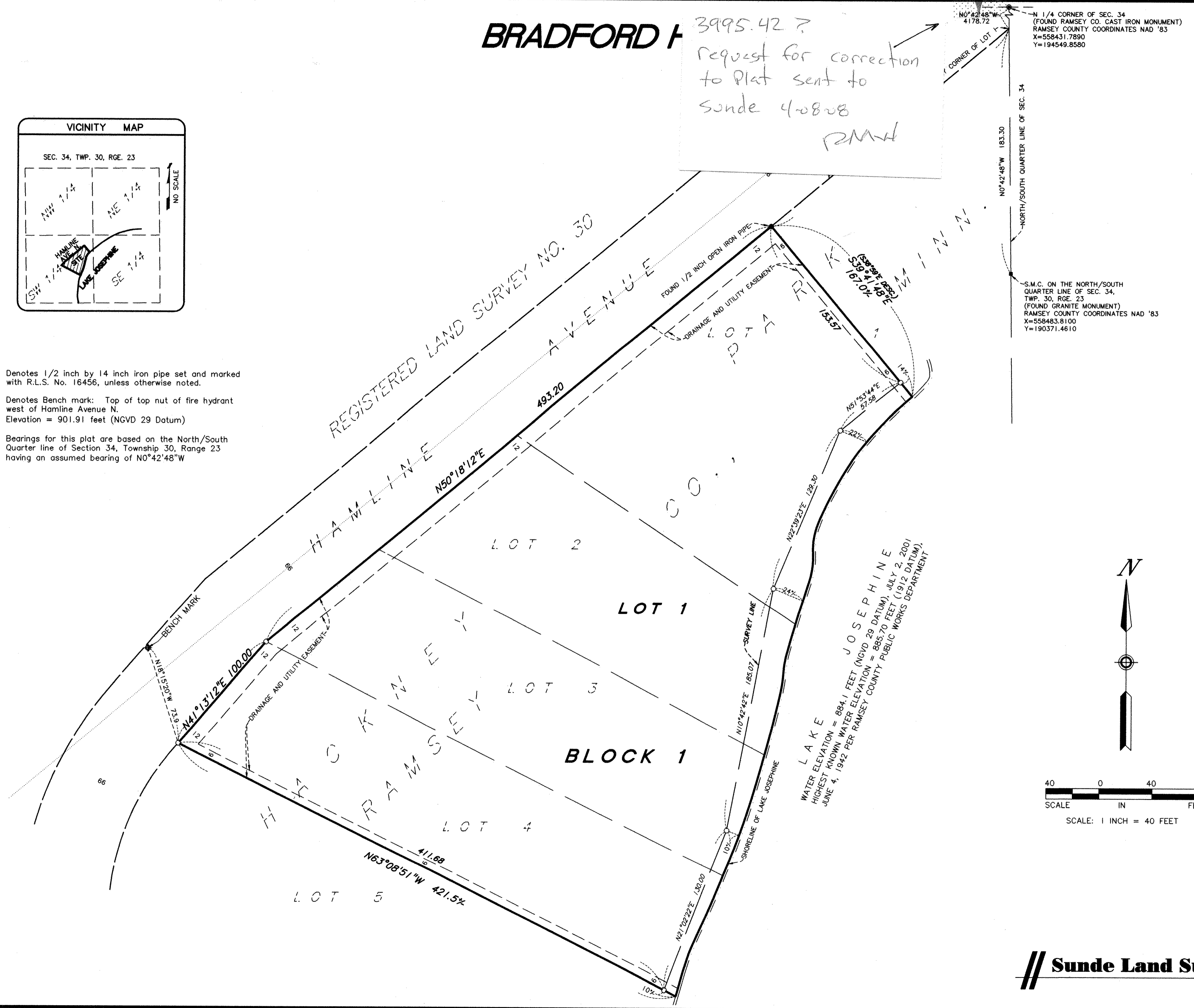
**// Sunde Land Surveying, LLC.**

# BRADFORD H

3995.42 ?  
 request for correction  
 to Plat sent to  
 Sunde 4-08-08  
 RMH



- Denotes 1/2 inch by 14 inch iron pipe set and marked with R.L.S. No. 16456, unless otherwise noted.
  - ◆ Denotes Bench mark: Top of top nut of fire hydrant west of Hamline Avenue N. Elevation = 901.91 feet (NGVD 29 Datum)
- Bearings for this plat are based on the North/South Quarter line of Section 34, Township 30, Range 23 having an assumed bearing of N0°42'48"W



**Sunde Land Surveying, LLC.**