Case 10938AB-14 Rec 8-14-14

DWAN BLUFF

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That The Roberts Lord, LLC, a Minnesota limited liability company, owner of the following described property:

The easterly 583.28 feet of Government Lot 4 except the southerly 660.00 feet of that part of the following described tract lying west of the easterly line thereof: Commencing at the southwest corner of Lot 1, Outlot C, the Estates, Section 29, Township 117 North, Range 24 West, thence to the

That part of Government Lot 4, Section 29, Township 117 North, Range 24 West, described as follows:

Commencing at a point on the north line of the Northwest Quarter of the Northeast Quarter of Section 30, Township 117 North, Range 24 West of the 5th Principal Meridian, which point is 400 feet West of the Northeast corner of said Northwest Quarter of the Northeast Quarter, which point is the point of beginning of the premises hereinafter described; thence West along said North line for a distance of 91 feet West of said Northeast corner of the Northwest Quarter of the Northwest Quarter; thence South in a straight line to a point on the North line of said Government Lot 4 in said Section 29, which point is 208.14 feet West of the Northeast corner of said Government Lot 4, which line is marked by a Judicial Landmark set at said corner and by another set in said line at a point 33 feet South of the point of commencement of said line; thence West along the North line of said Government Lot 4 to a point which is 583.28 feet West of the Northeast corner of said Government Lot 4, there is a Judicial Landmark; thence South at right angles to said last described line to the center line of the creek running from West to East along the South line of said Government Lot 4 which said last described line is a point 660.00 feet south of the North line of said Government Lot 4, there is a Judicial Landmark; thence East along the center line of said creek to a point which is 100 feet West of the East line of said Government Lot 4 extended; thence North in a straight line parallel with said 100 feet westerly of the East line of said Government Lot 4 and the East line of said Northwest Quarter of the Northwest Quarter to the point of beginning, which line is marked by two Judicial Landmarks set respectively at points in said line 33 feet South and directly east South of said point of beginning except the West 33 feet thereof as measured at right angles to the most westerly line thereof, also

Beginning at the Northeast corner of Government Lot 4; thence South along the East line of said Government Lot 4 and said East line extended a distance of 208.14 feet to the point of intersection with the center of creek running in an easterly and westerly direction; thence West along center line of said creek to the intersection with a line parallel with and 100 feet West of the East line of said Government Lot 4; thence North along said parallel line and the same extended to the North line of said Government Lot 4; thence East along the North line of said Government Lot 4 to the point of beginning except the North 33 feet thereof and except that part included in Registered Land Survey No. 1180, all contained in Section 29, Township 117, Range 24; also

That part of Lot 12, Outlot C, the Estates, described as follows:

Beginning at a point on the North line of said Lot 12 distant 70.00 feet East from the Northwest corner thereof; thence Southerly to a point in the Westerly line of said Lot 12 distant 460.00 feet South of the Northwest corner thereof (as measured along said West line of Lot 12); also

All of Lots 13 and 14, Outlot C.

has caused the same to be surveyed and platted as DWAN BLUFF and does hereby dedicate to the public the public ways and the drainage and utility easements as created on this plat.

In witness whereof, said The Roberts Lord, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ 20____.

The Roberts Lord, LLC, a Minnesota limited liability company

By: _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____, by _____ as _____ of The Roberts Lord, LLC, a Minnesota limited liability company, on behalf of the company.

_____

_____

Notary Public,

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Peter J. Henderson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wetlands have been delineated as required by Minnesota Statutes, Section 505.021, Subd. 3; as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____

Peter J. Henderson, Licensed Land Surveyor
Minnesota License No. 41296

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Peter J. Henderson.

_____

_____

Notary Public,

My Commission Expires _____

BLOOMINGTON, MINNESOTA

This plat of DWAN BLUFF was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof, held this _____ day of _____, 20____. If applicable, the written comments and responses of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF Bloomington, Minnesota

By: _____ Mayor

By: _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this Plat, dated this _____ day of _____, 20____.

Mark V. Chapin, County Auditor

By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20____.

County Surveyor

By

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of DWAN BLUFF was recorded in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Martin McCormick, County Recorder

By: _____ Deputy

PIONEER engineering, P.A.

Case 10938AB-14 Rec 8-14-14

DWAN BLUFF

S00°38'08"W 463.54

S13°59'40"E

±689.22

NINE MILE CREEK

OUTLOT B

N89°10'47"E

N00°10'45"E 60.75

351.79

S00°10'45"W

±644.85

OUTLOT A

S63°55'32"E

N00°00'01"E 627.11

EXCEPTION

ORIENTATION OF THIS DRAWING SYSTEM IS BASED ON THE NORTH [illegible] NORTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH [illegible] EAST.

NO MONUMENT FOUND SHOWN AS "FOUND" IS REQUIRED LOCATION. LOCATES A PLAT MONUMENT THAT [illegible] MONUMENTS SHOWN ON THE PLAT AS MONUMENTS SHALL BE 1/2 INCH [illegible] MONUMENTS MARKED BY PIONEER ENGINEERING.

- FOUND CUT CROSS IRON MONUMENT
- FOUND 1/2 INCH IRON MONUMENT [illegible] OR WILL BE SET IN ACCORDANCE WITH MS SECTION [illegible]
- FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42296 UNLESS OTHERWISE NOTED.

BENCHMARK: [illegible]

Scale: 1" Feet

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

PIONEER engineering, P.A.