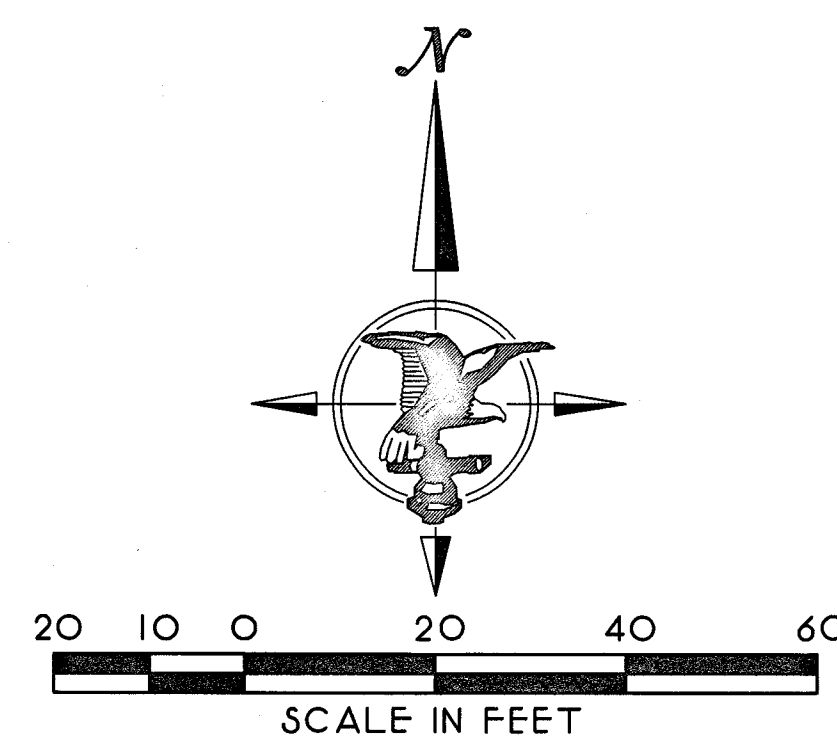
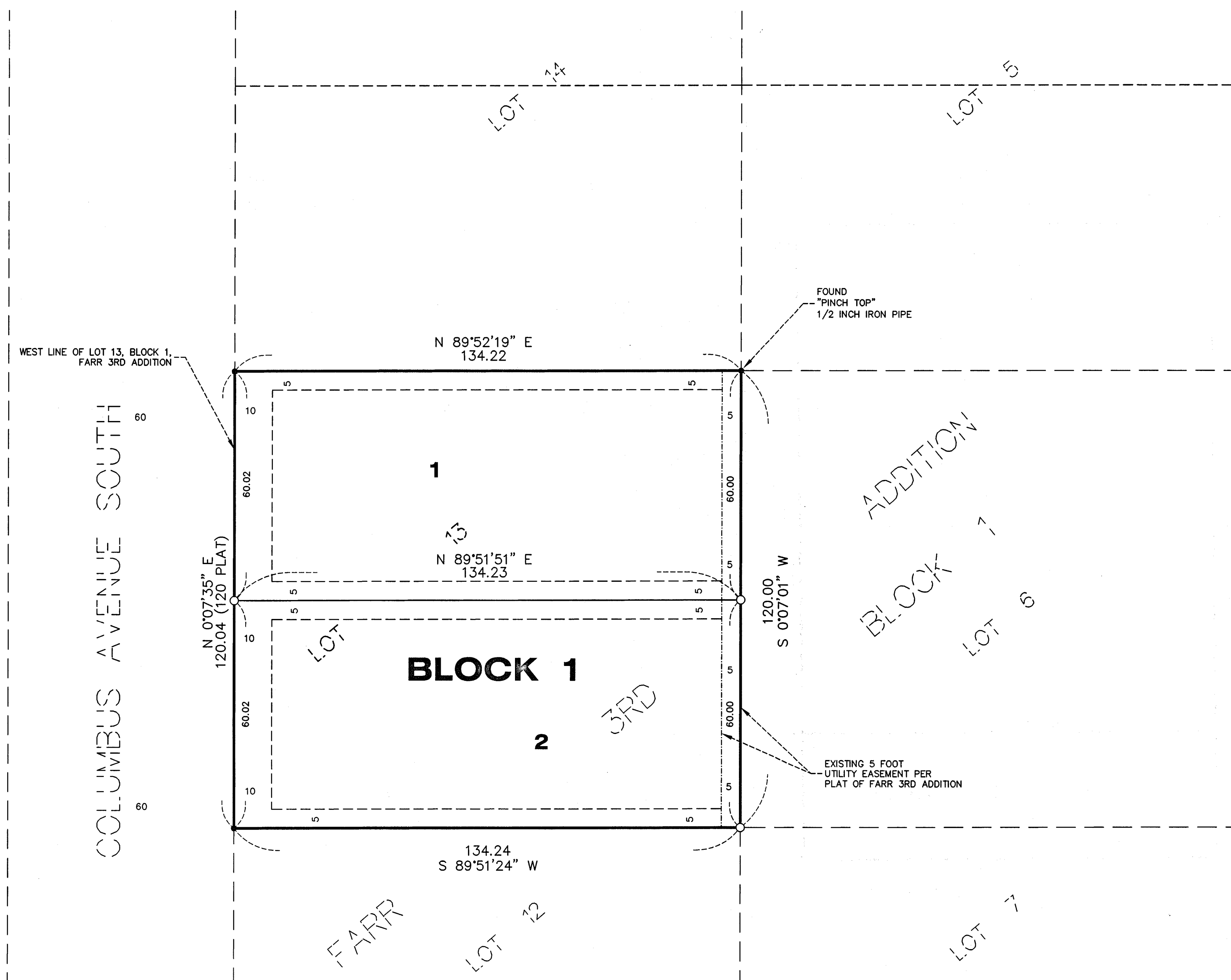
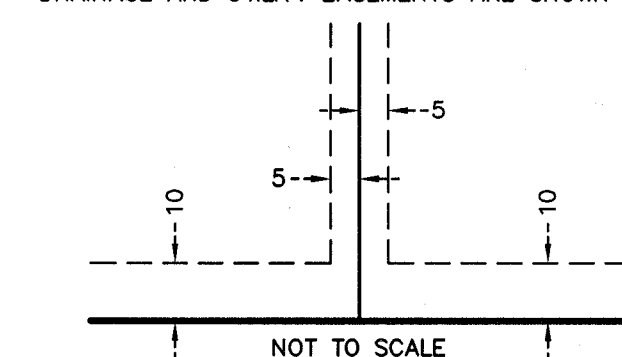


GOPHER WAY



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

- DENOTES 1/2 INCH IRON PIPE MONUMENT, MARKED RLS 16086, UNLESS OTHERWISE NOTED.
 - DENOTES SET MONUMENT EVIDENCED BY 1/2 INCH BY 14 INCH IRON PIPE MARKED RLS 23677.
 - (120 PLAT) DENOTES DISTANCE BASED ON PLAT OF FARR 3RD ADDITION
- THE WEST LINE OF LOT 13, BLOCK 1, FARR 3RD ADDITION IS ASSUMED TO HAVE A BEARING OF N 0°07'35\" E.

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

Lot 13, Block 1, FARR 3RD ADDITION

Has caused the same to be surveyed and platted as GOPHER WAY and does hereby dedicate to the public for public use, the drainage and utility easements as created by this plat.

In witness whereof said Hennepin CityHomes, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 10th day of January, 2024

Signed: Hennepin CityHomes, LLC

By: [Signature] Its: Principal

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me this 10th day of January, 2024 by

Stephen Furlong, its Principal of Hennepin CityHomes, LLC, a Minnesota limited liability company, on behalf of the company.

Bruce Charles Bunker Jr.
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2028

Bruce Charles Bunker Jr.
Printed Name

I, Thomas E. Hodorff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in 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 wet lands, as defined in Minnesota Statutes, Section 505.01, 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 4th day of JANUARY, 2024.

Thomas E. Hodorff
Thomas E. Hodorff, Licensed Land Surveyor
Minnesota License No. 23677

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on this 4th day of January, 2024, by Thomas E. Hodorff.

[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2025

James F. Gaubke
Printed Name

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

This plat of GOPHER WAY was approved and accepted by the City Council of the City of Bloomington, Minnesota at a

regular meeting thereof held this 29th day of January, 2024, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Bloomington, Minnesota

By: Tim Buss Mayor By: [Signature] City Manager

COUNTY AUDITOR, 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____.

Daniel Rogan, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of GOPHER WAY was recorded in this office

this ____ day of _____, 20____, at ____ o'clock ____ M.

Amber Bougie, County Recorder By: _____ Deputy