

# CRESTVIEW MANOR

C E COULTER  
REGISTERED LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS: That we, William G. Gruen and Eleanor Gruen, his wife, owners and proprietors of the following described property situate in the County of Hennepin, State of Minnesota, to wit: That part of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Fifteen (15), Township Twenty-seven (27), Range Twenty-four (24) described as follows: Beginning at a point on the East line of said Section Fifteen (15), Eight Hundred Forty-one and Four Tenths (841.4) feet South of the Northeast Corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section; thence West at right angles a distance of Thirteen Hundred Fifteen and Three Tenths (1315.3) feet to a point on the West line of the East One-half (E $\frac{1}{2}$ ) of said Southeast Quarter (SE $\frac{1}{4}$ ) of said Section, Eight Hundred Forty-one and Eight Tenths (841.8) feet South of the North line of said Southeast Quarter (SE $\frac{1}{4}$ ); thence South along the West line of the East One-half (E $\frac{1}{2}$ ) of said Southeast Quarter (SE $\frac{1}{4}$ ) a distance of Six Hundred Forty-one and Four Hundredths (641.04) feet; thence East at right angles a distance of Thirteen Hundred Fourteen and Nine Tenths (1314.9) feet to the East line of said Section; thence North along said East line a distance of Six Hundred Forty and Seven Tenths (640.7) feet to the place of beginning; except that part of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Fifteen (15), Township Twenty-seven (27), Range Twenty-four (24), described as follows: Beginning at the Northeast corner of said Southeast Quarter (SE $\frac{1}{4}$ ); thence running South along the East line of said Southeast Quarter (SE $\frac{1}{4}$ ) Nine Hundred Eighty-one and Four Tenths (981.4) feet; thence running West at right angles Fifty-eight (58) feet to the actual point of beginning of the tract of land to be described; thence continuing West along the last described course Fifty-two (52) feet to the point of beginning of a curve to the left having a radius of One Hundred Fifty (150) feet; thence running Southwesterly along the arc of said curve Seventy-two and Eighty-three Hundredths (72.83) feet, more or less, to a point in a line drawn parallel with and distant One Hundred Eighty (180) feet West of the East line of said Southeast Quarter (SE $\frac{1}{4}$ ); thence running South parallel with the East line of said Southeast Quarter (SE $\frac{1}{4}$ ) Sixty-seven and Sixty-six Hundredths (67.66) feet; thence running East at right angles Twenty (20) feet; thence running South at right angles Twenty-five (25) feet; thence running East at right angles One Hundred Twenty-seven (127) feet; to a point in a line drawn parallel with and distant Thirty-three (33) feet West of the East line of said Southeast Quarter (SE $\frac{1}{4}$ ); thence running North parallel with said East line Eighty-five (85) feet to the point of beginning of a curve to the left having a radius of Twenty-five (25) feet; thence running Northwesterly along the arc of said curve Thirty-nine and Twenty-seven Hundredths (39.27) feet, more or less, to the actual point of beginning; and Alta F. Hinck, widow, owner and proprietor of the following described property situate in the County of Hennepin, State of Minnesota to wit: That part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Fifteen (15), Township Twenty-seven (27), Range Twenty-four (24) described as follows: Beginning at a point in the North line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), Two Hundred Seven (207) feet East of the Northwest corner of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ); thence East along the North line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), One Hundred Fifty and Three Tenths (150.3) feet, more or less, to a point which is Nine Hundred Fifty-eight and Seven Tenths (958.7) feet West of the Northeast corner of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), which point is the actual point of beginning of the tract of land to be described, thence running East along the North line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) Three Hundred and Six Tenths (300.6) feet to a point which is Six Hundred Fifty-eight and One Tenth (658.1) feet West of the Northeast corner of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ); thence running South Eight Hundred Forty-one and Six Tenths (841.6) feet, more or less, to a point in a line drawn from a point in the West line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), distant Eight Hundred Forty-one and Eight Tenths (841.8) feet South of the Northwest corner of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) to a point in the East line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) distant Eight Hundred Forty-one and Four Tenths (841.4) feet South of the Northeast corner of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) which point is Six Hundred Fifty-seven and Seventy-five Hundredths (657.75) feet West of the East line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) as measured along said line so drawn; thence West along said drawn line Four Hundred Fifty and Seven Tenths (450.7) feet, more or less to a point in a line drawn parallel with and Two Hundred Seven (207) feet distant Easterly from the West line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ); thence North Zero Degrees Six Minutes West (N-00°06'W) along said parallel line Five Hundred Eighty-one and One Tenth (581.1) feet; thence North Eighty-nine Degrees Forty Three Minutes East (N-89°43'E) One Hundred and Forty-nine (149.0) feet; thence North Zero Degrees Five Minutes and Thirty Seconds West (N-0°05'30"W) Two Hundred Sixty and Seventy-seven Hundredths (260.77) feet, more or less, to the actual point of beginning. Have caused the same to be surveyed and platted as CRESTVIEW MANOR, and do hereby donate and dedicate to the public for the public use forever the Streets, Avenues, Road, Place and drainage area as shown on the annexed plat. Also subject to the utility and drainage easements as shown on the annexed plat. For purpose of this description the East line of Section Fifteen (15), Township Twenty-seven (27), Range Twenty-four (24) is assumed to be a due North and South line. In witness whereof we have hereunto set our hands and seals on this day of Sept 1955 A.D.

Signed by: William G. Gruen Signed by: Eleanor Gruen Signed by: \_\_\_\_\_  
 In the presence of: Richard E. Gay In the presence of: Richard E. Gay In the presence of: \_\_\_\_\_  
Ann M. Johnson Ann M. Johnson

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 On this 22 day of Sept 1955 A.D. before me, a Notary Public within and for said County and State personally appeared William G. Gruen and Eleanor Gruen, his wife, to me personally known to be the persons described in and who executed the foregoing instrument, and said William G. Gruen and Eleanor Gruen, his wife, affirm and acknowledge that they executed the same as their own free act and deed.  
 Notary Public, San Angeles County, California J. W. Buchanan  
 My Commission Expires Oct-10, 1956

STATE OF MINNESOTA  
 COUNTY OF HENNEPIN  
 On this \_\_\_\_\_ day of \_\_\_\_\_ 1955 A.D. before me, a Notary Public within and for said County and State personally appeared Alta F. Hinck, widow, to me personally known to be the person described in and who executed the foregoing instrument, and said Alta F. Hinck, widow, affirms and acknowledges that she executed the same as her own free act and deed.  
 Notary Public, Hennepin County Minnesota. \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the land described in the above dedication as CRESTVIEW MANOR; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in figures denoting feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown on said plat; that the topography of the land is correctly shown on said plat; that the outside boundaries of the land are correctly designated on said plat; that there are no wet lands or public highways to be designated on said plat other than are shown thereon.

C. E. Coulter  
 REGISTERED LAND SURVEYOR - MINNESOTA REGISTRATION NO 2584

STATE OF MINNESOTA  
 COUNTY OF HENNEPIN  
 Above certificate subscribed \_\_\_\_\_ and sworn to before me, a Notary Public within and for said County and State on this \_\_\_\_\_ day of September 1955 A.D.  
 Notary Public, Hennepin County Minnesota John A. Peterson  
 My Commission Expires Nov. 7, 1950

This plat was approved and accepted by the Village Council of the Village of Bloomington, Minnesota at a regular meeting thereof held this 17 day of Oct 1955 A.D.

By N. E. Kossov Its Mayor  
 By Dana E. McCutchen Its Clerk

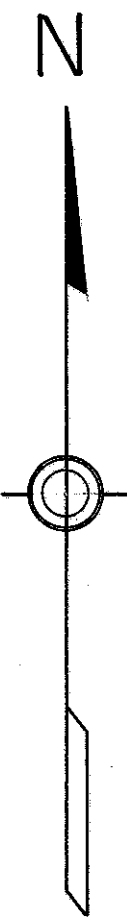
This plat was checked and approved on this 22<sup>nd</sup> day of September 1955 A.D.  
Lawrence W. Beck  
 COUNTY SURVEYOR, HENNEPIN COUNTY, MINNESOTA.



# CRESTVIEW MANOR

JOHN ENGBERG'S FIRST ADDITION

C. E. COULTER  
REGISTERED LAND SURVEYOR



Scale: 1-inch=100 feet

NOTE:  
• Denotes Iron Monument  
D Denotes Deed Distance  
M " Measured "

