

# FRANCE PLACE

C.R. DOC. NO. \_\_\_\_\_

**F-52**

KNOW ALL MEN BY THESE PRESENTS: That James M. Galloway and Diana Galloway, husband and wife, owners and proprietors, and Donald R. Galloway and Darline K. Galloway, husband and wife, owners and proprietors, and Donald R. Galloway and James M. Galloway, Successor Trustees of the Myrtle Galloway Revocable Trust Agreement, under agreement dated October 2, 1980, and FRANCE AVENUE PARTNERSHIP, a Minnesota general partnership, first contract for deed purchaser of the following described property situated in the County of Hennepin, State of Minnesota to wit:

Outlot B, BRAEWOOD, according to the recorded plat thereof, except that part of said Outlot B which lies within the following described tract:

Lot 1, Block 1, WEST BLOOMINGTON EVANGELICAL FREE CHURCH 1ST ADDITION, according to the recorded plat thereof and that part of vacated West 98th Street lying within said plat of WEST BLOOMINGTON EVANGELICAL FREE CHURCH 1ST ADDITION.

And that WEST BLOOMINGTON EVANGELICAL FREE CHURCH, BLOOMINGTON, MINNESOTA, a Minnesota religious corporation, owner and proprietor of the following described property situated in the County of Hennepin, State of Minnesota to wit:

That part of Outlot B, BRAEWOOD, according to the recorded plat thereof, that lies within the following described tract:

Lot 1, Block 1, WEST BLOOMINGTON EVANGELICAL FREE CHURCH 1ST ADDITION, according to the recorded plat thereof, and that part of vacated West 98th Street lying within said plat of WEST BLOOMINGTON EVANGELICAL FREE CHURCH 1ST ADDITION.

Have caused the same to be surveyed and platted as FRANCE PLACE and do hereby donate and dedicate to the public for public use forever the utility and drainage easements as shown on said plat.

In witness whereof said James M. Galloway and Diana Galloway, husband and wife, have hereunto set their hands this \_\_\_\_\_ day of October, 1986.

SIGNED: James M. Galloway Diana Galloway  
James M. Galloway Diana Galloway

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of October, 1986, by James M. Galloway and Diana Galloway, husband and wife.

Leine Peterson  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 1-22-90

In witness whereof said Donald R. Galloway and Darline K. Galloway, husband and wife have hereunto set their hands this \_\_\_\_\_ day of October, 1986.

SIGNED: Donald R. Galloway Darline K. Galloway  
Donald R. Galloway Darline K. Galloway

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of October, 1986, by Donald R. Galloway and Darline K. Galloway, husband and wife.

Leine Peterson  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 1-22-90

In witness whereof said Donald R. Galloway and James M. Galloway, successor trustees of the Myrtle Galloway Revocable Trust Agreement, under agreement dated October 2, 1980, have hereunto set their hands this \_\_\_\_\_ day of October, 1986.

TRUSTEES OF THE MYRTLE GALLOWAY REVOCABLE TRUST

SIGNED:

Donald R. Galloway  
Donald R. Galloway, Trustee  
James M. Galloway  
James M. Galloway, Trustee

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of October, 1986, by Donald R. Galloway and James M. Galloway, successor trustees of the Myrtle Galloway Revocable Trust Agreement, under agreement dated October 2, 1980.

Leine Peterson  
Notary Public, Hennepin County, Minnesota  
My Commission Expires \_\_\_\_\_

In witness where said FRANCE AVENUE PARTNERSHIP, a Minnesota general partnership, has caused these presents to be signed by a partner this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

FRANCE AVENUE PARTNERSHIP

SIGNED: Norman L. Undestad  
Norman L. Undestad, a partner

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1986, by Norman L. Undestad, a partner of said FRANCE AVENUE PARTNERSHIP, a Minnesota General Partnership, first contract for deed purchaser, on behalf of said partnership.

Leine Peterson  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 1-22-90

In witness whereof said WEST BLOOMINGTON EVANGELICAL FREE CHURCH, BLOOMINGTON MINNESOTA, a Minnesota religious corporation, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of OCTOBER, 1986.

WEST BLOOMINGTON EVANGELICAL FREE CHURCH  
BLOOMINGTON, MINNESOTA

SIGNED: Steven B. Aunan  
Its CHAIRMAN OF BOARD OF TRUSTEES  
Its \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of October, 1986, by Steven B. Aunan its Chairman of Board of Trustees and of said WEST BLOOMINGTON EVANGELICAL FREE CHURCH, BLOOMINGTON, MINNESOTA, a Minnesota religious corporation, on behalf of said corporation.

Leine Peterson  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 1-22-90

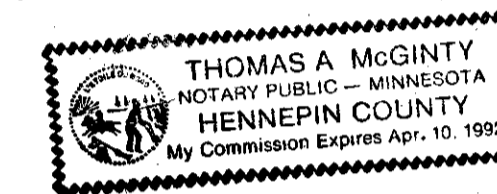
I hereby certify that I have surveyed and platted the property described on this plat as FRANCE PLACE; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat; and that there are no public highways to be designated on said plat.

Paul A. Johnson  
Paul A. Johnson, Land Surveyor, Minn. Lic. No. 10938

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 2nd day of October, 1986 by Paul A. Johnson, Land Surveyor.

Thomas A. McGinty  
Notary Public, Hennepin County, Minnesota  
My Commission Expires April 10, 1992



BLOOMINGTON, MINNESOTA

This plat of FRANCE PLACE was approved and accepted by the City Council of the City of Bloomington, Minnesota, at a regular meeting thereof held this 22nd day of SEPTEMBER, 1986. If applicable, the written comments and recommendations 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 Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

BY: James H. Gude, Mayor  
BY: \_\_\_\_\_, City Manager

PROPERTY TAX AND PUBLIC RECORDS DEPARTMENT, HENNEPIN COUNTY, MINNESOTA

I hereby certify that taxes payable in \_\_\_\_\_ and prior years have been paid for land described on this plat. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

DALE G. FOLSTAD, HENNEPIN COUNTY AUDITOR

By: \_\_\_\_\_  
Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

\_\_\_\_\_, COUNTY SURVEYOR

By: \_\_\_\_\_

COUNTY RECORDER, Hennepin County, Minnesota

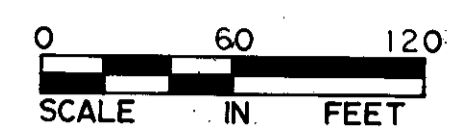
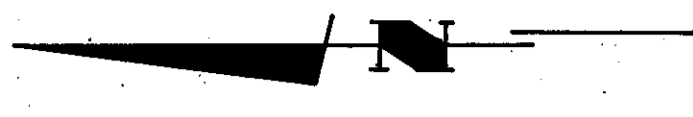
I hereby certify that the within plat of FRANCE PLACE was filed for record in this office this \_\_\_\_\_ day of \_\_\_\_\_, 1986, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

R. DAN CARLSON, COUNTY RECORDER

By: \_\_\_\_\_  
Deputy

# FRANCE PLACE

C.R. DOC. NO. \_\_\_\_\_

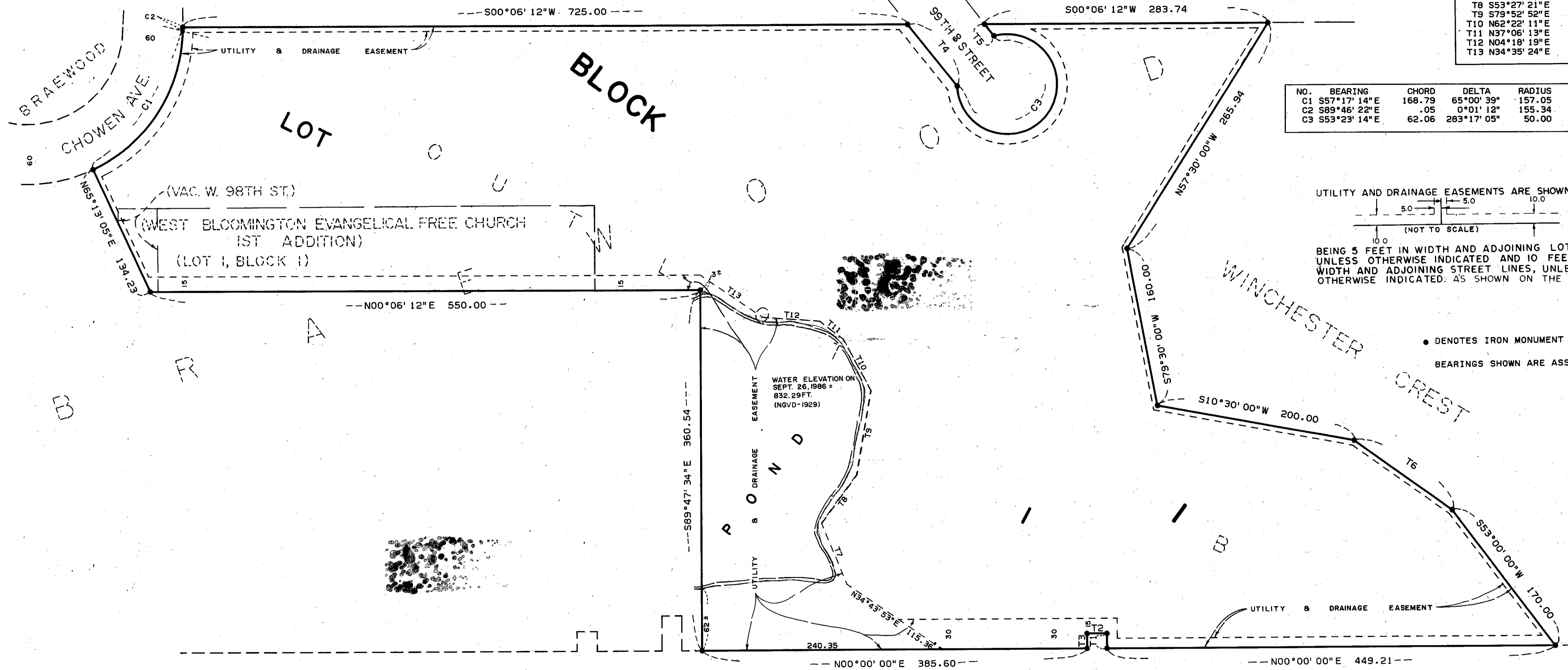


HYLAND MANOR 2 ND ADDITION

BENCHMARK - TOP OF TOP NUT OF FIRE HYDRANT IN NORTHWEST CORNER OF THE INTERSECTION OF FRANCE AVE. AND PEBBLEBROOK DR. - ELEV. = 852.14 FT.

NO.	BEARING	DISTANCE
T1	S89°39' 57" E	15.00
T2	N00°00' 00" E	20.00
T3	N89°39' 57" W	15.00
T4	S51°23' 26" W	78.96
T5	N51°23' 26" E	15.04
T6	S35°30' 00" W	120.00
T7	N67°34' 18" E	65.42
T8	S53°27' 21" E	59.70
T9	S79°52' 52" E	85.92
T10	N62°22' 11" E	58.66
T11	N37°06' 13" E	29.38
T12	N04°18' 19" E	57.35
T13	N34°35' 24" E	75.38

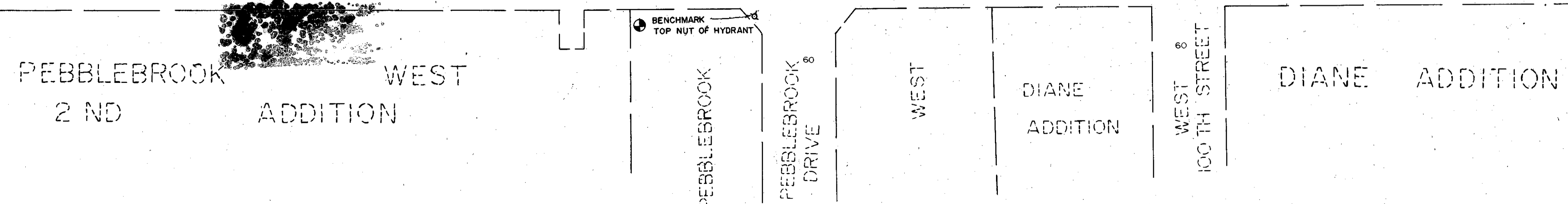
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH
C1	S57°17' 14" E	168.79	65°00' 39"	157.05	178.19
C2	S89°46' 22" E	.05	0°01' 12"	155.34	.05
C3	S53°23' 14" E	62.06	283°17' 05"	50.00	247.21



UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS:  
 5.0 5.0 10.0  
 (NOT TO SCALE)  
 BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON THE PLAT

• DENOTES IRON MONUMENT  
 BEARINGS SHOWN ARE ASSUMED

COUNTY ROAD NO 17 (FRANCE AVENUE SOUTH)



McCOMBS - KNUTSON ASSOCIATES, INC.  
 ENGINEERS AND SURVEYORS