

# HIGHPOINTE COURTYARD HOMES

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

KNOW ALL MEN BY THESE PRESENTS: That The Reserve Company, a Minnesota General Partnership, owner and proprietor, and that Advance Developers, Inc., a Minnesota corporation, contract purchaser of the following described property situated in the County of Hennepin, State of Minnesota to wit:

That part of Government Lot 2, Section 28, Township 116, Range 21, described as follows: Commencing at a point on the East line of said Government Lot 2, 1074.8 feet South of the Northeast corner of the South 1/2 of Government Lot 1, Section 28, Township 116, Range 21; thence South along the East line of said Government Lot 2, 377.65 feet; thence West parallel with the North line of said South 1/2 of Government Lot 1, 638.1 feet; thence North parallel with the East line of said Government Lot 2, 377.65 feet; thence East to place of beginning, according to the Government Survey thereof.

Together with:

That part of Government Lot 2, Section 28, Township 116 North, Range 21 West of the 5th Principal Meridian described as follows: Commencing at a point on the East line of Government Lot 2, Section 28, Township 116 North, Range 21 West of the 5th Principal Meridian, said point being 1452.45 feet South of the Northeast corner of the South 1/2 of Government Lot 1, Section 28, Township 116 North, Range 21 West of the 5th Principal Meridian; thence South along the East line of Government Lot 2, 377.65 feet; thence West parallel with the North line of said South 1/2 of Government Lot 1, 638.1 feet; thence North parallel with the East line of said Government Lot 2, 377.65 feet; thence East to place of beginning, according to the Government Survey thereof.

Together with:

That part of Government Lots 2 and 3, Section 28, Township 116, Range 21, Hennepin County, Minnesota, described as follows: Beginning at a point on the East line of said Section 28, distant 1830.1 feet South of the Northeast corner of the South Half of Government Lot 1 of said Section 28; thence Southerly along the East line of said Section 28 a distance of 344.65 feet; thence West parallel with the North line of the South Half of said Government Lot 1 to the West line of the East 638.1 feet of said Section 28; thence North, parallel with said East line of Section 28, a distance of 344.65 feet to the intersection with a line drawn westerly, parallel with said North line of the South Half of Government Lot 1, from the point of beginning; thence East parallel with said North line of the South Half of Government Lot 1 to the point of beginning.

Except that part of Government Lots 2 and 3 of Section 28, Township 116, Range 21, Hennepin County, Minnesota lying Southerly of a line described as commencing at the Southeast corner of Lot 1, Block 5, NORMANDEALE HIGHLANDS 10th ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota; thence North 0 degrees 11 minutes West, assumed bearing along the East line of said Lot 1, Block 5, a distance of 5.28 feet to the point of beginning of the line to be described; thence Easterly 356.83 feet along a curve concave to the North, having a radius of 1145.00 feet, a central angle of 17 degrees 51 minutes 21 seconds and the chord of said curve bears South 80 degrees 41 minutes 29 seconds East to a point of compound curve; thence Northeasterly 231.93 feet along a compound curve concave to the Northwest, having a radius of 238.13 feet and a central angle of 55 degrees 48 minutes 11 seconds to the intersection with a line drawn parallel with the North line of the South Half of Government Lot 1, said Section 28 from a point on the East line of said Section 28 distant 1803.1 feet South from the northeast corner of said South Half; thence east along said parallel line to the East line of said Section 28 and said described line there terminating.

have caused the same to be surveyed and platted as HIGHPOINTE COURTYARD HOMES, and do hereby donate and dedicate to the public for the public use forever, the Roads and drainage and utility easements as shown on the plat. In witness whereof said The Reserve Company, a Minnesota General Partnership, has caused these presents to be signed by Jack F. Daly, a partner, and Robert L. Hoffman, a partner, this 25th day of May, 1984. In witness whereof said Advance Developers, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 25th day of May, 1984.

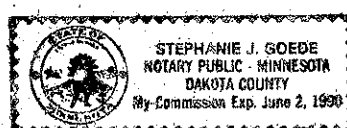
THE RESERVE COMPANY

Jack F. Daly  
Jack F. Daly, Partner

Robert L. Hoffman  
Robert L. Hoffman, Partner

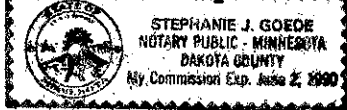
STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 25th day of May, 1984 by Jack F. Daly and Robert L. Hoffman, partners of The Reserve Company, a Minnesota General Partnership, on behalf of the partnership.



STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 25th day of May, 1984 by Edward D. Finke, President of Advance Developers, Inc., a Minnesota corporation on behalf of the corporation.



Edward D. Finke  
Notary Public, \_\_\_\_\_ County, Minnesota  
My commission expires \_\_\_\_\_

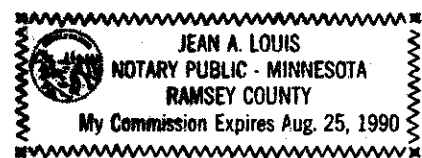
Stephanie J. Goede  
Notary Public, \_\_\_\_\_ County, Minnesota

I, Charles R. Winden, hereby certify that I have surveyed and platted the property described on this plat as HIGHPOINTE COURTYARD HOMES, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown on said plat, and that the outside boundary lines are correctly designated on said plat and there are no wet lands to be designated on said plat.

Charles R. Winden  
Charles R. Winden, Land Surveyor  
Minnesota Registration No. 7726

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 22nd day of May, 1984 by Charles R. Winden, land surveyor.



Jean A. Lewis  
Notary Public, Ramsey County, Minnesota  
My commission expires August 25, 1990

ADVANCE DEVELOPERS, INC.

Edward D. Finke  
Edward D. Finke, President

BLOOMINGTON, MINNESOTA

This plat of HIGHPOINTE COURTYARD HOMES was approved and accepted by the City Council of the City of Bloomington, Minnesota, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. 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 Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

Mayor \_\_\_\_\_ Manager \_\_\_\_\_

PROPERTY TAXATION DEPARTMENT, Hennepin County, Minnesota

I hereby certify that there are no delinquent taxes for all years prior to \_\_\_\_\_ for land described on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Vernon T. Hoppe, Director \_\_\_\_\_  
By \_\_\_\_\_  
Tax Clerk

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Robert L. Bakka \_\_\_\_\_  
Hennepin County Surveyor By \_\_\_\_\_

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of HIGHPOINTE COURTYARD HOMES was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_M.

R. Dan Carlson, Registrar of Titles \_\_\_\_\_  
By \_\_\_\_\_  
Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of HIGHPOINTE COURTYARD HOMES was filed for record in this office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_M.

R. Dan Carlson, County Recorder \_\_\_\_\_  
By \_\_\_\_\_  
Deputy

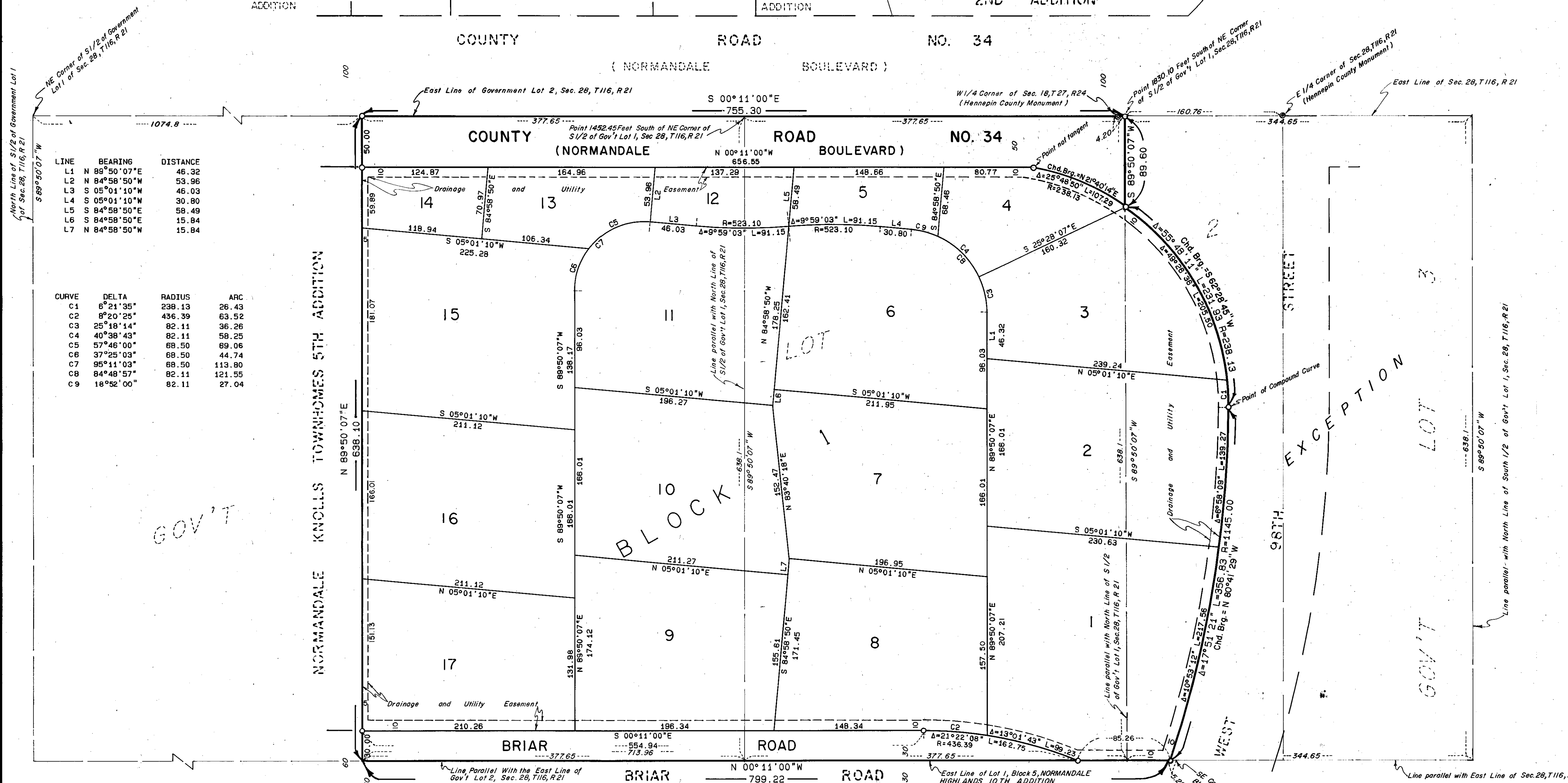
# HIGHPOINTE COURTYARD HOMES

R.T. DOC. NO. \_\_\_\_\_  
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NORMANDEALE HIGHLANDS 8TH ADDITION    FEIG 2ND ADDITION    NORMANDEALE HIGHLANDS 6TH ADDITION    FEIG 3RD ADDITION    NORMANDEALE HIGHLANDS 8TH ADDITION    NORMANDEALE PLAZA 2ND ADDITION

COUNTY ROAD NO. 34

(NORMANDEALE BOULEVARD)



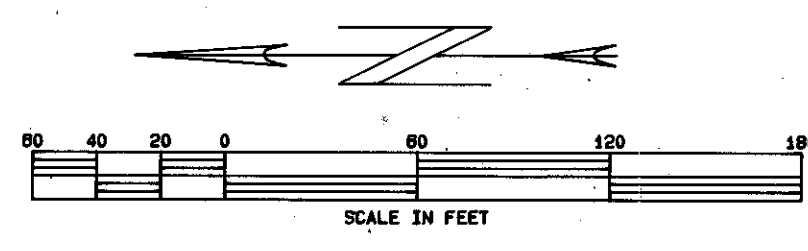
LINE	BEARING	DISTANCE
L1	N 89°50'07"E	46.32
L2	N 84°58'50"W	53.96
L3	S 05°01'10"W	46.03
L4	S 05°01'10"W	30.80
L5	S 84°58'50"E	58.49
L6	S 84°58'50"E	15.84
L7	N 84°58'50"W	15.84

CURVE	DELTA	RADIUS	ARC
C1	6°21'35"	238.13	26.43
C2	8°20'25"	436.39	63.52
C3	25°18'14"	82.11	36.26
C4	40°38'43"	82.11	58.25
C5	57°46'00"	68.50	69.06
C6	37°25'03"	68.50	44.74
C7	95°11'03"	68.50	113.80
C8	84°48'57"	82.11	121.55
C9	18°52'00"	82.11	27.04

GOV'T

EXCEPTION

LOT 100



o Denotes Iron Monument  
Bearings Shown Are Assumed

NORMANDEALE KNOLLS TOWNHOMES 1ST ADDITION  
HYLAND'S DRIVE  
NORMANDEALE KNOLLS TOWNHOMES 2ND ADDITION  
BRIAR ROAD  
WEST 96TH STREET  
HILLS ADDITION  
BRIAR ROAD  
HYLAND'S DRIVE