

# NEWBOY ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Newboy Real Estate Limited Partnership a Minnesota limited partnership, fee owner of the following described land situated in the County of Hennepin and State of Minnesota, to wit:

Commencing at the Northwest corner of Section 18, Township 116, Range 21; thence South 58 degrees 39 minutes East 244.7 feet along the Southwesterly line of P. C. H. Addition; thence Southerly parallel to the West line of said Section 18 a distance of 144.7 feet; thence Westerly to a point on the West line of said Section 18 distant 272.07 feet South of the Northwest corner of said Section; thence Northerly to the point of beginning, EXCEPT that part designated as Parcel 204 on Minnesota Department of Transportation Right of Way Plat No. 27-199.

And

All that part of the following described tract: That part of the Northwest Quarter of Section 18, Township 116, Range 21, described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 58 degrees 39 minutes East 639.5 feet along the Southwesterly line of P. C. H. Addition and its Southeasterly extension to a point which is the actual point of beginning; thence North 58 degrees 39 minutes West 394.8 feet along said line, thence South on a line parallel with the West line of the Northwest Quarter 144.7 feet; thence East 342.12 feet to the actual point of beginning, which lies Northwesterly of a line drawn parallel with and distant 75 feet Northwesterly of the following described line: Commencing at a point on the South line of Section 7, Township 116, Range 21, distant 819.16 feet East of the Southwest corner of said Section; thence run Northwesterly at an angle of 73 degrees 42 minutes with said South line a distance of 362.94 feet; thence deflect 90 degrees left a distance of 42.0 feet; thence deflect right at an angle of 93 degrees 48 minutes 50 seconds a distance of 500 feet to the actual point of beginning of the line being described; thence deflect 180 degrees left a distance of 500 feet; thence deflect right along a tangential curve having a radius of 954.93 feet (delta angle 47 degrees 36 minutes 26 seconds) a distance of 793.45 feet; thence continue along a compound curve having a radius of 1145.92 feet (delta angle 46 degrees 08 minutes 11 seconds) a distance of 922.73 feet and there terminating.

And

Lot 1, Block 1, P.C.H. Addition, EXCEPT that part designated as Parcel 204 on Minnesota Department of Transportation Right of Way Plat No. 27-199.

And

That part of Tract F lying South of the North 109.21 feet as measured along the West line thereof, Registered Land Survey No. 1283, EXCEPT that part designated as Parcel 204 on Minnesota Department of Transportation Right of Way Plat No. 27-196.

Has caused the same to be surveyed and platted as NEWBOY ADDITION and does hereby dedicate to the public for public use forever the public way and the easements for drainage and utility purposes as shown on this plat.

In witness whereof said Newboy Real Estate Limited Partnership a Minnesota limited partnership, has caused these presents to be signed by its proper officer this 22 day of MARCH, 2012.


NEWBOY REAL ESTATE LIMITED PARTNERSHIP

By: Melville R. Bois its General Partner

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2012; by Melville R. Bois its General Partner of Newboy Real Estate Limited Partnership a Minnesota limited partnership on behalf of said partnership.

[Signature]  
Notary Signature  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 1/31/2016

Jennifer Malinak  
Notary Printed Name  


I, Peter D. Gitzen, 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 certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 19<sup>th</sup> day of March, 2012.

[Signature]  
Peter D. Gitzen, Licensed Land Surveyor  
Minnesota License No. 44901

STATE OF MINNESOTA  
COUNTY OF RAMSEY

This instrument was acknowledged before me this 19<sup>th</sup> day of MARCH, 2012, by Peter D. Gitzen.

[Signature]  
Notary Signature  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires JANUARY 31, 2016

DAVID G. PALLANAN  
Notary Printed Name



BLOOMINGTON, MINNESOTA  
This plat of NEWBOY ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this 30<sup>th</sup> day of September, 2012. 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 State Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By: [Signature] Mayor

By: [Signature] City Manager

EDINA, MINNESOTA  
This plat of NEWBOY ADDITION was approved and accepted by the City Council of Edina, Minnesota, at a regular meeting thereof held this 30<sup>th</sup> day of January, 2012. 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 State Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF EDINA, MINNESOTA

By: [Signature] Mayor

By: [Signature] City Manager

By: [Signature] City Clerk

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota

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

Mark V. Chapin, County Auditor

By:    Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this    day of    20  .

William P. Brown, County Surveyor

By:   

REGISTRAR OF TITLES, Hennepin County, Minnesota

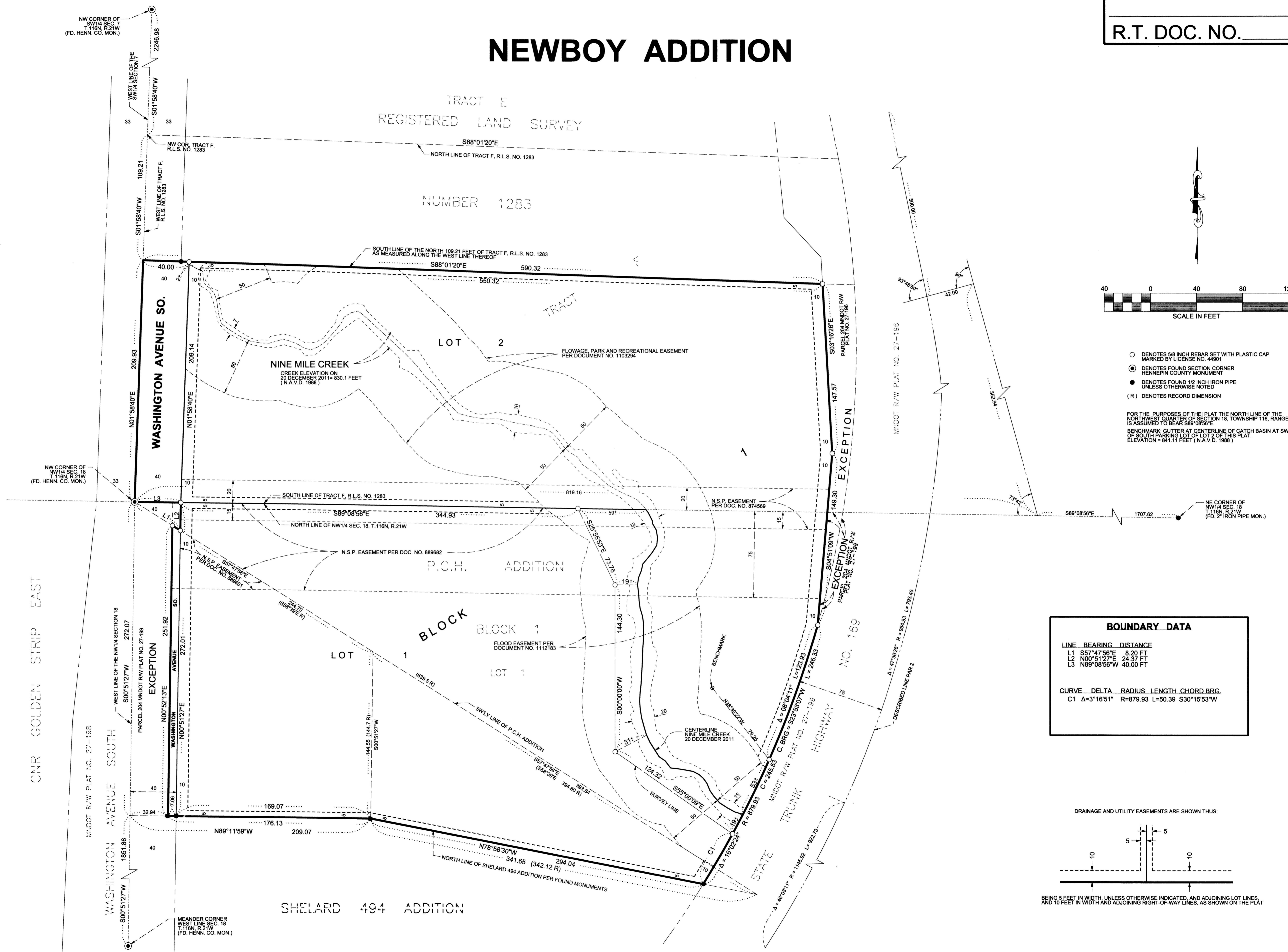
I hereby certify that the within plat of NEWBOY ADDITION was filed in this office this    day of    20  , at    o'clock    m.

Martin McCormick, Acting Registrar of Titles

By:    Deputy

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

# NEWBOY ADDITION



- DENOTES 5/8 INCH REBAR SET WITH PLASTIC CAP MARKED BY LICENSE NO. 44901
- DENOTES FOUND SECTION CORNER HENNEPIN COUNTY MONUMENT
- DENOTES FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE NOTED
- (R) DENOTES RECORD DIMENSION

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 116, RANGE 24, IS ASSUMED TO BEAR S89°08'56"E.  
 BENCHMARK: GUTTER AT CENTERLINE OF CATCH BASIN AT SW CORNER OF SOUTH PARKING LOT OF LOT 2 OF THIS PLAT. ELEVATION = 841.11 FEET (N.A.V.D. 1988)

| BOUNDARY DATA |             |          |  |
|---------------|-------------|----------|--|
| LINE          | BEARING     | DISTANCE |  |
| L1            | S57°47'56"E | 8.20 FT  |  |
| L2            | N00°51'27"E | 24.37 FT |  |
| L3            | N89°08'56"W | 40.00 FT |  |

| CURVE | DELTA      | RADIUS   | LENGTH  | CHORD BRG.  |
|-------|------------|----------|---------|-------------|
| C1    | Δ=3°16'51" | R=879.93 | L=50.39 | S30°15'53"W |

