

RIVER BLUFF ESTATES

EGAN, FIELD & NOWAK, INC.
SURVEYORS

BOOK _____ PAGE _____
R.T. DOC. NO. _____
C.R. DOC. NO. _____

R-48

Know all men by these presents that Earl L. Blaylock and Helen M. Blaylock, his wife, owners and proprietors and Graham Development Co. a Minnesota corporation, purchaser under contract for deed of the following described property situated in the County of Hennepin, State of Minnesota to wit:

Lot 23, Auditor's Subdivision Number 165, Hennepin County, Minnesota (the East line of said Lot 23 is parallel with and 1320.00 feet West ^{from} the East line of Government Lot 3, Section 4, Township 115, Range 21).

Also, Minnesota Masonic Home, a Minnesota corporation, owner and proprietor and United Power and Land Company, a Minnesota corporation, and Graham Development Co., a Minnesota corporation, purchasers under contract for deed of the following described property to wit:

That part of the East 1320.00 feet of Government Lots 2, 3 and 4, Section 4, Township 115, Range 21, described as follows: Commencing at the Northeast corner of said Government Lot 3; thence on an assumed bearing of South 0 degrees 05 minutes 44 seconds East along the East line of said Government Lot 3 a distance of 128.05 feet to the actual point of beginning of the tract of land to be described; thence South 89 degrees 53 minutes 38 seconds West, 350.00 feet; thence Southwesterly 276.82 feet along a tangential curve to the left, having a radius of 574.55 feet; thence North 0 degrees 06 minutes 22 seconds West, 443.12 feet; thence North 72 degrees 49 minutes 23 seconds West, 736.45 feet to the West line of the East 1320.00 feet of said Government Lot 4; thence on a bearing of South, 272.00 feet along the West line of the East 1320.00 feet of said Government Lot 4; thence South 0 degrees 06 minutes 22 seconds East, 171.40 feet along the West line of the East 1320.00 feet of said Government Lot 4 to the South line of said Government Lot 4; thence South 0 degrees 05 minutes 44 seconds East, 1334.82 feet along the West line of the East 1320.00 feet of said Government Lots 3 and 2 to the center line of County Road No. 55; thence North 87 degrees 18 minutes 50 seconds East, 568.68 feet along said center line; thence Northeasterly along said center line, 545.89 feet along a tangential curve to the left, having a radius of 795.80 feet; thence North 48 degrees 00 minutes 39 seconds East, tangent to last described curve, 130.88 feet to the center line of County Road No. 34; thence Northerly along said center line, 401.81 feet along a tangential curve to the left, having a radius of 478.56 feet to a point in the East line of said Government Lot 3, therein distant 510.01 feet Southerly of the actual point of beginning; thence North 0 degrees 05 minutes 44 seconds West, 510.01 feet along said East line to the actual point of beginning.

Have caused the same to be surveyed and platted as RIVER BLUFF ESTATES and do hereby donate and dedicate to the public for public use forever the circles, curve, drive, roads and easements for drainage and utility purposes as shown on the plat. In witness whereof said Earl L. Blaylock and Helen M. Blaylock, his wife, have hereunto set their hands and seals this 22 day of March, 1978.

In witness whereof said Minnesota Masonic Home, a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 31 day of May, 1978. In witness whereof said United Power and Land Company, a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 1st day of June, 1978. In witness whereof said Graham Development Co. has caused these presents to be signed by its proper officer this 31st day of May, 1978.

Earl L. Blaylock
Earl L. Blaylock

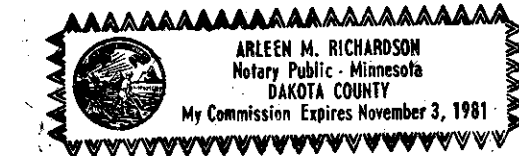
Helen M. Blaylock
Helen M. Blaylock

Thomas J. Graham
Thomas J. Graham
president

MINNESOTA MASONIC HOME
by L. J. Asfeld its President by Janet L. Crego its Secretary
UNITED POWER AND LAND COMPANY
by D. W. Angland vice-president by Margaret W. Olson assistant secretary
Margaret W. Olson secretary

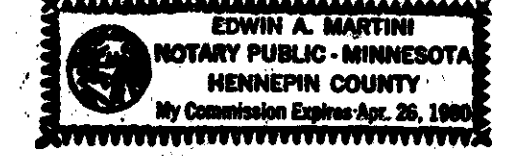
STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 22 day of March, 1978, by Earl L. Blaylock and Helen M. Blaylock, his wife.

Arleen Richardson
Notary Public, Hennepin County, Minnesota. My commission expires _____



STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 31st day of May, 1978, by L. J. Asfeld its President and Janet L. Crego its Secretary of Minnesota Masonic Home, a Minnesota corporation, on behalf of the corporation.

Edwin A. Martini
Notary Public, Hennepin County, Minnesota. My commission expires _____



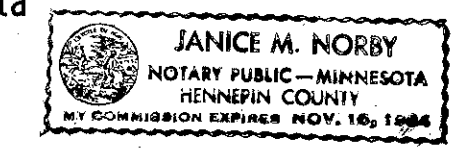
STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 1st day of June, 1978, by D. W. Angland, vice-president and Margaret W. Olson, assistant secretary of United Power and Land Company, a Minnesota corporation, on behalf of the corporation.

Ralph J. Braun
Notary Public, Hennepin County, Minnesota. My commission expires August 28, 1984



STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 31st day of May, 1978, by Thomas J. Graham, president of Graham Development Co., a Minnesota corporation, on behalf of the corporation.

Janice M. Norby
Notary Public, Hennepin County, Minnesota. My commission expires Nov. 18, 1984



I hereby certify that I have surveyed and platted the property described on this plat as RIVER BLUFF ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat 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 the plat, and that there are no wet lands to be designated on the plat.

Vernon A. Nickols
Vernon A. Nickols, Land Surveyor. Minnesota Registration No. 9053

STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 20th day of MARCH, 1978, by Vernon A. Nickols, Land Surveyor.

CHRIS KUNTZ, Notary Public, Hennepin County, Minnesota. My commission expires March 4, 1982.

BLOOMINGTON, MINNESOTA
This plat of RIVER BLUFF ESTATES was approved and accepted by the City Council of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____, 1978.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

by _____ mayor by _____ manager

FINANCE DIVISION, 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 _____, 1978.

Vernon T. Hoppe, Director
HENNEPIN COUNTY SURVEYOR by _____ tax clerk

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this _____ day of _____, 1978, by _____ Alver R. Freeman, Hennepin County Surveyor

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of RIVER BLUFF ESTATES was filed in this office this _____ day of _____, 1978, at _____ o'clock _____ M. and that the two copies were compared with the official plat and were found to be true and correct copies thereof.

Wayne A. Johnson, Registrar of Titles by _____ deputy

BINDING

FOR

RESERVED

SPACE

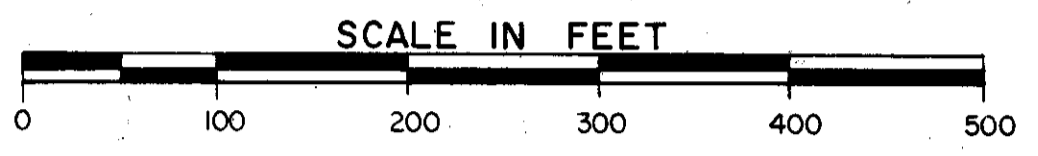
THIS

RIVER BLUFF ESTATES

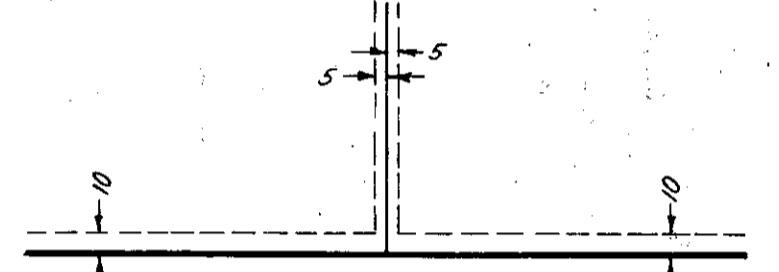
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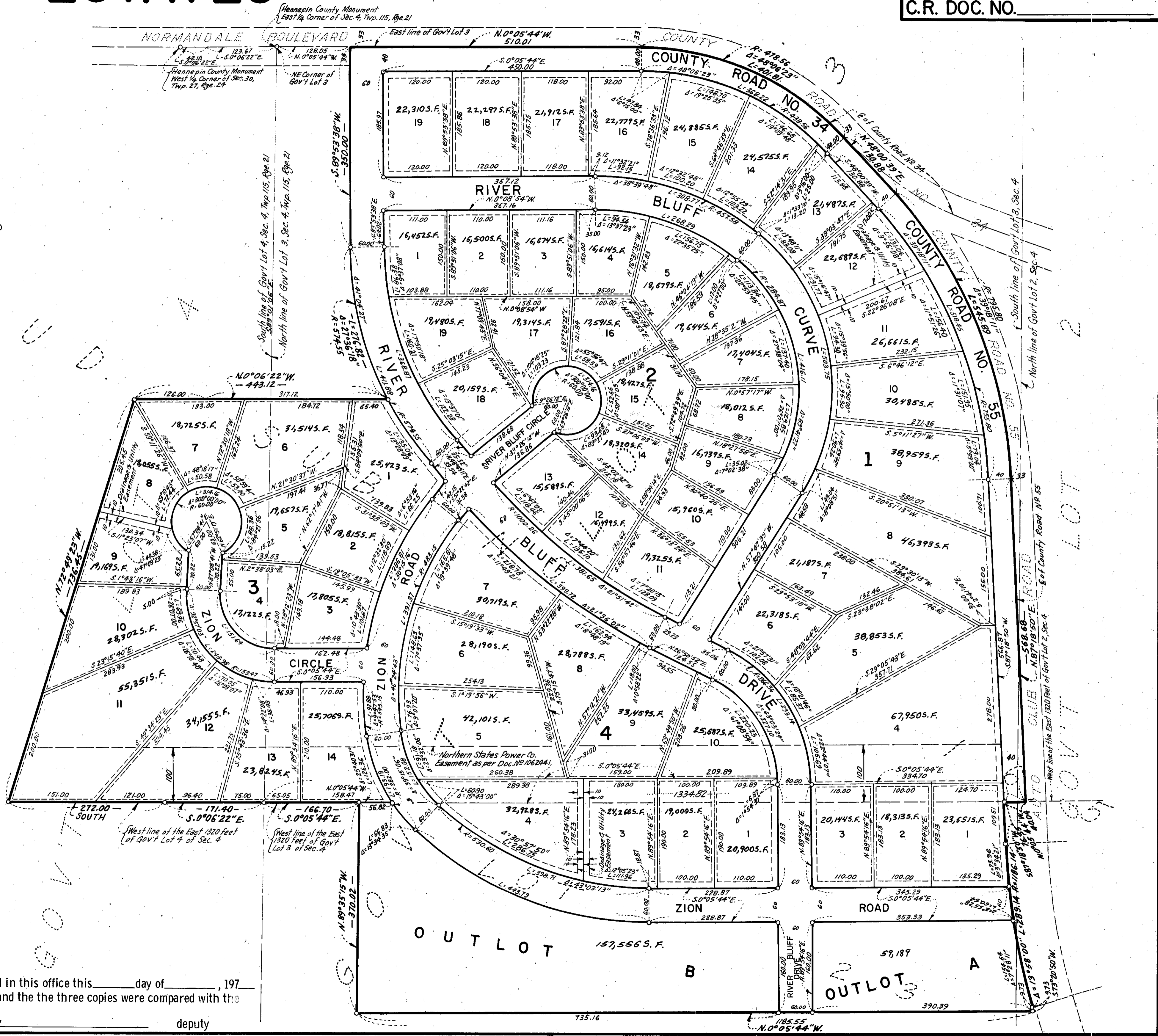
BEARINGS SHOWN ARE ASSUMED
° DENOTES IRON MONUMENT



Drainage & Utility Easements Shown Thus:



Being 5.0 feet in width and adjoining lot lines, and being 10.0 feet in width and adjoining street lines, unless shown otherwise on the plat.



BINDING

FOR

RESERVED

SPACE

THIS

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of RIVER BLUFF was filed for record in this office this _____ day of _____, 197____
at _____ o'clock _____ M. and was recorded in Book _____ of Plats, Page _____ and the three copies were compared with the
official plat and were found to be true and correct copies thereof.
Wayne A. Johnson, County Recorder by _____ deputy