

# RIVER POINTE

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

KNOW ALL PERSONS BY THESE PRESENTS: That Simbra Partners, a Minnesota general partnership, fee owners of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

### ABSTRACT PROPERTY

That part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 116 North, Range 21, West of the 5th Principal Meridian, described as follows: Beginning at a point on the South line of said Section 31, 731.5 feet East from the Southwest corner thereof; thence Northeasterly to the point of intersection of the north line of the South 165.00 feet of said Section 31 with the east line of the West 881.50 feet of said Section 31; thence North parallel with the West line of said Southwest 1/4 of the Southwest 1/4 to a point 383 feet South of the North line thereof; thence East parallel with said North line to a point 33 feet West of the East line of said Southwest 1/4 of the Southwest 1/4; thence South parallel with said East line to a point 283.75 feet North of the South line of said Section 31; thence Southwesterly 175.2 feet to a point 130.6 feet North of a point 120 feet West of the Southeast corner of said Southwest 1/4 of the Southwest 1/4 as measured along lines parallel with said South and East lines thereof; thence South parallel with the East line of said Southwest 1/4 of the Southwest 1/4 130.6 feet to the South line of said Southwest 1/4 of the Southwest 1/4; thence West to the point of beginning;

### EXCEPT

That part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 116, Range 21, described as follows: Beginning at a point 33 feet West of the East line and 294.2 feet North of the South line of said quarter-quarter; thence South parallel with the East line of said quarter-quarter, 10.45 feet; thence Southwesterly 118.25 feet along a line which, if extended would intersect a point 120 feet West of the East line and 130.6 feet North of the South line of said quarter-quarter as measured along lines parallel with said South and East lines thereof; thence Northerly deflecting to the right at an angle of 138 degrees 10 minutes, a distance of 47.8 feet; thence Northeasterly 95.38 feet to the point of beginning.

### TOGETHER WITH

That part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 116, Range 21, and that part of the Northwest 1/4 of the Northwest 1/4 of Section 6, Township 115, Range 21, described as follows: Beginning at the Northeast corner of said Southwest 1/4 of the Southwest 1/4 of said Section 31; thence West along the North line of said Southwest 1/4 of the Southwest 1/4 of said Section 31, a distance of 33 feet; thence South and parallel with the east line of said Southwest 1/4 of the Southwest 1/4 of said Section 31, to a point distant 283.75 feet North of the South line of said Section 31; thence Southwesterly 175.2 feet to a point distant 120 feet West of the East line of said Southwest 1/4 of the Southwest 1/4 of said Section 31 and 130.6 feet North of the South line of said Section 31 as measured along lines parallel with said South and East lines thereof; thence South and parallel with the East line of said Southwest 1/4 of the Southwest 1/4 of said Section 31 to the point of intersection of the North line of the South 150 feet of said Section 31 with the East line of the South 150 feet of said Section 31; thence Southwesterly to the point of beginning.

### TOGETHER WITH

That part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 116 North, Range 21, West of the 5th Principal Meridian, described as follows: Beginning at a point on the north line of said Southwest 1/4 of the Southwest 1/4, 881.5 feet east of and measured perpendicular to, the west line of said Section 31; thence South parallel with west line of said Section 31, 383 feet; thence east parallel with north line of said Southwest 1/4 of Southwest 1/4 to east line of said Southwest 1/4 of Southwest 1/4; thence North along the east line of said Southwest 1/4 of Southwest 1/4, 383 feet to the west line of said Southwest 1/4 of Southwest 1/4; thence West along said north line of Southwest 1/4 of Southwest 1/4 to a point of beginning, except east 33 feet thereof, according to the U.S. Government Survey, Hennepin County, Minnesota.

### TOGETHER WITH

### REGISTERED PROPERTY

That part of the Southwest Quarter of the Southwest Quarter of Section 31, Township 116, Range 21, Hennepin County, Minnesota, described as beginning at a point on the South line of said Section 31, distant 567 feet Easterly from the Southwest corner of said Section 31; thence Easterly along said South line 164.50 feet; thence Northeasterly to the point of intersection of the North line of the South 165 feet of said Section 31 with the East line of the West 881.50 feet of said Section 31; thence Northerly along said East line of the West 881.50 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence Westerly along said North line of the Southwest Quarter of the Southwest Quarter 254.50 feet; thence Southerly along a line parallel with the West line of said Section 31 to the North line of the South 150 feet of said Section 31; thence Southwesterly to the point of beginning.

And that George Rybolt and Myrna J. Rybolt, husband and wife, fee owners of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

### ABSTRACT PROPERTY

That part of the Southwest 1/4 of the Southwest Quarter of Section 31, Township 116 North, Range 21 West of the 5th Principal Meridian, described as follows:

Beginning at a point in the South line of said Section 31, 297 feet East of the Southwest corner thereof; thence East 270 feet; thence Northeasterly to a point of intersection of the north line of the South 150 feet of said Section 31 with the west line of the East 254.5 feet (as measured along the north line of said Southwest 1/4 of the Southwest 1/4) of the West 881.5 feet of said Section 31; thence North and parallel with the West line of said Section 31, 1170 feet more or less to the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 31; thence West 330 feet to the east line of the West 297 feet as measured along said South line thereof, of said Section 31; thence South 1320 feet to point of beginning. Except the West 66 feet thereof, according to the United States Government Survey thereof.

Have caused the same to be surveyed and platted as RIVER POINTE, and do hereby donate and dedicate to the public, for public use forever, the road, avenue, streets, circles and the drainage and utility easements as shown on said plat.

In witness whereof said Simbra Partners, a Minnesota general partnership, has caused these presents to be signed by its Partner, this 23<sup>rd</sup> day of March, 1989.

SIGNED: SIMBRA PARTNERS

BY: JCB Investments, Inc., General Partner

BY: John C. Brandt, its President

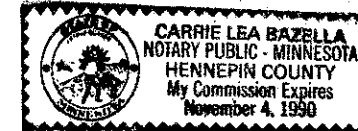
In witness whereof said George Rybolt and Myrna J. Rybolt, husband and wife, have hereunto set our hands this 24<sup>th</sup> day of March, 1989.

George Rybolt  
George Rybolt

Myrna J. Rybolt  
Myrna J. Rybolt

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

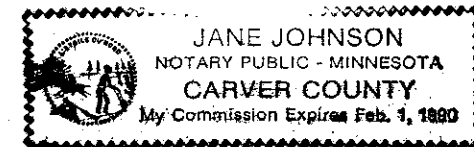
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of March, 1989 by John C. Brandt, President of JCB Investments, Inc., a Minnesota corporation, the General Partner of Simbra Partners, a Minnesota general partnership on behalf of the partnership.



Carrie Lea Buzella  
Notary Public,  
Hennepin County, Minnesota  
My Commission Expires 11-4-90

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March, 1989 by George Rybolt and Myrna J. Rybolt, husband and wife.



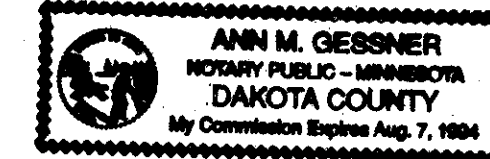
Jane Johnson  
Notary Public,  
Carver County, Minnesota  
My Commission Expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the property described on this plat as RIVER POINTE; 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.

Harold C. Peterson  
Harold C. Peterson, Land Surveyor  
Minnesota License No. 12294

STATE OF MINNESOTA  
COUNTY OF DAKOTA

The foregoing Surveyor's Certificate was acknowledged before me this 20<sup>th</sup> day of February, 1989, by Harold C. Peterson, Land Surveyor, Minnesota License No. 12294.



Ann M. Gessner  
Notary Public,  
Dakota County, Minnesota  
My Commission Expires 8-7-94

BLOOMINGTON, MINNESOTA

This plat of RIVER POINTE was approved and accepted by the City Council 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, Subdivision 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

BY: \_\_\_\_\_, its Mayor

BY: \_\_\_\_\_, its Manager

PROPERTY TAX AND PUBLIC RECORDS, 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 \_\_\_\_\_, 19\_\_\_\_.

DALE G. FOLSTAD, Hennepin County Auditor

BY: \_\_\_\_\_, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

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

Bernard H. Larson, Hennepin County Surveyor

BY: \_\_\_\_\_

REGISTRAR OF TITLES, Hennepin County, Minnesota

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

R. Dan Carlson, Registrar of Titles

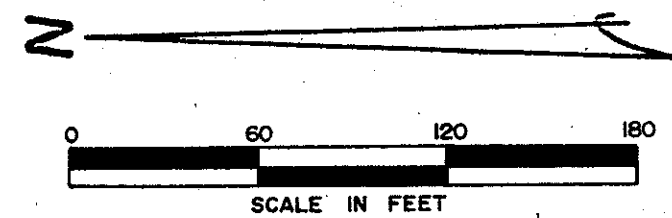
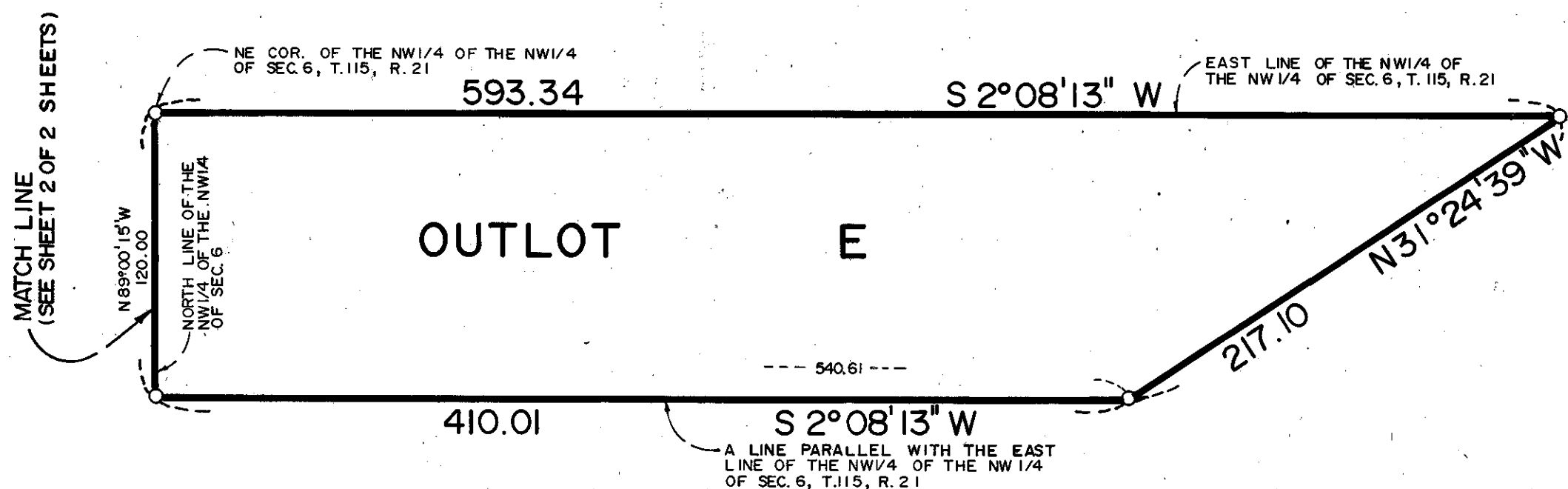
BY: \_\_\_\_\_, Deputy

COUNTY RECORDER, Hennepin County, Minnesota

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

R. Dan Carlson, County Recorder

BY: \_\_\_\_\_, Deputy

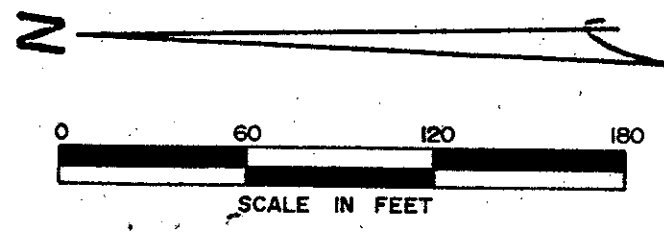
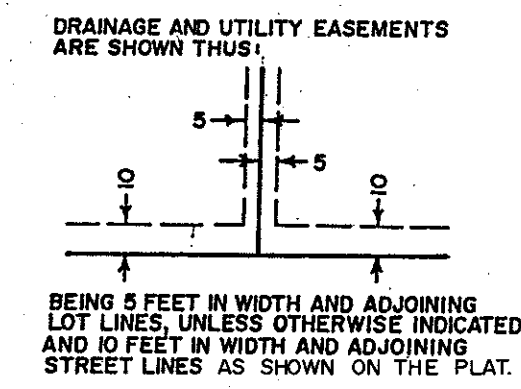
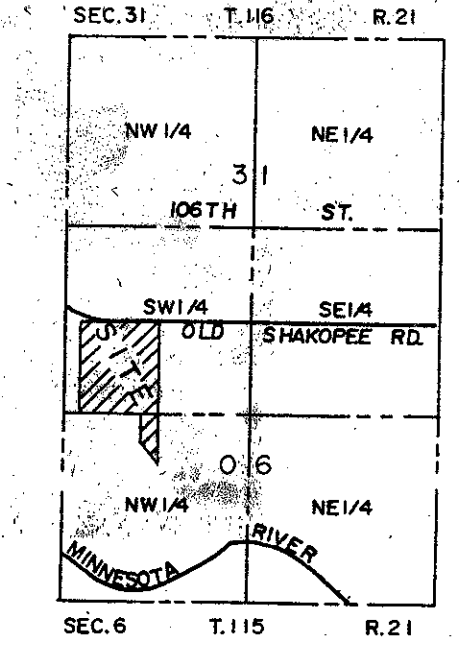
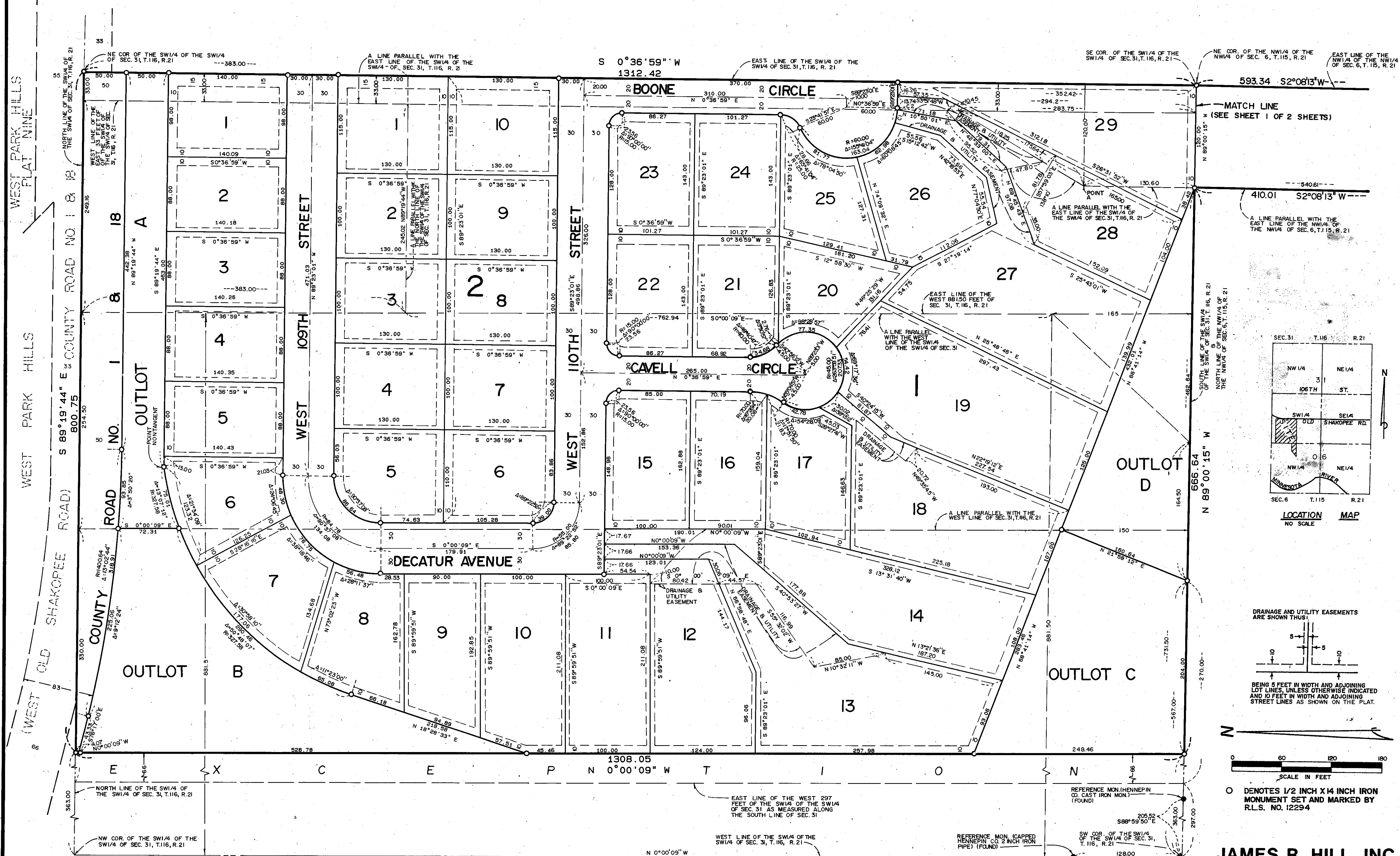


O DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET AND MARKED BY R.L.S. NO. 12294

# RIVER POINTE

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

| CURVE | ARC   | DELTA       | RADIUS |
|-------|-------|-------------|--------|
| C1    | 15.91 | 15° 11' 22" | 60.00  |
| C2    | 2.38  | 2° 16' 07"  | 60.00  |



○ DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET AND MARKED BY R.L.S. NO. 12294

**JAMES R. HILL, INC.**