

ROERS 34TH AVE REDEVELOPMENT

KNOW ALL PERSONS BY THESE PRESENTS: That Roers Minnesota Opportunity Zone Fund LLC, a Delaware limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 2, Block 1, APPLETREE SQUARE 5TH ADDITION.

And

That part of 34th Avenue South, as dedicated in the plat of APPLETREE SQUARE 1ST ADDITION, which lies southeasterly of the following described line:

Commencing at the northwest corner of Outlot A, APPLETREE SQUARE 1ST ADDITION; thence on an assumed bearing of North 00 degrees 07 minutes 48 seconds East along the west line of said APPLETREE SQUARE 1ST ADDITION a distance of 34.34 feet to the point of beginning of the line to be described; thence northeasterly 95.02 feet along a non-tangential curve concave to the northwest having a radius of 451.56 feet, a central angle of 12 degrees 03 minutes 23 seconds, and a chord that bears North 31 degrees 31 minutes 33 seconds East to the easterly right-of-way line of said 34th Avenue South, and said line there terminating.

Has caused the same to be surveyed and plated as ROERS 34TH AVE REDEVELOPMENT, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Roers Minnesota Opportunity Zone Fund LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Roers Minnesota Opportunity Zone Fund LLC, a Delaware limited liability company,
By: Roers OZ Fund Manager LLC, a Minnesota limited liability company, its Manager
By: Roers Companies Project Holdings LLC, a Minnesota limited liability company, its Manager

BY: _____
Brian J. Roers, Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Brian J. Roers, Manager of Roers Companies Project Holdings LLC, a Minnesota limited liability company, Manager of Roers OZ Fund Manager LLC, a Minnesota limited liability company, Manager of Roers Minnesota Opportunity Zone Fund LLC, a Delaware limited liability company, on behalf of the company.

Signature _____ Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I Max L. Stanislawski 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 certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 16TH day of JULY, 2021.

Max L. Stanislawski
Max L. Stanislawski, Licensed Land Surveyor,
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF WRIGHT

This instrument was acknowledged before me this 16 day of JULY, 2021,
by Max L. Stanislawski.

Shannyn Jacobson Shannyn Jacobson
Signature Printed Name, Notary
Notary Public, Wright County, Minnesota
My Commission Expires January 31, 2025

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

This plat of ROERS 34TH AVE REDEVELOPMENT was approved and accepted by the City Council of the City of Bloomington, Minnesota, at a regular meeting thereof held this 8th day of February, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Bloomington, Minnesota

By: Tim Bunn, Mayor By: [Signature], City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

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

Mark V. Chapin, County Auditor By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

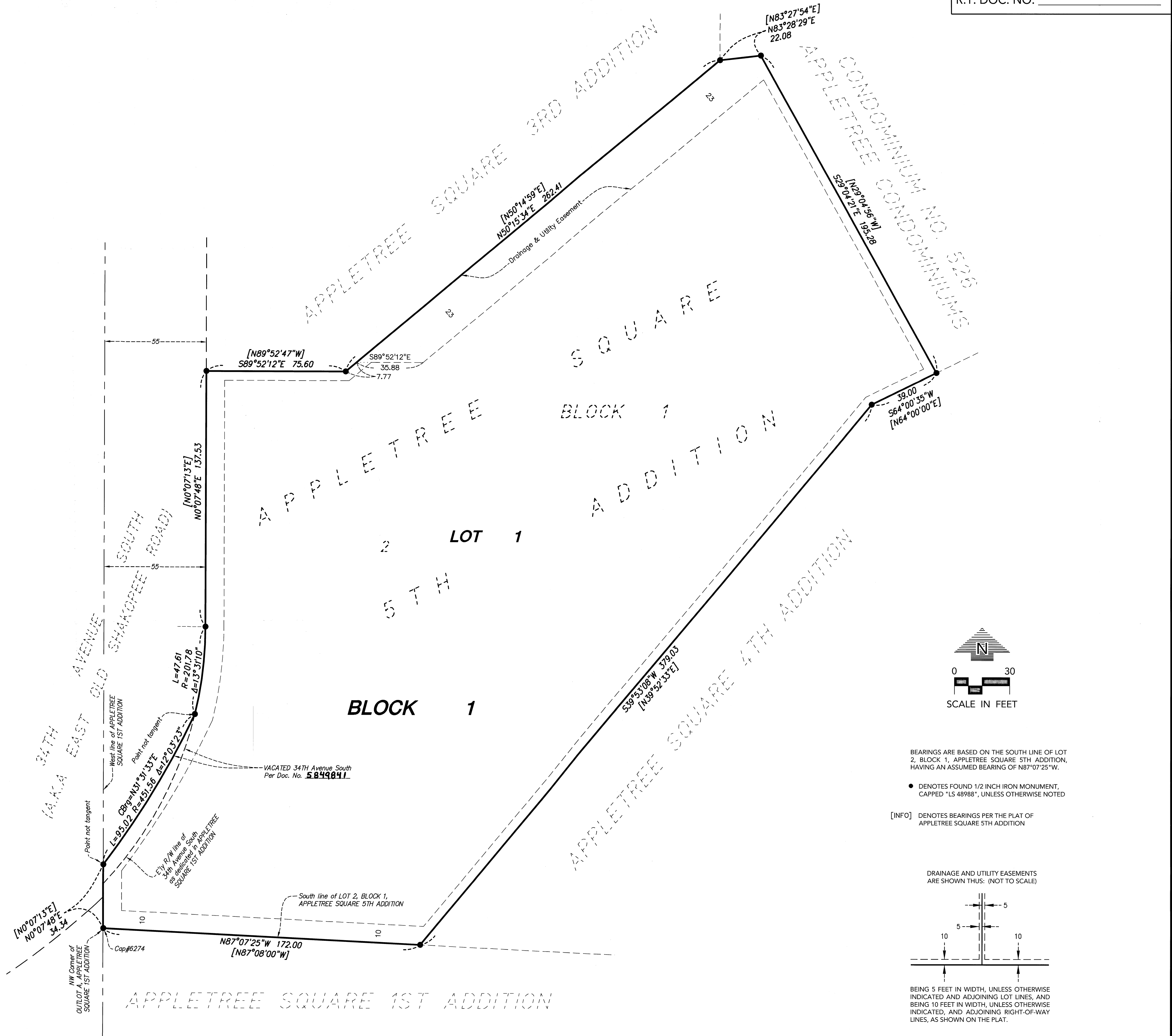
Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of ROERS 34TH AVE REDEVELOPMENT was filed in this office this _____ day of _____, 20____, at _____ o'clock _____M.

_____, Registrar of Titles By: _____, Deputy



BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 2, BLOCK 1, APPLETREE SQUARE 5TH ADDITION, HAVING AN ASSUMED BEARING OF N87°07'25\"/>

- DENOTES FOUND 1/2 INCH IRON MONUMENT, CAPPED \"LS 48988\", UNLESS OTHERWISE NOTED

[INFO] DENOTES BEARINGS PER THE PLAT OF APPLETREE SQUARE 5TH ADDITION

