

GIBBS ADDITION

G-74

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That John F. Gibbs and Theresa K. Gibbs, husband and wife, fee owners, of the following described property situated in the County of Hennepin, State of Minnesota to wit:

That part of Government Lot 6 described as follows: Commencing at a point in the North line of Government Lot 6 distant 5.62 chains West from the Northeast corner thereof, thence South 35 degrees 30 minutes West to the center line of County Road No. 18, thence South 89 degrees 12 minutes East distant 274.68 feet to point of beginning, thence South 00 degrees 40 minutes 07 seconds West distant 180.37 feet; thence South 15 degrees 10 minutes 32 seconds West distant 132.87 feet, thence South 01 degrees 54 minutes 21 seconds East distant 188.00 feet, thence North 25 degrees 48 minutes East distant 127.41 feet, thence North 06 degrees 13 minutes East distant 309.14 feet to center line of County Road No. 18, thence West distant 200 feet along said center line to point of beginning except road, all in Section 6, Township 115, Range 21, Hennepin County, Minnesota.

That part of Government Lot 6, and the Southeast 1/4 of the Northeast 1/4 of Section 6, Township 115 North, Range 21 West of the 5th Principal Meridian described as follows: Commencing at the Northeast corner of said Government Lot 6, thence West 5.62 chains; thence South 35 1/2 degrees West 442.9 feet, more or less, to the centerline of the public highway known as County Road No. 55; thence South 89 degrees 12 minutes East along centerline of said road 474.78 feet, thence Southwesterly making an angle of 95 degrees 25 minutes to the right from said last described line a distance of 33.14 feet to a point in the Southerly line of Government Lot 6, thence South 00 degrees 40 minutes 07 seconds West a distance of 276 feet; thence Southwesterly making an angle of 19 degrees 35 minutes to the right from said last described course a distance of 341.2 feet, more or less, to the Minnesota River; thence Southeast along said river 121 feet, more or less, to its intersection with a line bearing South 29 degrees 57 minutes West from point in the Southerly line of said County Road No. 55, which point is distant 265.3 feet Southeastly measured along the Southerly line of said road from the actual point of beginning; thence North 29 degrees 57 minutes East, 701.8 feet, more or less, to the Southerly line of said county road; thence North 61 degrees 57 minutes West along said Southerly line 68.3 feet; thence North 76 degrees 25 minutes West along the Southerly line of said road 120 feet; thence North 89 degrees 12 minutes West along the Southerly line of said road 77 feet to the actual point of beginning.

Which lies Northerly of the line described as follows: Commencing at the Northwest corner of the above described tract; thence South 6 degrees 13 minutes 00 seconds West 276.00 feet with the West line thereof; thence South 25 degrees 48 minutes 00 seconds West (19 degrees 35 minutes deflection), 127.41 feet to the point of beginning of the line to be described; thence South 51 degrees 57 minutes East 131.66 feet to a point on the Easterly line of the above described tract of land, South 29 degrees 57 minutes 00 seconds East, 471.90 feet from the Northeast corner thereof and there terminating, according to the US Government Survey thereof.

(For purposes of this description, the East line of Government Lot 6 in said Section 6 is assumed to be due North and South line), Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as GIBBS ADDITION and do hereby dedicate to the public, for public use, the publicway and easements created by this plat for drainage and utility purposes only.

In witness whereof said John F. Gibbs and Theresa K. Gibbs, husband and wife, have hereunto set their hands this 5th day of May, 2021.

John F. Gibbs
John F. Gibbs
Theresa K. Gibbs
Theresa K. Gibbs

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me on this 5th day of May, 2021, by John F. Gibbs and Theresa K. Gibbs.

Mary L. Beck
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-22

Mary L. Beck
Printed Name

I, Thomas E. Hodorff, 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 4th day of May, 2021.

Thomas E. Hodorff
Thomas E. Hodorff, Licensed Land Surveyor
Minnesota License No. 23677

STATE OF MINNESOTA

COUNTY OF Hennepin

This instrument was acknowledged before me on this 4th day of May, 2021, by Thomas E. Hodorff.

Thomas E. Hodorff
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-22

Thomas E. Hodorff
Printed Name

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

This plat of GIBBS ADDITION was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this

8th day of March, 2021 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

By: Tim Bunn Mayor By: David V. City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 2020 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 MN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20____.

Chris F. Mavis, County Surveyor

By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of GIBBS ADDITION was recorded in this office this ____ day of _____, 20____, at ____ o'clock ____ M.

Martin McCormick, County Recorder

By: _____ Deputy

HARRY S. JOHNSON
LAND SURVEYORS

