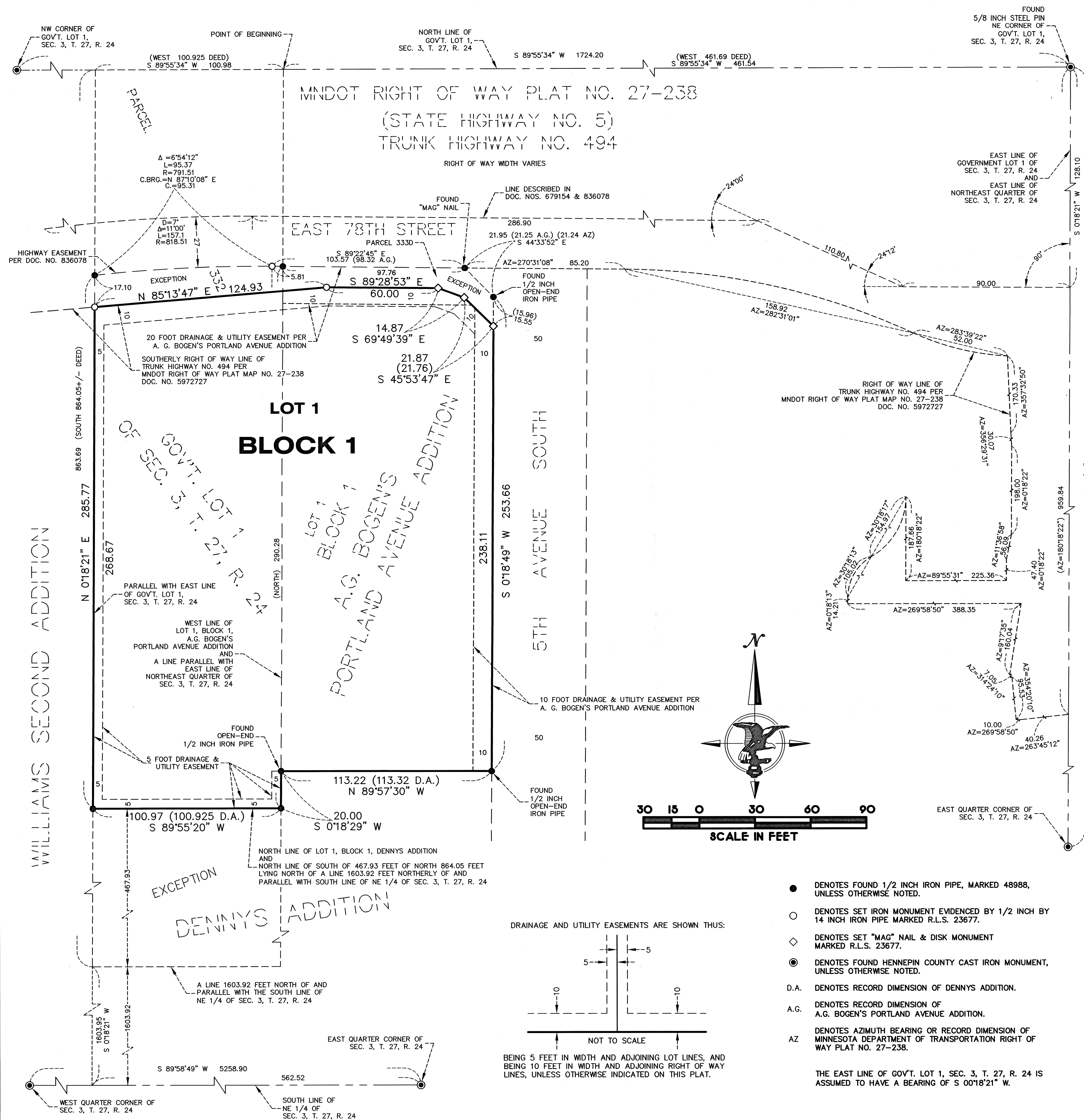


LAS CUATRO MILPAS

R.T. DOC. NO. _____



KNOW ALL PERSONS BY THESE PRESENTS: That J&B Holdings LLC, a Minnesota limited liability company, fee owner, of the following described property:

That part of Government Lot 1, Section 3, Township 27, Range 24, described as follows: Commencing at a point in the north line of Government Lot 1, a distance of 461.69 feet west from the northeast corner of said Government Lot 1; thence WEST along said north line a distance of 100.925 feet; thence SOUTH and parallel with the east line of said Government Lot 1, a distance of 864.05 feet more or less to a point which is a distance of 1603.92 feet north from the south line of the Northeast Quarter of said Section 3, thence EAST and parallel with the south line of the Northeast Quarter to the intersection with the line drawn from point of beginning parallel with the east line of the said Northeast quarter; thence NORTH in a straight line to the point of beginning; except the south 467.53 feet thereto and except that part shown as Parcel 332 on Minnesota Department of Transportation Right of Way Plat No. 27-238.

And that McClure Properties LLC, a Minnesota limited liability company, fee owner, and J&B Holdings LLC, a Minnesota limited liability company, contract purchaser, of the following described property:

Lot 1, Block 1, A. G. BOGEN'S PORTLAND AVENUE ADDITION except that part shown as Parcel 333D on Minnesota Department of Transportation Right of Way Plat Numbered 27-238.

Have caused the same to be surveyed and platted as LAS CUATRO MILPAS and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said J&B Holdings LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this

31st day of October, 2025.

Signed: J&B Holdings LLC

By: [Signature] Its: Chief Manager

STATE OF Minnesota

COUNTY OF Hennepin

This instrument was acknowledged before me this 31st day of October, 2025, by James Barker, its

Chief Manager of J&B Holdings LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 31, 2027

Patrick Luthly
Printed Name

In witness whereof said McClure Properties LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this

31st day of October, 2025.

Signed: McClure Properties LLC

By: [Signature] Its: Secretary

STATE OF Minnesota

COUNTY OF Hennepin

This instrument was acknowledged before me this 31st day of October, 2025, by Jaida Adams-King, its

Secretary of McClure Properties LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 31, 2027

Alia Fink
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 22nd day of October, 2025.

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 22nd day of October, 2025, by Thomas E. Hodorff.

Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 31, 2025

Andee Cheekasov
Printed Name

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

This plat of LAS CUATRO MILPAS was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this 14th day of November, 2022 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 Bauer Mayor By: Jaime Valles City Manager

COUNTY AUDITOR, 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____.

Daniel Rogan, 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: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of LAS CUATRO MILPAS was filed in this office this ____ day of _____, 20____, at ____ o'clock ____ M.

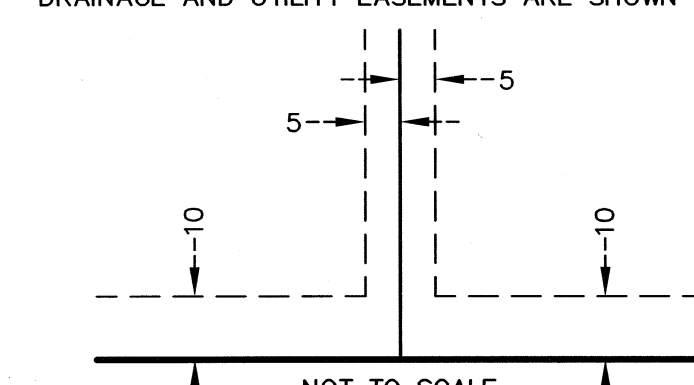
Amber Bougie, Registrar of Titles

By: _____ Deputy

- DENOTES FOUND 1/2 INCH IRON PIPE, MARKED 48988, UNLESS OTHERWISE NOTED.
- DENOTES SET IRON MONUMENT EVIDENCED BY 1/2 INCH BY 14 INCH IRON PIPE MARKED R.L.S. 23677.
- ◇ DENOTES SET "MAG" NAIL & DISK MONUMENT MARKED R.L.S. 23677.
- ⊙ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT, UNLESS OTHERWISE NOTED.
- D.A. DENOTES RECORD DIMENSION OF DENNY'S ADDITION.
- A.G. DENOTES RECORD DIMENSION OF A.G. BOGEN'S PORTLAND AVENUE ADDITION.
- AZ DENOTES AZIMUTH BEARING OR RECORD DIMENSION OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-238.

THE EAST LINE OF GOV'T. LOT 1, SEC. 3, T. 27, R. 24 IS ASSUMED TO HAVE A BEARING OF S 00°18'21" W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.