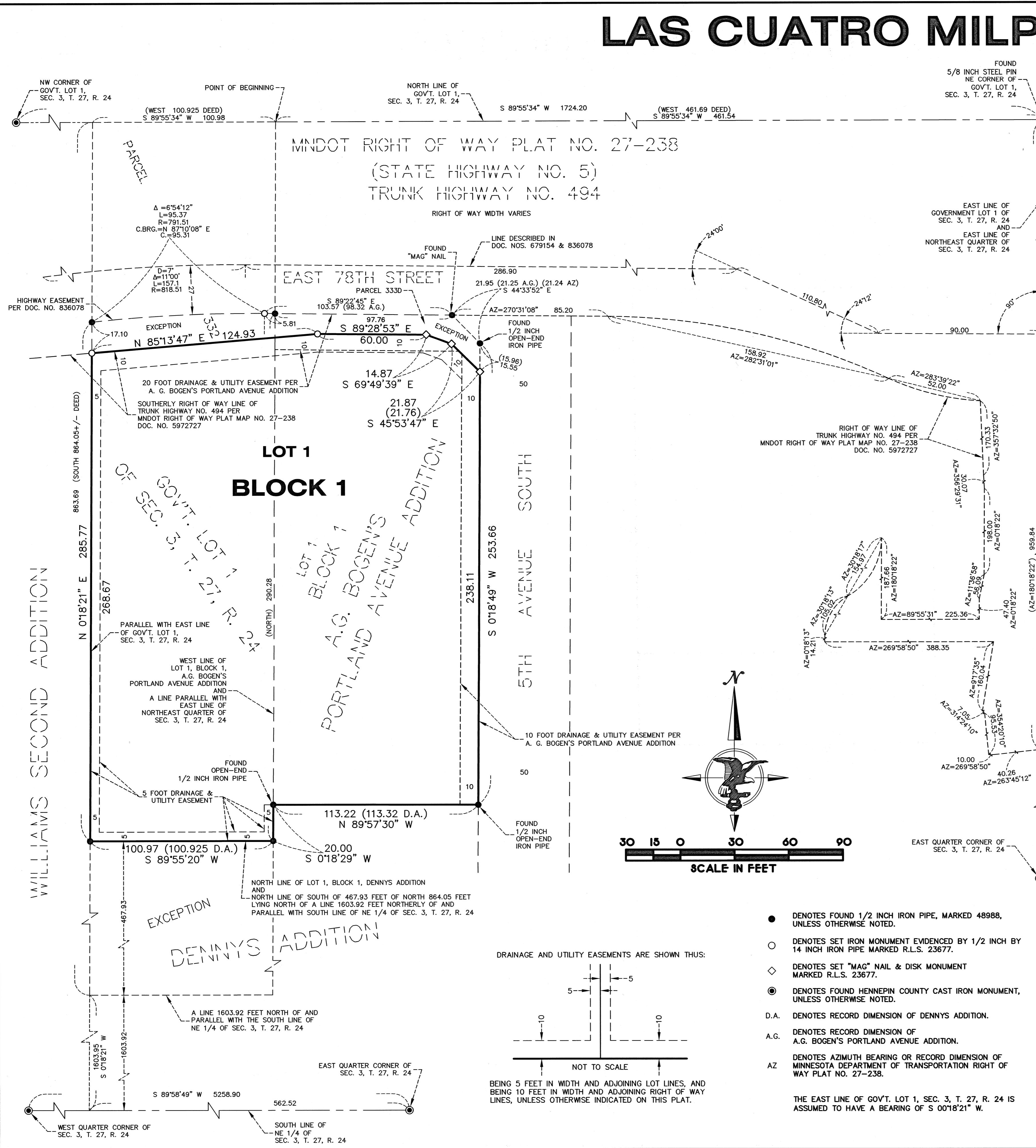


## LAS CUATRO MILPAS

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 467.93 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 3330 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

31<sup>st</sup> day of October 2025

Signed: J&B Holdings LLC

By: *[Signature]*

STATE OF Minnesota  
COUNTY OF Hennepin

This instrument was acknowledged before me this 31<sup>st</sup> day of October 2025, by *James Banger* its  
Chief Manager

Pat *[Signature]*  
Notary Public, Hennepin County, Minnesota  
My Commission Expires Jan 31, 2027

Its: *Chief Manager*

Patrick *[Signature]*  
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  
31<sup>st</sup> day of October 2025

Signed: McClure Properties LLC

By: *[Signature]*  
STATE OF MN  
COUNTY OF Hennepin

This instrument was acknowledged before me this 31<sup>st</sup> day of October 2025, by *Jaida Adams-King* its  
Secretary

*[Signature]*  
Notary Public, Scott County, Minnesota  
My Commission Expires Jan 31, 2027

Its: *Secretary*

*[Signature]*  
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 ascribed 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 28<sup>th</sup> day of October 2025

*[Signature]*  
Thomas E. Hodorff, Licensed Land Surveyor  
Minnesota License No. 23677

STATE OF MINNESOTA  
COUNTY OF Hennepin

This instrument was acknowledged before me on this 28<sup>th</sup> day of October 2025, by Thomas E. Hodorff.

*[Signature]*  
Notary Public, Hennepin County, Minnesota  
My Commission Expires Jan 31, 2028

*[Signature]*  
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 14<sup>th</sup> 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: *[Signature]* Mayor

By: *[Signature]* City Manager

COUNTY AUDITOR, 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 \_\_\_\_\_ 2020.

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 \_\_\_\_\_ 2020.

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 \_\_\_\_\_ 2020 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Amber Bougie, Registrar of Titles

By: \_\_\_\_\_ Deputy