

# CEDAR CLIFF 3RD ADDITION

R.T. DOC. NO. C-115

KNOW ALL MEN BY THESE PRESENTS: That Cedar Cliff, a Minnesota general partnership, fee owner and Ronald G. Cornwell and Joan M. Cornwell, husband and wife, contract purchasers and Washington Federal Savings Bank, a Federal Savings Bank, mortgagee of the following described property situated in the County of Hennepin, State of Minnesota to wit:

Lot 1, Block 1, Cedar Cliff Addition except that part thereof lying Northerly of a line described as beginning at a point in the East line of said lot 1 distant 130.56 feet South of the Northeast corner thereof; thence South 74 degrees 40 minutes 11 seconds West, 215.87 feet to an intersection with the Southeasterly extension of the boundary line of said Lot 1 which bears South 49 degrees 58 minutes 33 seconds East; thence North 49 degrees 58 minutes 33 seconds West along said boundary line and its extension to the Southeasterly line of Old Shakopee Road and there terminating, according to the plat thereof on file or of record in the office of the Registrar of Titles in and for said County. For purposes of this description the North line of said Lot 1 is assumed to bear North 89 degrees 49 minutes East.

And that Cedar Cliff Village, a general partnership, fee owner and Twin City Federal Savings and Loan Association, a United States corporation, mortgagee of the following described property situated in the County of Hennepin, State of Minnesota to wit:

That part of Lot 1, Block 1, Cedar Cliff Addition lying Northerly of a line described as beginning at a point in the East line of said Lot 1, distant 130.56 feet South of the Northeast corner thereof; thence South 74 degrees 40 minutes 11 seconds West, 215.87 feet to an intersection with the Southeasterly extension of the boundary line of said Lot 1 which bears South 49 degrees 58 minutes and 33 seconds East; thence North 49 degrees 58 minutes 33 seconds West along said boundary line and its extension to the Southeasterly line of Old Shakopee Road and there terminating, according to the plat thereof on file or of record in the office of the Registrar of Titles in and for said County. For purposes of this description the North line of said Lot 1 is assumed to bear North 89 degrees 49 minutes East. ALSO

That part of Lot 70, Auditor's Subdivision Number 205, Hennepin County, Minnesota, described as follows:

Commencing at the Northeast corner of said Lot 70, which is the West line of Cedar Avenue; thence running South on the East line of said Lot, 108 feet; thence West on a line parallel to the North line of said Lot 70 to the West line of said Lot 70 (being the Southeasterly line of County Road No. 1, which is also known as the Fort Snelling and Shakopee Road); thence Northeasterly along the Southeasterly line of said Road to the North line of said Lot 70; thence East along the North line of said Lot 70 to the point of beginning, according to the plat thereof on file or of record in the office of the Registrar of Titles in and for said County.

Have caused the same to be surveyed and platted as CEDAR CLIFF 3RD ADDITION and do hereby donate and dedicate to the public for public use forever the Road and Avenue and the utility and drainage easements as shown on the plat.

In witness whereof said Cedar Cliff, a Minnesota general partnership has caused these presents to be signed by its proper general partners this 2nd day of July, 1986.

And said Ronald G. Cornwell and Joan M. Cornwell, husband and wife, have hereunto set their hands this 2nd day of July, 1986:

And said Washington Federal Savings Bank, a Federal Savings Bank has caused these presents to be signed by its proper officer this 30th day of May, 1986:

And said Cedar Cliff Village, a general partnership, has caused these presents to be signed by its proper general partner this 14th day of April, 1986:

And said Twin City Federal Savings and Loan Association, a United States corporation, has caused these presents to be signed by its proper officers this 12th day of June, 1986.

SIGNED:

CEDAR CLIFF

By: Hugh B. Thorson  
Hugh B. Thorson, a general partner  
By: Ronald G. Cornwell  
Ronald G. Cornwell, a general partner  
By: Ronald G. Cornwell By: Joan M. Cornwell  
Ronald G. Cornwell Joan M. Cornwell

WASHINGTON FEDERAL SAVINGS BANK

By: Judith Meinke, Vice President  
CEDAR CLIFF VILLAGE

By: Hugh B. Thorson  
Hugh B. Thorson, a general partner

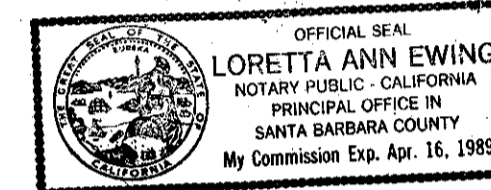
TWIN CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Lorance, ASSISTANT VICE PRESIDENT  
By: Jone Niebur, ASSISTANT SECRETARY

STATE OF CALIFORNIA  
COUNTY OF SANTA BARBARA

The foregoing instrument was acknowledged before me this 14th day of April, 1986, by Hugh B. Thorson, a general partner of Cedar Cliff, a Minnesota general partnership, on behalf of the partnership.

Loretta Ann Ewing  
Notary Public, Santa Barbara County, California  
My Commission Expires 4-16-89



STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 2nd day of July, 1986, by Ronald G. Cornwell, a general partner of Cedar Cliff, a Minnesota general partnership, on behalf of the partnership.

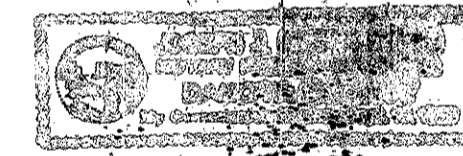
Paul A. Johnson  
Notary Public, Hennepin County, Minnesota  
My Commission Expires \_\_\_\_\_



STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 2nd day of July, 1986, by Ronald G. Cornwell and Joan M. Cornwell, husband and wife.

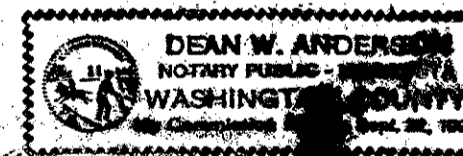
Paul A. Johnson  
Notary Public, Hennepin County, Minnesota  
My Commission Expires \_\_\_\_\_



STATE OF MINNESOTA  
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 30th day of May, 1986 by Judith Meinke, Vice President of Washington Federal Savings Bank, a Federal Savings Bank, on behalf of the bank.

Dean W. Anderson  
Notary Public, Washington County, Minnesota  
My Commission Expires Sept. 22, 1990



STATE OF CALIFORNIA  
COUNTY OF SANTA BARBARA

The foregoing instrument was acknowledged before me this 14th day of April, 1986, by Hugh B. Thorson, a general partner of Cedar Cliff Village, a general partnership, on behalf of the partnership.

Loretta Ann Ewing  
Notary Public, Santa Barbara County, California  
My Commission Expires 4-16-89



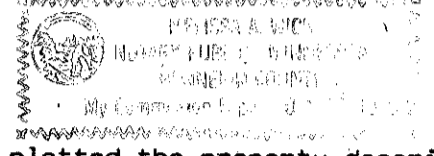
STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 12th day of JUNE, 1986, by L.V. NASH

Assistant Vice President and Jone Niebur

Assistant Secretary of Twin City Federal Savings and Loan Association, a United States corporation, on behalf of the corporation.

Melissa A. Wick  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 10-17-90



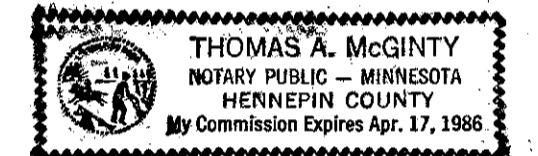
I hereby certify that I have surveyed and platted the property described on this plat as CEDAR CLIFF 3RD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated and there are no wetlands to be designated on said plat.

Paul A. Johnson  
Paul A. Johnson, Land Surveyor, Minn. Lic. No. 10938

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 26th day of March, 1986 by Paul A. Johnson, Land Surveyor.

Thomas A. McGinty  
Notary Public, Hennepin County, Minnesota  
My Commission Expires April 17, 1986



BLOOMINGTON, MINNESOTA

This plat of CEDAR CLIFF 3RD ADDITION was approved and accepted by the City Council of the City 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 Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

\_\_\_\_\_, Mayor  
\_\_\_\_\_, City Manager

PROPERTY TAX AND PUBLIC RECORDS DEPARTMENT, 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 of 1969, this plat has been approved this \_\_\_ day of \_\_\_, 19\_\_.

ROBERT L. BAKKA, COUNTY SURVEYOR

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

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of CEDAR CLIFF 3RD ADDITION was filed in this office this \_\_\_ day of \_\_\_, 19\_\_ at \_\_\_ o'clock \_\_\_ M.

R. DAN CARLSON, REGISTRAR OF TITLES

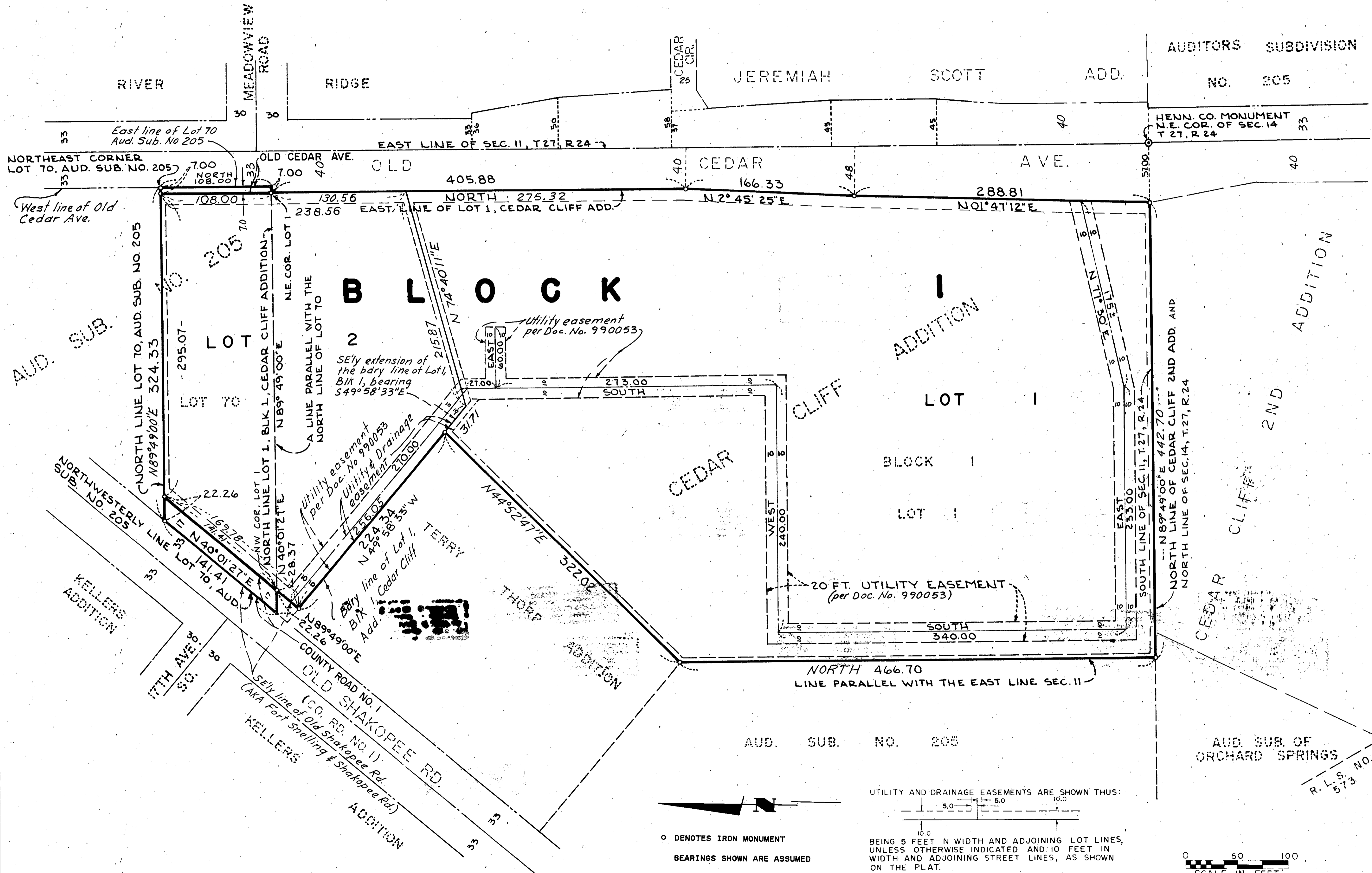
By: \_\_\_\_\_  
Deputy

# CEDAR CLIFF 3RD ADDITION

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

AUDITORS SUBDIVISION  
NO. 205

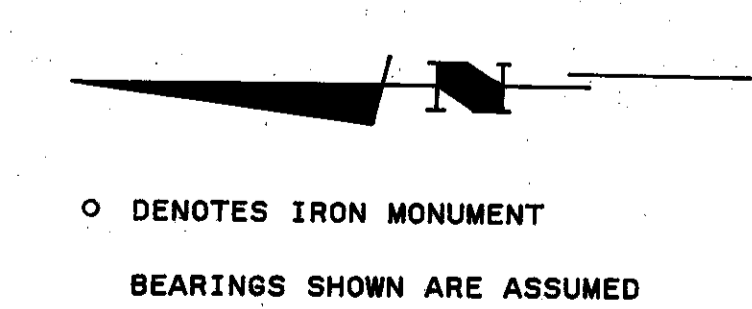
HENN. CO. MONUMENT  
N.E. COR. OF SEC. 14  
T. 27, R. 24



AUD. SUB. NO. 205

AUD. SUB. OF ORCHARD SPRINGS

R. L. S. NO. 573



UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS:  
 5.0 5.0 10.0  
 10.0  
 BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THE PLAT.

McCOMBS - KNUTSON ASSOCIATES, INC.  
 ENGINEERS AND SURVEYORS