

CEDAR COMMONS 1ST ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Cedar Commons, a copartnership consisting of Albert Rubinger, also known as Al Rubinger, and Sid Hartman, also known as Sidney Hartman, owner and proprietor

And Twin City Federal Savings and Loan Association, a United States Corporation, mortgagee of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

That part of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 27, Range 24 described as follows:

Beginning at the Northeast corner of said Northeast 1/4 of the Northeast 1/4; thence Westerly along the North line of said Northeast 1/4 of the Northeast 1/4 a distance of 313.07 feet; thence Southerly parallel with the east line of said Northeast 1/4 of the Northeast 1/4 a distance of 208.71 feet; thence easterly parallel with the North line of said Northeast 1/4 of the Northeast 1/4 a distance of 313.07 feet to the east line of said Northeast 1/4 of the Northeast 1/4; thence northerly along East line of said Northeast 1/4 of the Northeast 1/4 a distance of 208.71 feet to the point of beginning;

And Stanley C. Nelson and Evelyn R. Nelson, husband and wife, mortgagees of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

That part of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 27, Range 24 described as follows:

Commencing at the Northeast corner of said Northeast 1/4 of the Northeast 1/4; thence Westerly along the North line of said Northeast 1/4 of the Northeast 1/4 a distance of 313.07 feet to the point of beginning of the land to be described; thence Southerly parallel with the East line of said Northeast 1/4 of the Northeast 1/4 a distance of 208.71 feet; thence Easterly parallel with the north line of said Northeast 1/4 of the Northeast 1/4 a distance of 104.36 feet; thence Northerly parallel with the East line of said Northeast 1/4 of the Northeast 1/4 a distance of 208.71 feet to the point of beginning;

And Stanley C. Nelson and Evelyn R. Nelson, husband and wife, owners, and proprietors and Cedar Commons Inc., a Minnesota Corporation, contract for deed purchasers and John Hancock Mutual Life Insurance Company, a Massachusetts corporation, mortgagee of the following described property situate in the County of Hennepin, State of Minnesota to wit:

That part of the East 4/5 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 lying South of the North 208.71 feet thereof in Section 11, Township 27 North, Range 24.

And Cedar Commons Inc., a Minnesota corporation, owner and proprietor and John Hancock Mutual Life Insurance Company, a Massachusetts corporation, mortgagee of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

That part of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 27, Range 24 described as follows:

Beginning at a point on the North line of said Northeast 1/4 of the Northeast 1/4 a distance of 313.07 feet west of the Northeast corner of said Northeast 1/4 of the Northeast 1/4; thence continuing Westerly along said North line a distance of 104.35 feet; thence Southerly parallel with the East line of the Northeast 1/4 of the Northeast 1/4 a distance of 208.71 feet; thence easterly parallel with said North line a distance of 104.35 feet; thence Northerly to the point of beginning.

Have caused the same to be surveyed and platted as CEDAR COMMONS 1ST ADDITION, and do hereby donate and dedicate to the public for public use forever the avenues, streets and drainage and utility easements, as shown on this plat.

In witness whereof Cedar Commons, a copartnership, has caused these presents to be signed by its partners this _____ day of _____ A.D., 1971.

And Twin City Federal Savings and Loan Association, a United States corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this _____ day of _____ A.D., 1971.

And Stanley C. Nelson and Evelyn R. Nelson, husband and wife, have hereunto set their hands and affixed their seals this _____ day of _____ A.D., 1971.

And Cedar Commons Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this _____ day of _____ A.D., 1971.

And John Hancock Mutual Life Insurance Company, a Massachusetts corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this _____ day of _____ A.D., 1971.

IN PRESENCE OF:

SIGNED: Cedar Commons

Witness _____ Witness _____ its partner
Albert Rubinger also known as Al Rubinger

Witness _____ Witness _____ its partner
Sid Hartman also known as Sidney Hartman

Twin City Federal Savings and Loan Association

Witness _____ Witness _____ its _____

Witness _____ Witness _____ its _____

Witness _____ Witness _____ Stanley C. Nelson

Witness _____ Witness _____ Evelyn R. Nelson

Witness _____ Witness _____ Cedar Commons Inc. its President
Albert Rubinger also known as Al Rubinger

Witness _____ Witness _____ its Vice-President & Secretary
Sid Hartman also known as Sidney Hartman
John Hancock Mutual Life Insurance Company

Witness _____ Witness _____ its _____
Witness _____ Witness _____ its _____

State of Minnesota On this _____ day of _____ A.D., 1971, before me, a Notary Public, within and for said County and State, County of _____ personally appeared Albert Rubinger also known as Al Rubinger and Sid Hartman also known as Sidney Hartman, to me personally known, who being by me each duly sworn, did say that they are copartners of Cedar Commons, the copartnership named in the foregoing instrument; that said instrument was signed and sealed in behalf of said copartnership by Albert Rubinger also known as Al Rubinger and Sid Hartman also known as Sidney Hartman who acknowledge said instrument to be their own free act and deed.

Notary Public, _____ County, Minnesota
My Commission Expires _____

State of Minnesota On this _____ day of _____ A.D., 1971, before me, a Notary Public, within and for said County and State, County of _____ personally appeared Stanley C. Nelson and Evelyn R. Nelson, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

Notary Public, Hennepin County, Minnesota
My Commission Expires _____

State of Minnesota On this _____ day of _____ A.D., 1971, before me, a Notary Public, within and for said County and State, County of _____ personally appeared Stanley C. Nelson and Evelyn R. Nelson, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

Notary Public, _____ County, Minnesota
My Commission Expires _____

State of Minnesota On this _____ day of _____ A.D., 1971, before me, a Notary Public, within and for said County and State, County of _____ personally appeared Albert Rubinger also known as Al Rubinger and Sid Hartman also known as Sidney Hartman and Secretary respectively, of Cedar Commons Inc., the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Albert Rubinger also known as Al Rubinger and Sid Hartman also known as Sidney Hartman acknowledge said instrument to be the free act and deed of said corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

State of Minnesota On this _____ day of _____ A.D., 1971, before me, a Notary Public, within and for said County and State, County of _____ personally appeared Stanley C. Nelson and Evelyn R. Nelson, husband and wife, to me personally known, who being by me each duly sworn did say that they are the persons described in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Stanley C. Nelson and Evelyn R. Nelson acknowledge said instrument to be the free act and deed of said corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I hereby certify that I have surveyed and platted the property described on this plat as CEDAR COMMONS 1ST ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and decimals of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are designated, and there are no wet lands to be designated on said plat.

Arvid T. Bodin
Arvid T. Bodin
Land Surveyor - Minn. Reg. No. 9396

State of Minnesota The surveyor's certificate was subscribed and sworn to before me, a Notary Public, within and for said County of HENNEPIN County and State, on this 12th day of July A.D., 1971.

Wesley B. Bailiff
Notary Public, Hennepin County, Minn.
My Commission Expires April 11, 1978
Wesley B. Bailiff
Notary Public, Hennepin County, Minnesota
My Commission Expires April 11, 1978

The plat of CEDAR COMMONS 1ST ADDITION was approved and accepted by the City Council of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____ A.D., 1971.

CITY COUNCIL, BLOOMINGTON, MINNESOTA

By: _____ Mayor By: _____ Manager

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this _____ day of _____ A.D., 1971.

By: Elmer J. Peterson
Hennepin County Surveyor



HARRY S. JOHNSON
LAND SURVEYORS INC.

CEDAR COMMONS 1ST ADDITION

WRIGHTS BLOOMINGTON ACRES

17TH AVENUE SOUTH

EAST 86TH STREET

EAST 86TH STREET

EAST 86TH STREET

EAST 86TH STREET

EAST 86TH STREET

EAST 86TH STREET

EAST 86TH STREET

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EAST 86TH STREET

EAST 86TH STREET

EAST 86TH STREET

South line of the north 208.71 feet of the NE 1/4 of the NE 1/4 of Sec. 11

S89°48'30"E 110.17

West line of the east 4/5 of the NE 1/4 of the NE 1/4 of Sec. 11

446.41

17TH AVENUE SOUTH

30

EAST

REPLAT CEDAR

527.59

18TH AVENUE SOUTH

60

OF CREST

South line of the NE 1/4 of the NE 1/4 of the NE 1/4 of Sec. 11

N89°51'30"W

329.82

STREET

OF CREST

184,476 SQ. FT.

B L O C K

L O T 2

L O C K

L O T 1

56,476 SQ. FT.

DRAINAGE AND UTILITY EASEMENT

DRAINAGE AND UTILITY EASEMENT

STATE TRUNK HIGHWAY NO. 56

NORTH

654.66

CEDAR AVENUE

33

AUDITORS NO.

205

SUBDIVISION

SOUTH AVENUE

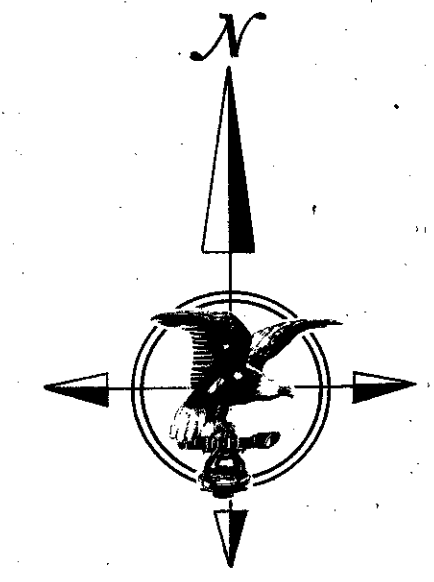
NORTH

654.66

CEDAR AVENUE

33

NE corner of the NE 1/4 of the NE 1/4 of Sec. 11 (Hennepin County Monument)



SCALE: 1 INCH = 50 FEET
O DENOTES IRON MONUMENT
BEARINGS SHOWN ARE ASSUMED



HARRY S. JOHNSON
LAND SURVEYORS INC.