

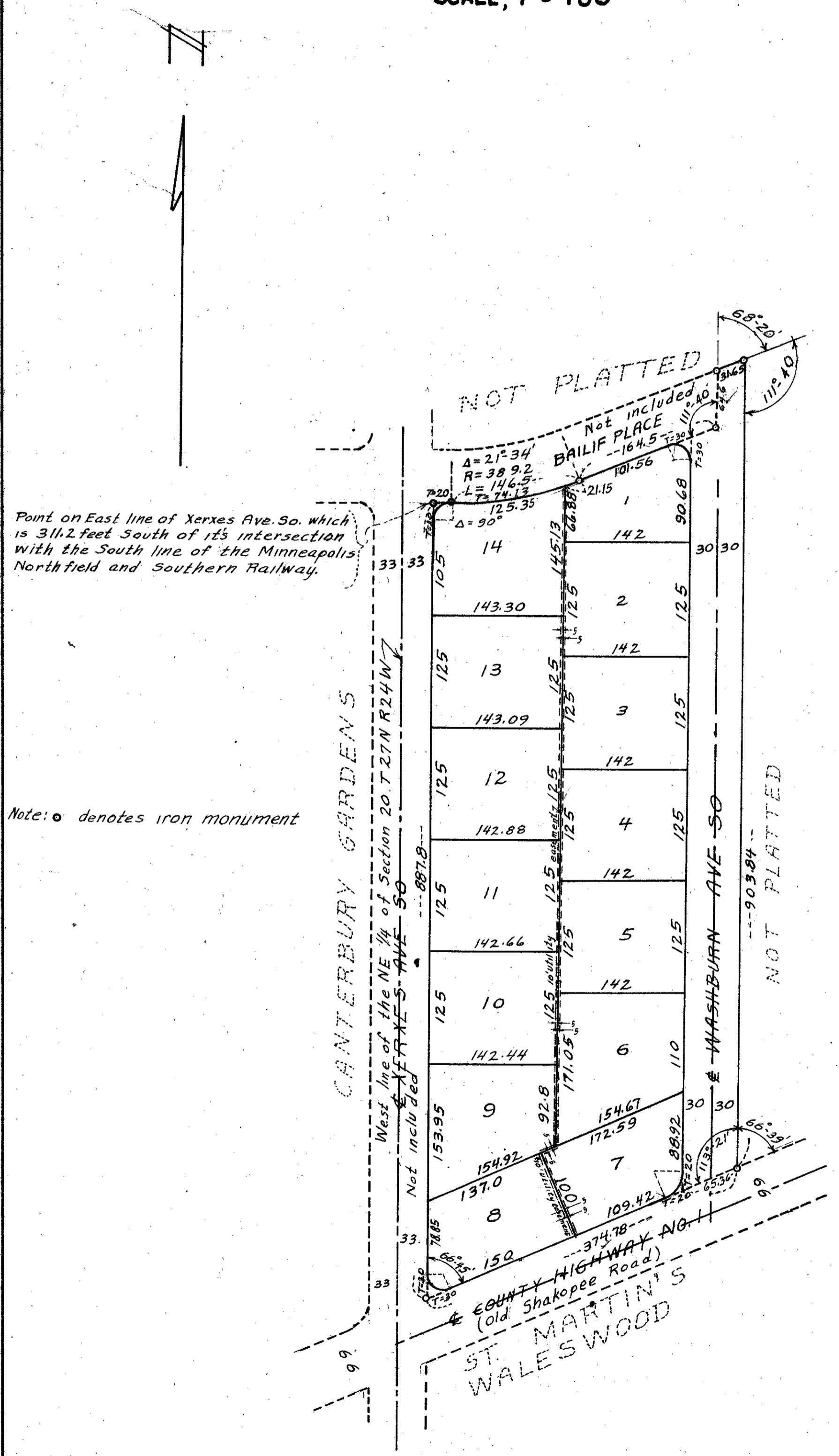
51-PL-2

# DUNDEE MANOR

HENNEPIN COUNTY, MINNESOTA.

SCALE, 1" = 100'

CLYDE H. PARKER, SURVEYOR  
1953



Know all men by these presents that we The Knutson Company, a Minnesota Corporation owners and proprietors of the following described property situate in the State of Minnesota and in the County of Hennepin to wit: That part of the West one half (W 1/2) of the Northeast one quarter (NE 1/4) of section twenty (20) Township twenty seven (27) North Range twenty four West of the fourth P.M. West line of said NE 1/4 of section 20, at a point distant 311.2 feet South of the intersection of said East line with the South line of the Minneapolis Northfield and Southern Railway; thence East at right angles to said East line of Xerxes Avenue a distance of 20 feet; thence Northeasterly along a 389.2' radius curve to the left a distance of 146.50 feet; thence Northeasterly on the tangent to said curve a distance of 164.5 feet thence North at an exterior angle of  $111^{\circ}44'$  a distance of 64.6 feet; thence deflecting to the right at an angle of  $68^{\circ}16'$  a distance of 31.65 feet; thence deflecting to the right at an angle of  $111^{\circ}44'$  a distance of 304.19 feet; to the North line of County Highway No. 1 also known as the Old Shakopee Road; thence North along said East line of Xerxes Avenue distant 887.8 feet to the point of beginning; have caused the same to be surveyed and platted as "DUNDEE MANOR" and do hereby donate and dedicate to the public for public use forever the avenues shown on the annexed plat together with the easements for public utilities as shown on the annexed plat.

In witness whereof we have hereunto set our hands and affixed our seals this \_\_\_\_\_ day of \_\_\_\_\_ AD 1953.

In presence of \_\_\_\_\_ THE KNUTSON COMPANY  
 \_\_\_\_\_ President  
 \_\_\_\_\_ Secretary

State of Minnesota } ss  
 County of Hennepin } On this \_\_\_\_\_ day of \_\_\_\_\_ AD 1953 before me a notary public within and for said county and state, personally appeared Donald P Knutson and Richard Bracher, to me personally known, who being by me each duly sworn, did say that they are respectively President and Secretary of The Knutson Company, the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by its board of directors and said Donald P Knutson and Richard Bracher acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, Hennepin County, Minnesota.  
 My Commission expires \_\_\_\_\_

State of Minnesota } ss  
 County of Hennepin } I hereby certify that I surveyed and platted the property described on this plat as "DUNDEE MANOR" Hennepin County, Minnesota, that this plat is a correct representation of said survey, that all distances are correctly shown on the plat in feet and decimals of a foot, that the monuments for guidance of future surveys have been correctly placed in the ground as shown on the plat and that there are no wet lands or public highways to be designated on the plat other than as shown thereon.

Clyde H Parker Surveyor  
 Clyde H Parker Minn. Reg. No. 2055

Above certificate subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 1953

Notary Public, Hennepin County, Minnesota.  
 My Commission expires \_\_\_\_\_

This plat was recommended for approval by the planning and zoning commission of the Village of Bloomington, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_ AD 1953  
 \_\_\_\_\_ Chairman

This plat was approved and accepted by the Village Council of Bloomington, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_ AD 1953  
 \_\_\_\_\_ Mayor  
 \_\_\_\_\_ Village Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_ AD 1953  
 \_\_\_\_\_ County Surveyor