

RYAN ESTATES

C. R. DOC. NO. _____

KNOW ALL MEN BY THESE PRESENTS: That Robert L. Hillberg, a single individual, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

All that part of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 28, Township 27 North, Range 24 West of the 4th Principal Meridian, described as follows:

Beginning at a point in the West line of said Northwest Quarter of the Northeast Quarter of said Section 28, distant 80 feet South of the Northwest corner of said tract; thence South along the West line of said tract 380 feet; thence East parallel with the North line of said Section 28, a distance of 219 feet; thence North parallel with the West line of said Northwest Quarter of the Northeast Quarter of the Northeast Quarter, 311.5 feet; thence southwesterly deflecting left at an angle of 109 degrees 13 minutes a distance of 43.12 feet; thence westerly on a tangential curve to the right with a radius of 171.78 feet a distance of 82.3 feet; thence westerly on a line tangent to last described curve a distance of 2.3 feet; thence northwesterly on a tangential curve to the right with a radius of 92.87 feet a distance of 114.2 feet; thence northerly on a line tangent to last described curve 20.75 feet, more or less, to a point 13 feet East of the point of beginning measured on a line parallel with the North line of said Section 28; thence West parallel with said North line a distance of 13 feet to the point of beginning, Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as RYAN ESTATES and do hereby donate and dedicate to the public for public use forever the curve and drainage and utility easements as shown on the plat.

In witness whereof said Robert L. Hillberg, a single individual, has caused these presents to be signed this 20th day of January, 1989.

Robert L. Hillberg
Robert L. Hillberg, a single individual

STATE OF CONN COUNTY OF New Haven The foregoing instrument was acknowledged before me this 20th day of January, 1989, by Robert L. Hillberg, a single individual.

Fredrick A. Hild
Notary Public New Haven County, CONN
My Commission Expires 3/21/90

I hereby certify that I have surveyed and platted the land described on this plat as RYAN ESTATES, 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 on said plat; and that there are no wetlands to be designated on the plat.

Gordon L. Christenson
Gordon L. Christenson, Land Surveyor
Minnesota Registration No. 9293

STATE OF MINNESOTA COUNTY OF DeKato The foregoing Surveyor's Certificate was acknowledged before me this 17th day of January, 1989, by Gordon L. Christenson, Land Surveyor, Minnesota Registration No. 9293.

KELLY CHRISTENSON
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires May 23, 1990

Kelly Christenson
Notary Public Anoka County, Minnesota
My Commission Expires May 23, 1990

BLOOMINGTON, MINNESOTA
This plat of RYAN ESTATES has been approved and accepted by the City Council 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 Minnesota 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 the land described on this plat. Dated this _____ day of _____, 19____.

Dale G. Folstad, Hennepin County Auditor By _____ Deputy

SURVEY DIVISION
HENNEPIN COUNTY, MINNESOTA

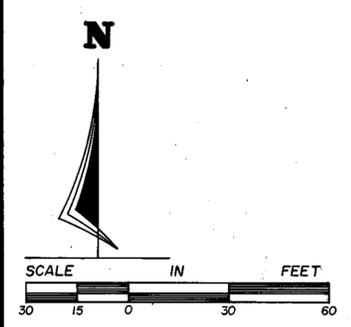
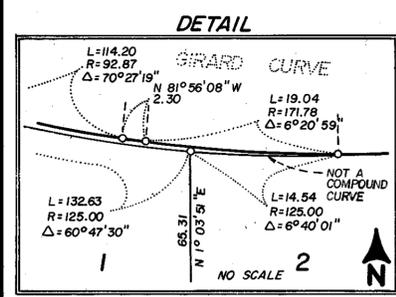
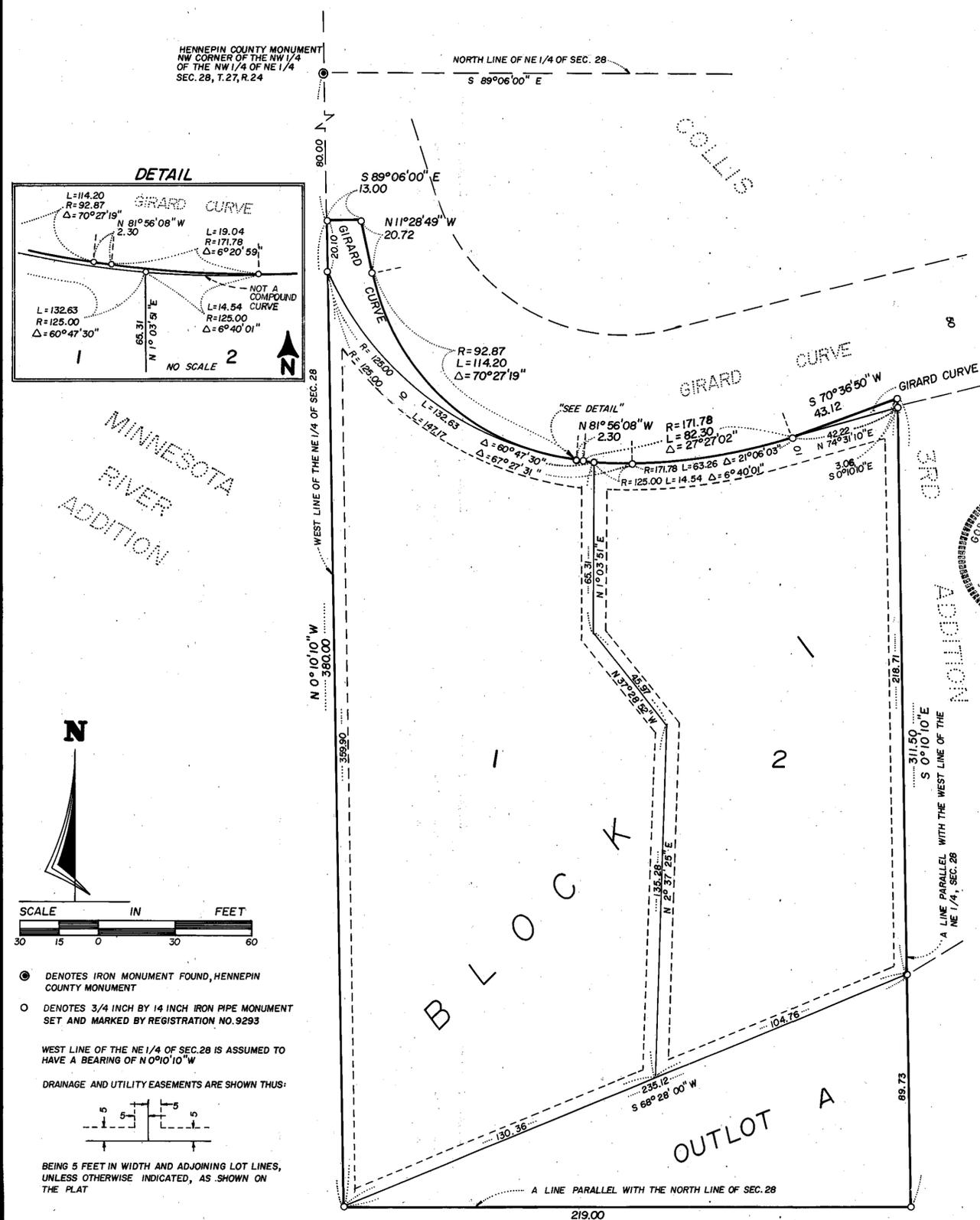
Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this _____ day of _____, 19____.

Bernard H. Larson, Hennepin County Surveyor By _____

COUNTY RECORDER
HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of RYAN ESTATES was filed for record in this office this _____ day of _____, 19____, at _____ o'clock _____ a.m.

R. Dan Carlson, Hennepin County Recorder By _____ Deputy



● DENOTES IRON MONUMENT FOUND, HENNEPIN COUNTY MONUMENT
○ DENOTES 3/4 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY REGISTRATION NO. 9293
WEST LINE OF THE NE 1/4 OF SEC. 28 IS ASSUMED TO HAVE A BEARING OF N 0° 10' 10" W
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON THE PLAT

