

CARDARELLE & ASSOCIATES, INC.
LAND SURVEYORS

WALTON OAKS

Know all men by these presents: That James B. Emerson and Luce C. Emerson, husband and wife, owners and proprietors, and the First Edina National Bank of Edina, a national banking association, mortgagee, of the following described property, situated in the County of Hennepin, State of Minnesota, to wit:

That part of Government Lot 4, Section 19, Township 116, Range 21, described as beginning at a point on the north line of said Government Lot 4 distant 666.7 feet West along said north line from the northeast corner thereof; thence West along said north line to a point 33 feet East of the northwest corner of said Government Lot 4; thence South, parallel to the west line of said Government Lot 4, a distance of 1023 feet; thence East, parallel to the north line of said Government Lot 4, to the west shore of Bush Lake; thence northerly and easterly along the shore of Bush Lake to its intersection with a line drawn South, parallel to the east line of said Government Lot 4, from the point of beginning; thence North along said last described parallel line to the point of beginning, according to the Government Survey thereof.

And Leon Chester Cooper and Gladys Julia Cooper, husband and wife, owners and proprietors, and R. H. P. Investment Company, a corporation organized and existing under the Laws of the State of Minnesota, contract purchaser of the following described property, situated in the County of Hennepin, State of Minnesota, to wit:

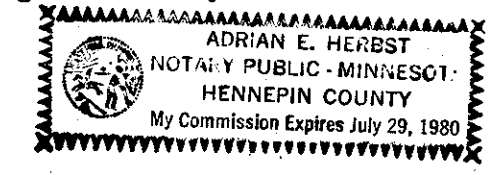
That part of Government Lot 3, Section 19, Township 116, Range 21, described as commencing at a point on the east line of said Government Lot 3 distant 933 feet South of the northeast corner thereof; thence West parallel to the north line of said Government Lot 3 a distance of 89.35 feet to the point of beginning; thence South 56 degrees 56 minutes West to the shore of Bush Lake; thence along said shore to its intersection with a line drawn South, parallel to the east line of said Government Lot 3, from the point of beginning; thence North along last described parallel line to the point of beginning. That part of Government Lot 4, Section 19, Township 116, Range 21, described as beginning at a point on the west line of said Government Lot 4 distant 933 feet South of the northwest corner thereof; thence East parallel to the north line of said Government Lot 4 a distance of 33 feet; thence South parallel to the west line of said Government Lot 4 a distance of 90 feet; thence East parallel to the north line of said Government Lot 4, to the west shore of Bush Lake; thence southerly along said shore to its intersection with a line drawn East, parallel to the north line of said Government Lot 4, from a point on the west line of said Government Lot 4 distant 1122 feet South of the northwest corner thereof; thence West along said last described parallel line to the west line of said Government Lot 4; thence North along said west line 189 feet to the point of beginning, according to the Government Survey thereof. That part of Government Lots 3 and 4 in Section 19, Township 116, Range 21, all described as commencing at the East Quarter corner of said Section 19; thence South, assumed bearing along the east line of said Section 19 a distance of 185.6 feet; thence North 59 degrees 19 minutes West 598.53 feet; thence South 82 degrees 56 minutes West 299.3 feet; thence North 2 degrees 08 minutes East 98.17 feet; thence North 50 degrees 52 minutes West 209.5 feet; thence North 44 degrees 15 minutes West 164.8 feet; thence North 89 degrees 30 minutes West 112.5 feet to the point of beginning of the tract to be described; thence South 81 degrees 56 minutes West to the shore of Bush Lake; thence northwesterly along the shore of Bush Lake to a line drawn southerly parallel with the east line of said Government Lot 3 from a point on the north line of said Government Lot 3, distant 89.35 feet westerly of the northeast corner thereof; thence northerly along said parallel line to a point thereon 933 feet southerly as measured along said line, from the north line of said Government Lot 3; thence easterly parallel with the north line of said Government Lot 3, to the east line of said Government Lot 3; thence southerly along said east line 189 feet; thence easterly parallel with the north line of said Government Lot 4 to the west shore of Bush Lake; thence southerly along said west shore to a line bearing South 89 degrees 30 minutes East from the point of beginning; thence westerly along said last line to the point of beginning.

Have caused the same to be surveyed and platted as WALTON OAKS and do hereby donate and dedicate to the public for public use forever the streets, avenues, and drive as shown on the plat, also subject to the utility easements as shown on the plat.

In witness whereof, James B. Emerson and Luce C. Emerson have set their hands and seals this 18th day of April, A.D. 1973, and the First Edina National Bank of Edina, a national banking organization, has caused these presents to be signed by its proper officers and their corporate seal to be hereunto affixed this 18th day of April, A.D. 1973, and Leon Chester Cooper and Gladys Julia Cooper have set their hands and seals this 18th day of April, A.D. 1973, and R. H. P. Investment Company, a Minnesota corporation has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 18th day of April, A.D. 1973.

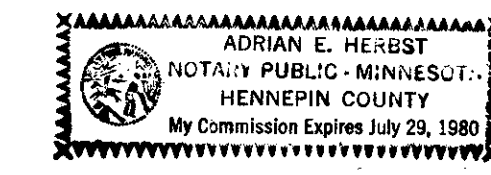
in presence of
Adrian E. Herbst
Luce C. Emerson
Leon Chester Cooper
Gladys Julia Cooper
Roy H. Peterson
Jeanette Thompson
Thelma L. Erickson
signed
James B. Emerson
Luce C. Emerson
Leon Chester Cooper
Gladys Julia Cooper
R. H. P. Investment Company
By Roy H. Peterson
Roy H. Peterson, its President
First Edina National Bank of Edina
By Ben Bauer Vice Pres.
By M. A. Corrow Vice Pres.

State of Minnesota, County of Hennepin
On this 18th day of April, A.D. 1973, before me, a Notary Public, within and for said County and State, did personally appear James B. Emerson and Luce C. Emerson, husband and wife, to me personally known, who each being duly sworn, did say that they are the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.



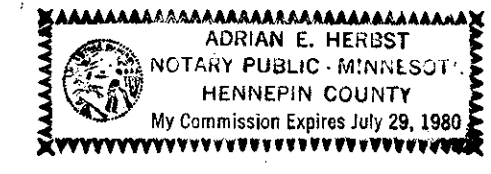
Adrian E. Herbst
Notary Public, Hennepin County, Minnesota
My commission expires _____

State of Minnesota, County of Hennepin
On this 18th day of April, A.D. 1973, before me, a Notary Public, within and for said County and State, did personally appear Leon Chester Cooper and Gladys Julia Cooper, husband and wife, to me personally known, who each being duly sworn, did say that they are the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.



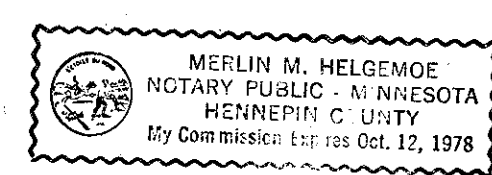
Adrian E. Herbst
Notary Public, Hennepin County, Minnesota
My commission expires _____

State of Minnesota, County of Hennepin
On this 18th day of April, A.D. 1973, before me, a Notary Public, within and for said County and State, did personally appear Roy H. Peterson, to me personally known, who being duly sworn, did say that he is the President of R. H. P. Investment Company, the corporation named in the foregoing instrument, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and Roy H. Peterson acknowledged said instrument to be the free act and deed of said corporation, and that the seal affixed to said instrument is the corporate seal of said corporation.



Adrian E. Herbst
Notary Public, Hennepin County, Minnesota
My commission expires _____

State of Minnesota, County of Hennepin
On this 18th day of April, A.D. 1973, before me, a Notary Public, within and for said County and State, did personally appear BEN BAUER and MERLE A. CORROW, who each being duly sworn did say that they are respectively the VICE PRESIDENT and VICE PRESIDENT of First Edina National Bank of Edina, a national banking organization, the corporation named in the foregoing instrument and the seal affixed to the said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said BEN BAUER and MERLE A. CORROW acknowledged said instrument to be the free act and deed of said corporation.

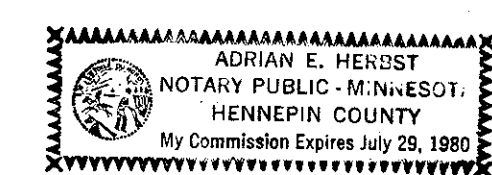


Merlin M. Helgenoe
Notary Public, Hennepin County, Minnesota
My commission expires _____

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

Frank R. Cardarelle
Frank R. Cardarelle, Minnesota State Reg. No. 6508

State of Minnesota, County of Hennepin
The Surveyor's Certificate subscribed and sworn to before me this 18th day of April, A.D. 1973.



Adrian E. Herbst
Notary Public, Hennepin County, Minnesota
My commission expires _____

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this _____ day of _____ A.D. 1973.

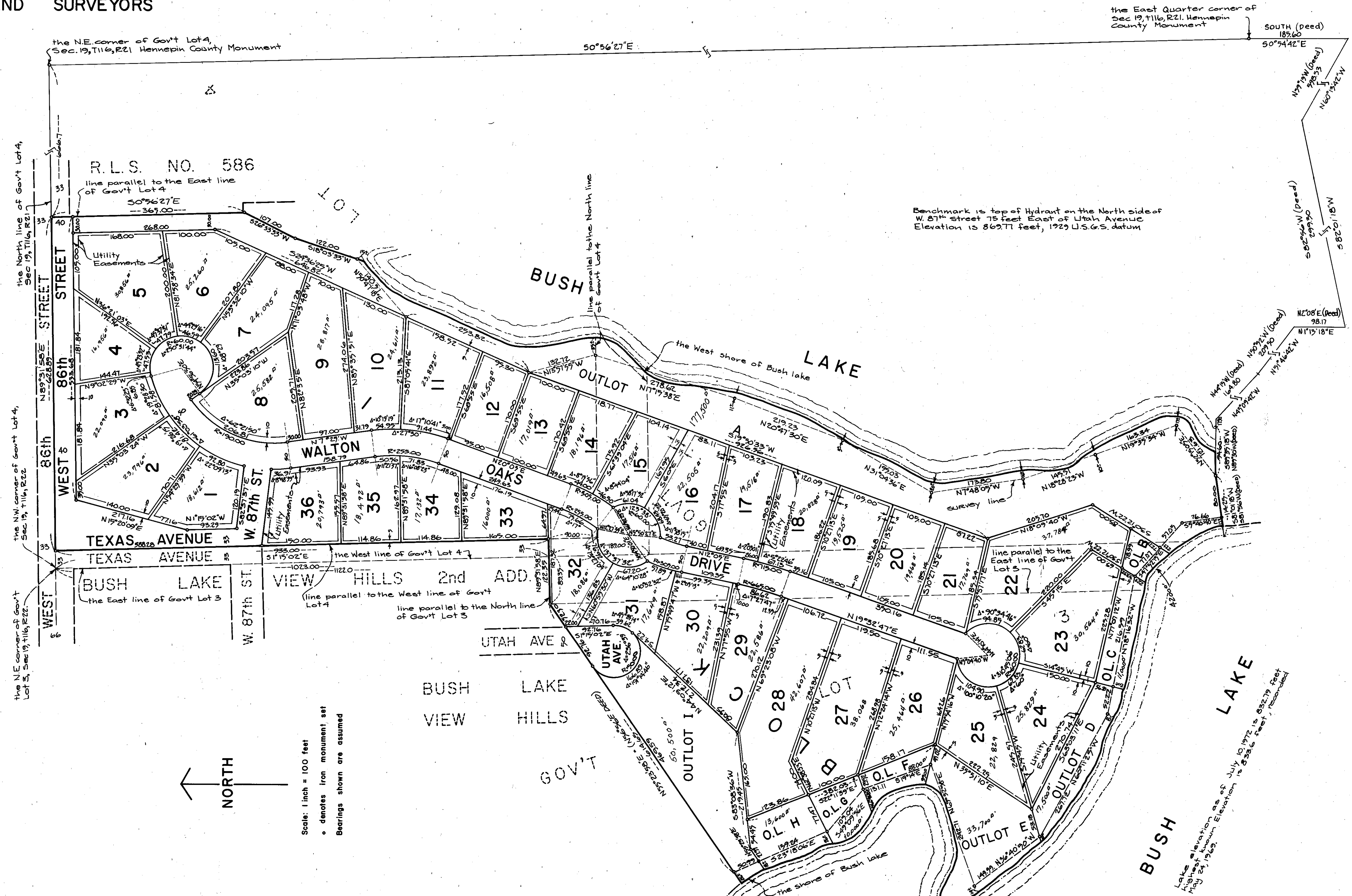
By Elmer J. Peterson
Elmer J. Peterson, Hennepin County Surveyor

Approved by the City Council of the City of Bloomington, Minnesota, at a regular meeting thereof held this _____ day of _____ A.D. 1973.

City Council of the City of Bloomington, Minnesota
By _____ Mayor
By _____ Manager

WALTON OAKS

CARDARELLE & ASSOCIATES, INC.
LAND SURVEYORS



the NE corner of Gov't Lot 4, Sec. 19, T116, R21 Hennepin County Monument

the North line of Gov't Lot 4, Sec. 19, T116, R21

the NW corner of Gov't Lot 4, Sec. 19, T116, R22

the NE corner of Gov't Lot 3, Sec. 19, T116, R22

line parallel to the East line of Gov't Lot 4

line parallel to the West line of Gov't Lot 4

line parallel to the North line of Gov't Lot 4

the West shore of Bush lake

line parallel to the East line of Gov't Lot 3

line parallel to the North line of Gov't Lot 3

Benchmark is top of Hydrant on the North side of W. 87th Street 75 feet East of Utah Avenue Elevation is 869.71 feet, 1929 U.S.G.S. datum

the East Quarter corner of Sec. 19, T116, R21, Hennepin County Monument

SOUTH (Deed) 185.60

50°54'42"E

N77°19'W (Deed) 728.23

N60°54'24"W

N51°10'28"S

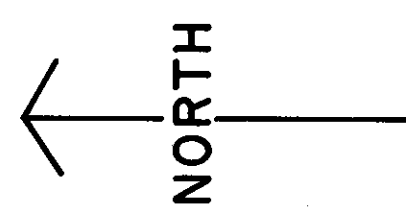
50°52'56"W (Deed) 669.50

N47°19'W (Deed) 124.80

N15°24'W (Deed) 207.30

N15°18'E (Deed) 98.17

N11°15'18"E



Scale: 1 inch = 100 feet
 • denotes iron monument east
 Bearings shown are assumed

Lake elevation as of July 10, 1972 is 832.79 feet
 Highest known Elevation is 836.6 feet, recorded May 24, 1962