

# WEST BLOOMINGTON BUSINESS CENTER

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: That WILLOW BEND REALTY COMPANY, a Texas Corporation, owner and proprietor, and Louis L. LeJeune, mortgagee, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the North 1/2 of the Southeast 1/4 of Section 32, Township 116, North Range 21, West of the 5th Principal Meridian, described as follows: Beginning at the point of intersection of the north right-of-way line of the public highway, N.K.A. HENNEPIN COUNTY STATE AID HIGHWAY NO. 1, PLAT 64, as laid out, along the south line of said North 1/2 of the Southeast 1/4 and a line drawn parallel with the west line of the Northeast 1/4 of the Southeast 1/4 and distant 195 feet easterly as measured at right angles to said west line thereof; thence west along the north line of said highway to a point distant 227.1 feet east from the point of intersection of said road right-of-way line with the easterly right-of-way line of the Minneapolis, Northfield and Southern Railway; thence north at right angles a distance of 219.7 feet; thence west at right angles to a point 108 feet easterly, measured at right angles, from the centerline of said railway right-of-way; thence northerly parallel with and distant 108 feet easterly from said centerline of said railway right-of-way to the north line of the Northwest 1/4 of the Southeast 1/4; thence easterly along said north line and along the north line of the Northeast 1/4 of the Southeast 1/4 to its intersection with a line drawn parallel with and distant 195 feet east of, measured at right angles with, the west line of said Northeast 1/4 of the Southeast 1/4; thence south along said parallel line to the point of beginning according to the Government Survey thereof.

And

That part of the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 116, Range 21, commencing at the point of intersection of the north right-of-way line of the public highway, N.K.A. HENNEPIN COUNTY STATE AID HIGHWAY NO. 1, PLAT 64, as laid out, along the south line of said Northwest 1/4 of the Southeast 1/4 and the easterly line of the right-of-way of the Minneapolis, Northfield and Southern Railway; thence east along the north line of said highway 127.1 feet to the actual point of beginning of the tract to be described; thence continuing east along the north line of said highway a distance of 100 feet; thence at right angles north a distance of 219.7 feet; thence at right angles west a distance of 100 feet; thence at right angles south a distance of 219.7 feet to the actual point of beginning, according to the Government Survey thereof.

And

A parcel of land in Northwest 1/4 of Southeast 1/4 of Section 32, Township 116, Range 21, described as follows: Beginning at the point of intersection of the north right-of-way line of public highway, N.K.A. HENNEPIN COUNTY STATE AID HIGHWAY NO. 1, PLAT 64, as laid out along the south line of said Quarter Quarter Section, and a line drawn 27 feet easterly of as measured at right angles to and parallel with the easterly line of the right-of-way of the Minneapolis, Northfield and Southern Railway, said point being 863.2 feet east of the west line of said Northwest 1/4 of said Section 32; thence east along the north line of said highway, 100 feet; thence at right angles North 219.7 feet; thence at right angles West 82 feet to a point which is 27 feet easterly of as measured at right angles to the said railroad right-of-way; thence South 4 degrees and 38 minutes West along said railroad right-of-way 220.3 feet to the point of beginning, according to the Government Survey thereof.

Have caused the same to be surveyed and platted as WEST BLOOMINGTON BUSINESS CENTER and do hereby donate and dedicate to the public, for public use forever the road and drainage and utility easements as shown on said plat.

In witness whereof said WILLOW BEND REALTY COMPANY, a Texas Corporation, has caused these presents to be signed by its proper officer this 6th day of June, 1988.

SIGNED: M. J. Seeland its PRESIDENT

And in witness whereof said Louis L. LeJeune, has hereunto set his hand this 6th day of June, 1988.

SIGNED: Louis L. LeJeune  
Louis L. LeJeune

STATE OF Minnesota  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 6th day of June, 1988 by M. J. SEELAND its President of said WILLOW BEND REALTY COMPANY, a Texas Corporation, on behalf of said corporation.

Shawn M. Russa  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 6th day of June, 1988 by Louis L. LeJeune.

Shawn M. Russa  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the property described on this plat as WEST BLOOMINGTON BUSINESS CENTER; 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 that there are no wetlands to be designated on said plat.

Edward H. Sunde  
Edward H. Sunde, Land Surveyor  
Minnesota License No. 8612

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing surveyor's certificate was acknowledged before me this 1st day of JUNE, 1988 by Edward H. Sunde, Land Surveyor



John K. Barnes  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires SEPTEMBER

BLOOMINGTON, MINNESOTA

This plat of WEST BLOOMINGTON BUSINESS CENTER was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof, held this \_\_\_\_\_ day of \_\_\_\_\_, 1988. 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

BY: \_\_\_\_\_ its Mayor BY: \_\_\_\_\_ its Manager

PROPERTY TAX AND PUBLIC RECORDS DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 19\_\_\_\_ and prior years have been paid for land described on this plat. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

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 \_\_\_\_\_, 1988.

Bernard H. Larson, Hennepin County Surveyor BY: \_\_\_\_\_

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of WEST BLOOMINGTON BUSINESS CENTER was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 1988 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

R. Dan Carlson, County Recorder BY: \_\_\_\_\_, Deputy

# WEST BLOOMINGTON BUSINESS CENTER

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○ DENOTES IRON MONUMENT

THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SEC. 32, TWP. 116, RGE. 21 IS ASSUMED TO BEAR S 89° 58' 44" E



PREFERRED DEVELOPERS 1ST ADDITION

A LINE PARALLEL WITH THE W. LINE OF THE NE 1/4 OF THE SE 1/4 OF SEC. 32

S0°14'31"E

1291.20

1269.20

N0°14'31"W

570.00

20.00

DRAINAGE & UTILITY EASEMENT

DRAINAGE & UTILITY EASEMENT

432.05

195.00

125.00

195.00

22.00

STRAND ESTATES 5TH ADDITION

KASSICK ADDITION

STRAND ESTATES 5TH ADDITION

STRAND ESTATES 5TH ADDITION

STRAND ESTATES 5TH ADDITION

2ND ADDITION

NW CORNER OF THE NW 1/4 OF SEC. 32

N LINE OF THE NW 1/4 OF SE 1/4 OF SEC. 32

S89°58'44"E

DRAINAGE & UTILITY EASEMENT

N10°36'32"E

A LINE PARALLEL WITH THE CENTERLINE OF THE MINNEAPOLIS, NORTHFIELD & SOUTHERN RAILWAY

407.11

Δ=1°17'52" L=127.33

Δ=5°58'00"

Δ=1°48'52"

L=178.03

R=5621.65

Δ=2°5'16"

L=585.43

N4°38'32"E 93.32

W89°51'19"E 48.16

N4°38'32"E

198.39

220.47

LOT BLOCK 289,745 SQ. FT.

OUTLOT 70,415 SQ. FT.

OUTLOT 333,102 SQ. FT.

A

B

W LINE OF THE NE 1/4 OF THE SE 1/4 OF SEC. 32

N0°14'31"W

176.00

386.23

412.99

S89°45'29"W

537.99

663.66

641.78

CO. RD. NO. 1

S89°51'19"W

100.00

100.00

227.1

565.2

33

50

33

33

30

200

10

30

10

100.00

219.70

100.00

219.70

100.00

227.1

33

33

33

55

33

33

30

200

10

30

10

100.00

219.70

100.00

219.70

100.00

227.1

33

33

33

SHAKOPEE ROAD

CO. RD. NO. 1

MINNEAPOLIS, NORTHFIELD SOUTHERN RAILWAY 3RD ADDITION

MINNEAPOLIS, NORTHFIELD AND SOUTHERN RAILWAY 2ND ADDITION

MINNEAPOLIS, NORTHFIELD AND SOUTHERN RAILWAY

L.M.J. 2ND ADDITION