

A.G. BOGEN'S PORTLAND AVENUE ADDITION

BOOK _____ PAGE _____
R.T. DOC. NO. _____

B-109

BINDING FOR RESERVED SPACE THIS

Know all men by these presents that A. G. Bogen Company, a Minnesota corporation, owner and proprietor of the following described property situated in the State of Minnesota and County of Hennepin to wit:

That part of Government Lot 1, Section 3, Township 27, North, Range 24, West of the 4th Principal Meridian described as follows: Commencing at a point in the North line of Government Lot 1, a distance of 461.69 feet West from the Northeast corner thereof; thence South and parallel with the East line of said Government Lot 1 a distance of 376.08 feet more or less, to a point 2091.85 feet North from the South line of the Northeast Quarter of said Section 3; thence East parallel with the South line of said Northeast Quarter a distance of 100.925 feet; thence North, parallel with the East line of said Government Lot 1, a distance of 376.04 feet more or less, to the North line of said Government Lot 1; thence West to the point of beginning.

That part of Government Lot 1, Section 3, Township 27 North, Range 24, West of the 4th Principal Meridian described as follows: Commencing at a point in the North line of Government Lot 1, a distance of 461.69 feet West from the Northeast corner thereof; thence South and parallel with the East line of said Government Lot 1, to a point 1811.85 feet North of the South line of the Northeast Quarter of said Section 3; which point is the point of beginning of the tract to be described; thence continuing South parallel with the East line of said Government Lot 1, a distance of 207.93 feet; thence East and parallel with the South line of the Northeast Quarter of said Section a distance of 100.925 feet; thence North and parallel with the East line of said Government Lot 1 a distance of 207.93 feet; thence West in a straight line to the point of beginning, except the South 157.93 feet thereof.

That part of Government Lot 1, Section 3, Township 27 North, Range 24 West of the 4th Principal Meridian, described as follows: Beginning at the Northeast corner of said Section 3; thence West along the North line of said Section a distance of 360.765 feet; thence South parallel with the East line of said Section a distance of 863.97 feet, more or less, to a point which is a distance of 1603.92 feet North from the South line of the Northeast Quarter of said Section 3; thence East parallel with the South line of said Northeast Quarter of said Section a distance of 360.765 feet to the East line of said Section 3; thence North along said East line to the point of beginning; except the South 157.93 feet thereof, according to the Government survey thereof and except that part of Government Lot 1, Section 3, Township 27, Range 24, described as follows: Beginning at the Northeast corner of said Section 3; thence West along the North line of said Section 298.365 feet; thence Southerly parallel with the East line of said Section a distance of 655 feet more or less, to the North line of that tract over which Northern States Power Company has an easement as determined in judgment and Decree recorded in Book 264 of Miscellaneous, page 511 in the Office of the Register of Deeds of said County, which tract is described as follows:

"That portion of Section 3, Township 27, Range 24, described as follows: A piece or strip of land 50 feet in width extending in an Easterly and Westerly direction, a distance of 554 feet more or less across East 1/2 of Government Lot 1, located in Northeast One-Quarter of North-east One-Quarter of said Section, the center line of said piece or strip of land being 680 feet, more or less South and parallel to North line of said Section, containing 63/100 acres more or less as more particularly appears from the map or plat marked Exhibit "L" annexed to and made a part of the Petition in the above entitled matter, and therein referred to as Tract No. 11;"

Thence Easterly parallel to North line of said Section to the East line of said Section; thence Northerly along said Easterly line of said Section to point of beginning, excepting therefrom those portions taken for East 78th Street and Portland Avenue.

That part of Government Lot 1, Section 3, Township 27, North, Range 24, West of the 4th Principal Meridian described as follows, to-wit: Commencing at a point in the North line of Government Lot 1, a distance of 461.69 feet West from the Northeast corner thereof; thence South and parallel with the East line of said Government Lot 1, to a point distant 1811.85 feet North of the South line of the Northeast Quarter of said Section 3, which point is the point of beginning of the tract to be described; thence East parallel with the South line of the Northeast Quarter of said Section, a distance of 100.925 feet; thence North parallel with the East line of said Government Lot 1, a distance of 280 feet; thence West parallel with the South line of the Northeast Quarter of said Section, a distance of 100.925 feet; thence South parallel with the East line of said Government Lot 1, a distance of 280 feet to the point of beginning.

The North 310.0 feet of the South 467.93 feet of that part of Government Lot 1, Section 3, Township 27, Range 24, described as follows: Beginning at a point in the North line of Government Lot 1, a distance of 461.69 feet West from the Northeast corner of said Government Lot 1; thence West along said North line a distance of 100.925 feet; thence South and parallel with the East line of said Government Lot 1, a distance of 864.05 feet more or less to a point which is a distance of 1603.92 feet North from the South line of the Northeast Quarter of said Section 3; thence East and parallel with the South line of the Northeast Quarter to the intersection with the line drawn from the point of beginning parallel with the East line of the said Northeast Quarter; thence North in a straight line to the point of beginning.

Has caused the same to be surveyed and platted as A. G. BOGEN'S PORTLAND AVENUE ADDITION and does hereby donate and dedicate to the public for public use forever the highway, avenues, and easements ^{for drainage and} utility purposes as shown on the plat. In witness whereof said A. G. Bogen Company has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 15th day of December, A. D. 1977.

A. G. BOGEN COMPANY
by A. G. Bogen president

STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 15th day of December, 1977 by A.G. Bogen, president of A. G. Bogen Company, a Minnesota corporation, on behalf of the corporation.

Dianne Grebner
Dianne Grebner, Notary Public, Hennepin County, Minnesota
My commission expires April 12, 1980

I hereby certify that I have surveyed and platted the property described on this plat as A. G. BOGEN'S PORTLAND AVENUE ADDITION; 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 the plat and that there are no wet lands to be designated on the plat.

Vernon A. Nickols
Vernon A. Nickols, Land Surveyor
Minnesota Registration No. 9053

STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 14th day of December, 1977 by Vernon A. Nickols, Land Surveyor.

Chris Kuntz
CHRIS KUNTZ, Notary Public, Hennepin County, Minnesota
My commission expires March 4, 1982.

BLOOMINGTON, MINNESOTA
This plat of A. G. BOGEN'S PORTLAND AVENUE ADDITION was approved and accepted by the City Council of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____, A. D. 1977.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

by _____ mayor by _____ manager

FINANCE DIVISION, Hennepin County, Minnesota
I hereby certify that there are no delinquent taxes for all years prior to _____ for land described on this plat.
Dated this _____ day of _____, A. D. 1977.

Vernon T. Hoppe, Director by _____ tax clerk

HENNEPIN COUNTY SURVEYOR
Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this _____ day of _____, A. D. 1977.

by _____
Alver R. Freeman, Hennepin County Surveyor

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of A.G. BOGEN'S PORTLAND AVENUE ADDITION was filed in this office this _____ day of _____, A. D. 1977, at _____ o'clock _____ M. and that the two copies were compared with the official plat and were found to be true and correct copies thereof.

Wayne A. Johnson, Registrar of Titles by _____ deputy

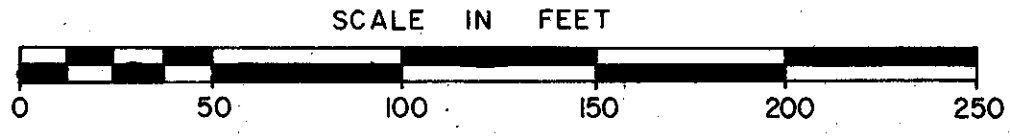
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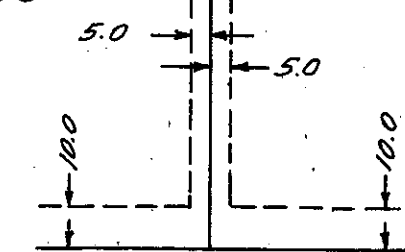
THIS SPACE RESERVED FOR BINDING

EGAN, FIELD & NOWAK, INC.
SURVEYORS

BEARINGS SHOWN ARE ASSUMED
O DENOTES IRON MONUMENT



DRAINAGE AND UTILITY EASEMENTS SHOWN
THUS:



Being 10 feet in width adjoining front and rear lot lines, and being 5 feet in width adjoining side lot lines, unless otherwise shown.

