

BRAEMAR INVESTMENT CO. 1ST ADDITION

C.R.DOC.NO. _____

KNOW ALL MEN BY THESE PRESENTS: That Braemar Investment Co., a Minnesota Partnership, fee owner of the following described land, situated in the County of Hennepin, State of Minnesota, to wit:

That part of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 116, Range 21, described as follows: Commencing at a point in the North line of said Section distant 227.15 feet East of the Northwest corner thereof; thence South 43 degrees 28 minutes East, assuming said north line has a bearing of East, 256.55 feet to the Southerly line of State Highway No. 5, now known as West 78th Street, being the actual point of beginning of the tract to be described; thence South 62 degrees 26 minutes West along the Southerly line of said State Highway, now known as West 78th Street, 180 feet; thence South 45 degrees 04 minutes East 338.8 feet to the center line of Nine Mile Creek; thence Northeasterly along said center line to its intersection with a line bearing South 43 degrees 28 minutes East from the actual point of beginning; thence North 43 degrees 28 minutes West 254 feet to the actual point of beginning. EXCEPT that part lying southerly of the northerly R.O.W. line of U.S. Interstate Highway No. 494 as described in Document Number 4748454.

That part of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 116 North, Range 21 West of the 5th Principal Meridian, lying South of the Southerly line of State Highway No. 5, now known as West 78th Street, and North of the North line of U.S. Highway No. 494 and Southwesterly of the following described line: Commencing at a point in the North line of said Northwest 1/4 of the Northwest 1/4 distant 227.15 feet East from the Northwest corner thereof; thence South 43 degrees 28 minutes East, assuming said north line has a bearing of East, to the Southerly line of State Highway No. 5, now known as West 78th Street; thence South 62 degrees 26 minutes West along the Southerly line of State Highway No. 5, now known as West 78th Street, a distance of 180 feet to the actual point of beginning of said line; thence South 45 degrees 04 minutes East to the North line of said U.S. Highway No. 494 and there terminating.

Has caused the same to be surveyed and platted as BRAEMAR INVESTMENT CO. 1ST ADDITION and does hereby donate and dedicate to the public, for public use forever, the street and drainage and utility easements as shown on this plat.

In witness whereof, said Braemar Investment Co. has caused these presents to be signed by a partner this 10th day of JUNE, 1983.

SIGNED: BRAEMAR INVESTMENT CO.

BY: Thomas M. Barrett a partner
Thomas M. Barrett

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 10th day of June, 1983, by Thomas M. Barrett, a partner of Braemar Investment Co., a Minnesota Partnership, on behalf of said partnership.



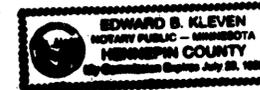
Linda Crawford
Notary Public, Hennepin County, Minnesota
My Commission Expires 3/31/89

I hereby certify that I have surveyed and platted the property described on this plat as BRAEMAR INVESTMENT CO. 1ST 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; and that there are no wetlands to be designated on said plat.

Harold C. Peterson
Harold C. Peterson, Land Surveyor
Minnesota License No. 12294

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 7th day of JUNE, 1983, by Harold C. Peterson, Land Surveyor, Minnesota License No. 12294.



Edward B. Kleven
Edward B. Kleven
Notary Public, Hennepin County, Minnesota
My Commission Expires July 29, 1988

BLOOMINGTON, MINNESOTA

This plat of BRAEMAR INVESTMENT CO. 1ST ADDITION was 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, Subdivision 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

BY: _____, Mayor BY: _____, Manager

PROPERTY TAXATION DEPARTMENT, 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 _____, 19____.

Vernon T. Hoppe, Director BY: _____, Tax Clerk

SURVEY DIVISION, Hennepin County, Minnesota

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

Robert L. Bakka, Hennepin County Surveyor BY: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of BRAEMAR INVESTMENT CO. 1ST ADDITION was filed for record in this office this _____ day of _____, 19____, at _____ o'clock _____m.

R. Dan Carlson, County Recorder BY: _____, Deputy

