

# GOPHER CORNER ADDITION

PORTLAND MANOR

2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That 751 E 86th Street LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota to wit:

That part of Government Lots 1 and 7, Section 11, Township 27, Range 24, described as follows: Commencing on the North line of Government Lot 1 at a point 990 feet East of the Northwest corner of Section 11; thence South parallel with the West line of said Section a distance of 179.125 feet; thence East and parallel with the South line of said Government Lot 7, 165 feet; thence North parallel with the West line of said Section, 179.125 feet more or less to the North line thereof; thence West along said North line a distance of 165 feet, more or less to the point of beginning.

Has caused the same to be surveyed and platted as GOPHER CORNER ADDITION and does hereby dedicate to the public, for public use forever, the public ways and easements as shown on this plan for drainage and utility purposes only.

In witness whereof said 751 E 86th Street LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this 22<sup>nd</sup> day of November, 2017.

Signed: 751 E 86th Street LLC

Stephen Furlong its Principal

STATE OF MN

COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November, 2017, by Stephen Furlong, its Principal of 751 E 86th Street LLC, a Minnesota limited liability company, on behalf of the company.

Bruce C. Bunker Jr.  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 01/31/2018

Bruce C. Bunker Jr.  
Printed Name

I, Thomas E. Hodorff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 21<sup>st</sup> day of November, 2017.

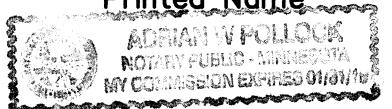
Thomas E. Hodorff  
Thomas E. Hodorff, Licensed Land Surveyor,  
Minnesota License No. 23677

STATE OF MINNESOTA

COUNTY OF Hennepin

This instrument was acknowledged before me on this 21<sup>st</sup> day of November, 2017, By Thomas E. Hodorff.

Adrian W. Pollock  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 01/31/19

Adrian W. Pollock  
Printed Name  


BLOOMINGTON, MINNESOTA

This plat of GOPHER CORNER ADDITION was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this 16<sup>th</sup> day of October, 2017. 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

By: Ann Puntieri Mayor By: [Signature] City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_ day of \_\_\_, 20\_\_\_.

By: Mark V. Chapin, County Auditor

By: \_\_\_\_\_ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_ day of \_\_\_, 20\_\_\_.

Chris F. Mavis, Hennepin County Surveyor

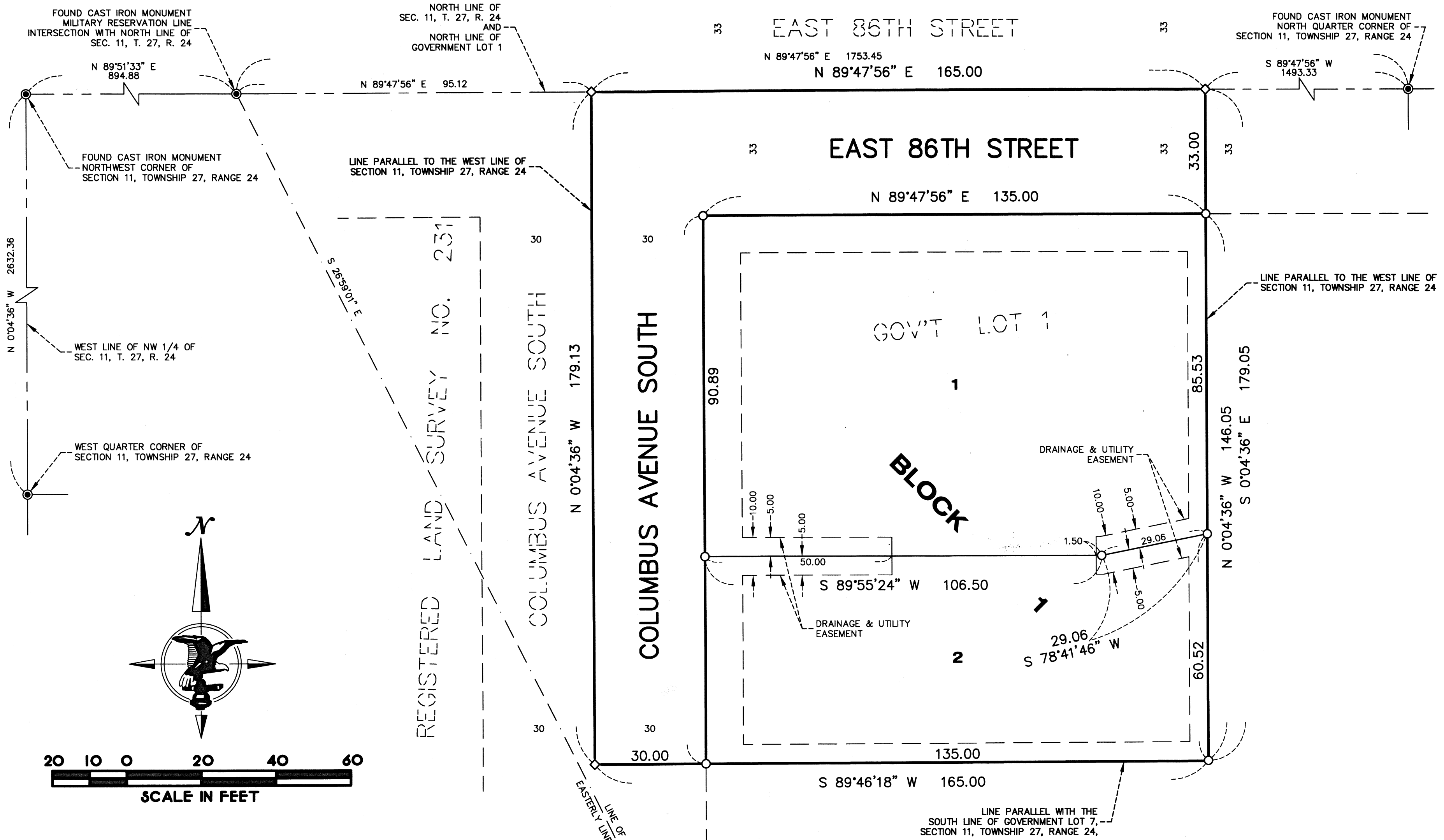
By: \_\_\_\_\_

REGISTRAR OF TITLES, Hennepin County, Minnesota

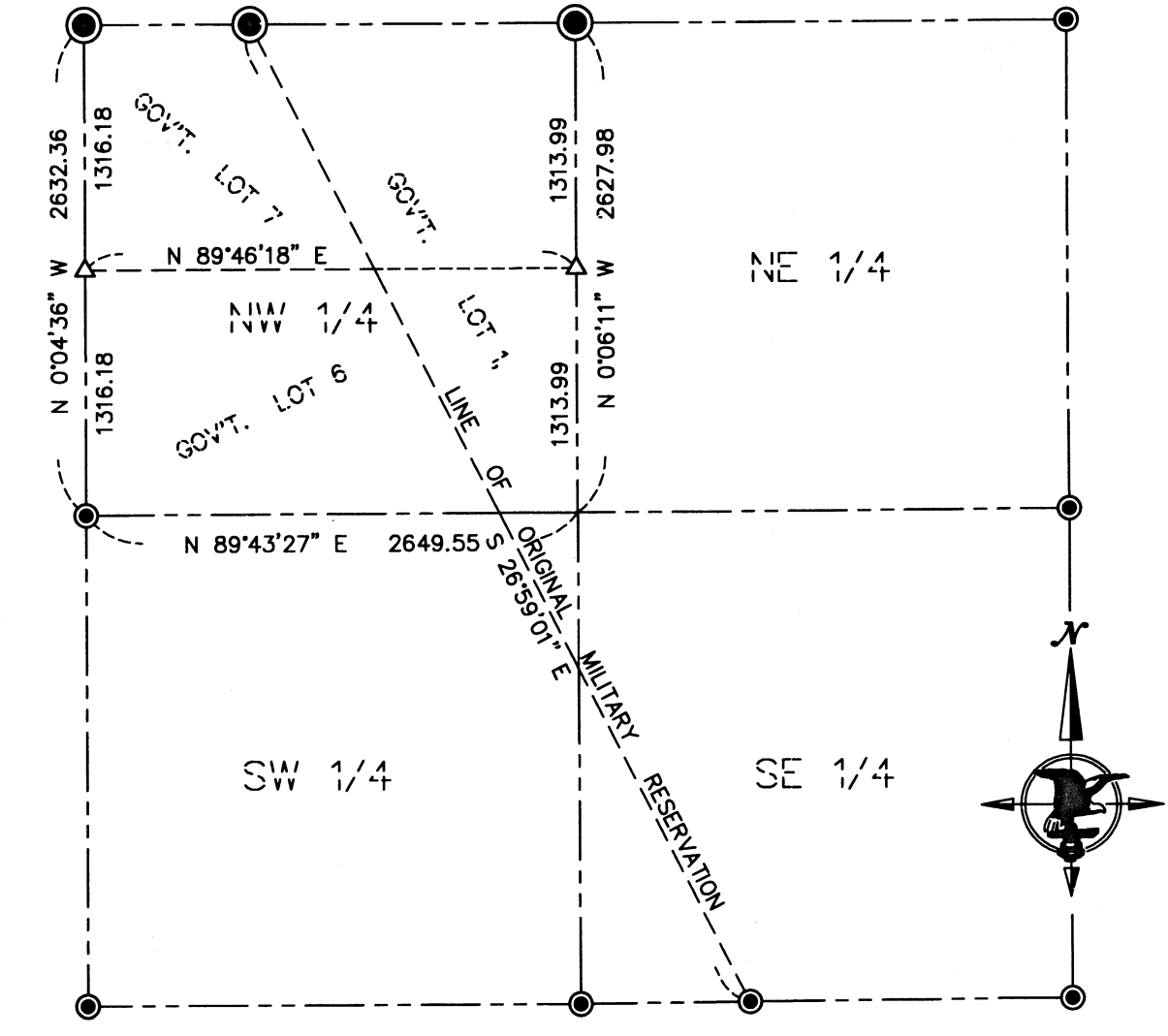
I hereby certify that the within plat of GOPHER CORNER ADDITION was filed in this office this \_\_\_ day of \_\_\_, 20\_\_\_ at \_\_\_ o'clock \_\_\_M.

Martin McCormick, Registrar of Titles

By: \_\_\_\_\_ Deputy



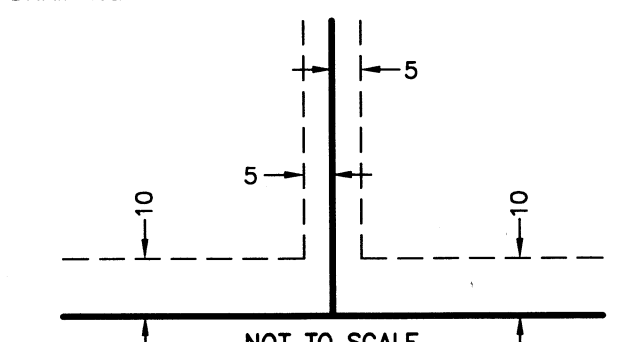
SEC. 11, T. 27, R. 24 BREAKDOWN DETAIL NOT TO SCALE



- DENOTES SET IRON MONUMENT EVIDENCED BY 1/2" BY 14" IRON PIPE MARKED R.L.S. 23677
- ◇ DENOTES SET "MAG" NAIL & DISK MONUMENT MARKED R.L.S. 23677
- DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT
- △ DENOTES MIDPOINT OF QUARTER SECTION LINE

THE WEST LINE OF SEC. 11, T. 27, R. 24 IS ASSUMED TO HAVE A BEARING OF N 0°04'36" W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED.