## SOUTH BLUFF

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

I hereby certify that I have surveyed and platted the property described on this plat as SOUTH BLUFF; that this is a correct representation of said survey; KNOW ALL MEN BY THESE PRESENTS: That Allan K. Pray and Armilda Boone Pray, husband and wife, owners and proprietors, and FIRST BANK NATIONAL ASSOCIATION, ST. PAUL, a National Banking Association, mortgagee, of the following described property situated in the County of Hennepin, State of Minnesota, to wit: 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. Those parts of Government Lot 2, Section 29, Township 27, Range 24 and accretions to said Government Lot 2 described as follows: Edward H. Sunde, Land Surveyor Beginning at the point of intersection of the north and south centerline of said Section 29, with the centerline of Overlook Drive as Minnesota License No. 8612 dedicated in the plat of "RIVERVIEW GARDENS HENNEPIN COUNTY MINN." (now vacated), said point of beginning being 2003.4 feet south of the STATE OF MINNESOTA North Quarter corner of said Section 29; thence easterly deflecting 90 degrees, 21 minutes, measured from north to east from said north and south centerline, a distance of 190 feet along said centerline of Overlook Drive; thence south parallel with said north and south COUNTY OF HENNEPIN centerline and its southerly extension to the shoreline of Coleman's Lake; thence westerly along said shoreline to the said extension of the north and south centerline of Section 29; thence northerly along said north and south centerline and its extension to the point of The foregoing surveyor's certificate was acknowledged before me this אביט, 198<mark>%</mark> by Edward H. Sunde, Land Surveyor. Have caused the same to be surveyed and platted as SOUTH BLUFF and do herby donate and dedicate to the public, for public use forever the drive and drainage Notary Public, HENNEPIN County, Minnesota JON W. LENNANDER and utility easements as shown on said plat. My Commission Expires January 10, 1991 NOTARY PUBLIC MINNESOTA In witness whereof said Allan K Pray and Armilda Boone Pray, husband and wife, have hereunto set their hands this 22 day of July , 1988. HENNEPIN COUNTY My Commission Expires Jan. 10, 1991 BLOOMINGTON, MINNESOTA This plat of SOUTH BLUFF was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof, held this , 198 '. 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. Stat-And in witness whereof said FIRST BANK NATIONAL ASSOCIATION, ST. PAUL, a National Banking Association, has caused these presents to be signed by its proper utes, Section 505.03, Subd. 2. CITY COUNCIL OF BLOOMINGTON, MINNESOTA its Manager its Mayor STATE OF MINNESOTA-COUNTY OF HENNEPIN PROPERTY TAX AND PUBLIC RECORDS DEPARTMENT, Hennepin County, Minnesota The foregoing instrument was acknowledged before me this , 198 by Allan K. Pray and Armilda Boone Pray, husband and wife. I hereby certify that taxes payable in 19 and prior years have been paid for land described on this plat. Dated this Elizabeth J. Willemsen Dale G. Folstad, Hennepin County Auditor Deputy County, Minnesota STATE OF MINNESOTA SURVEY DIVISION, Hennepin County, Minnesota My Commission Expires COUNTY OF RAMSLY Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this The foregoing instrument was acknowledged before me this 20 day of Guly, 1988 by KC barretson its Assistant Uici A Mark S Koop its Private Banking Officer FIRST BANK NATIONAL ASSOCIATION, ST. PAUL, a National Banking Association, on behalf of Bernard H. Larson, Hennepin County Surveyor COUNTY RECORDER, Hennepin County, Minnesota Debroid muellu I hereby certify that the within plat of SOUTH BLUFF was filed in this office this County, Minnesota DEBRA A. MUELLER DEBRA A. MUELLER
NOTARY PUBLIC—MINNESOTA
DAKOTA COUNTY My Commission Expires R. Dan Carlson, County Recorder DAKOTA COUNTY My Commission Expires Dec. 22, 1992 "RIVERVIEW GARDENS HENNEPIN 30 S'LY LINE OF LOTS 21 8 22, -LINE PARALLEL WITH N AND S CENTERLINE OF SEC. 29 "RIVERVIEW GARDENS . HENNEPIN S 0°00'37"W 709.25 485 ± AS PROTRACTED ON ORIGINAL  $\bigcirc$ `~ 40.00 421.24 **∠**`` COLEMAN'S 22 LOT **5** 40 LOT LAKE 2 OUTLOT OVERLOCE SHORELINE - - SURVEY LINE 18,200 SQ. FT. WATER ELEVATION AS OF OVERLOOK APRIL 28, 1988 = 687.6 FEET (N.G.V.D. 1929 ADJ.) < . 0 116,500 ± SQ. FT. COUNTY MINN. (VACATED) LOT 21 HIGHEST WATER N 0°00'37" E ELEVATION UNKNOWN 91,736 SQ. FT. 30 40 XERXES AVE. S. ଥ 146.87 —- **3**00 -— N 0°00'37"E 525 ± 782.87 W LINE OF RIVERVIEW GARDENS (NOW VACATED) POINT 2003.4 FT. S OF ---JLM SET PURSUANT TO TORRENS CASE NUMBER 8157 (NOT FOUND) ALSO THE N AND S CENTERLINE OF SEC. 29, TWP 27, RGE 24 AND ITS S'LY EXTENSION. N 1/4 CORNER OF SEC. 29 OVEROOK N I/4 CORNER OF 0 SECTION 29 (HENNEPIN COUNTY MONUMENT) QUESTEND DRAINAGE AND UTILITY EASEMENTS ARE () O DENOTES IRON MONUMENT BENCHMARK:  $\{f\}$ ΔO TOP OF HYDRANT ON SOUTH SIDE THE NORTH AND SOUTH CENTERLINE OF OF OVERLOOK DR. AT XERXES AVE. S. ELEVATION = 827.38 SECTION 29 IS ASSUMED TO HAVE A BEARING OF NO 00 37"E. FEET (NG.V.D. 1929 ADJ.) BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND IO FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THE PLAT. SUNDE LAND SURVEYING, INC.