

# TORO 3RD ADDITION

T-73

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

KNOW ALL PERSONS BY THESE PRESENTS: That The Toro Company, a Delaware corporation, owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lots 1, 2, 15 and 16, Block 1;  
Lots 1 and 2, Block 2;  
Lots 1 and 2, Block 3;  
Lots 1 through 7, and that part of Lot 8, lying north of the south 26 feet of said Lot, Block 4;  
Lots 1 through 20, Block 5;  
Lots 1 and 2, Block 6;  
Lots 5 and 6, except the East 100 feet of said Lots, and Lots 8 through 14, Block 8;  
All in "Murphy Bros Second Addition to Hennepin County, Minn."

That part of Lot 2, Block 7, "Murphy Bros Second Addition to Hennepin County, Minn.," lying west of the east line extended southerly of the following described property: The east 354.92 feet of the following described tract: That part of the west half of the Northwest Quarter of Section 3, Township 27, Range 24 described as follows: Commencing at a point in the west line of said west half of the Northwest Quarter of Section 3, distant 1127.185 feet south of the northwest corner of said Section 3; thence at right angles east 1040.22 feet; thence at right angles north 149.225 feet; thence at right angles west 711.92 feet; thence at right angles south 55 feet; thence at right angles west 328.3 feet to said west line of Section 3; thence at right angles south along said west line of Section 3, 94.225 feet to the point of beginning.

That part of vacated West 80th Street, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying easterly of a line lying 60.00 feet easterly of and parallel with the west line of Section 3, Township 27, Range 24, and lying westerly of the northerly extension of the east line of Block 5, said plat.

That part of vacated Garfield Avenue South, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying north of a line drawn from the southeast corner of Lot 1, Block 2, said plat, to the southwest corner of Lot 2, Block 3, said plat.

That part of the west half of vacated Garfield Avenue South, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying between the easterly extensions of the north line of Lot 1, Block 1, said plat, and of the south line of Lot 2, said Block.

That part of vacated Harriet Avenue South, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying north of a line drawn from the southeast corner of Lot 1, Block 3, said plat, to the southwest corner of Lot 2, Block 6, said plat.

That part of vacated Harriet Avenue South, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying south of a line drawn from the northeast corner of Lot 1, Block 4, said plat, to the northwest corner of Lot 20, Block 5, said plat.

That part of vacated Grand Avenue South, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying north of a line drawn from the southeast corner of Lot 1, Block 6, said plat, to the southwest corner of Lot 2, Block 7, said plat.

That part of vacated Pleasant Avenue South, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying south of the easterly extension of the north line of Lot 8, Block 8, said plat.

The vacated alleys in Blocks 3, 5, and 6, "Murphy Bros Second Addition to Hennepin County, Minn."

That part of the east half of the vacated alley in Block 4, "Murphy Bros Second Addition to Hennepin County, Minn.," lying north of the westerly extension of the north line of the South 26 feet of Lot 8, Block 4, said plat.

That part of the vacated alley in Block 8, "Murphy Bros Second Addition to Hennepin County, Minn.," lying south of a line drawn from the northeast corner of Lot 14, said Block, to the northwest corner of Lot 5, said Block.

Lot 1, Block 1, TORO 1ST ADDITION.

Lot 1 Block 1, TORO 2ND ADDITION.

Vacated West 80th Street, dedicated in the plat of TORO 2ND ADDITION.

Lots 1 and 2, Block 1, R W J Addition.

Lot 1, Block 1, Prestige 3rd Addition.

That part of the West Half of the Northwest Quarter of Section 3, Township 27 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, described as follows, to-wit: Commencing at a point in the West line of the West Half of the Northwest Quarter, Section 3, Township 27, Range 24, 1127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 358.3 feet; thence at right angles North 149.225 feet; thence at right angles West 30 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence South along said West line 94.225 feet to point of beginning.

That part of the West Half of the Northwest Quarter of Section 3, Township 27 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, described as follows, to-wit: Commencing at a point in the West line of the West Half of the Northwest Quarter, Section 3, Township 27, Range 24, 977.96 feet South of the Northwest corner of said Section 3; thence at right angles East 328.3 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence North along said West line 55 feet to the point of beginning.

The West 150 feet of the East 681.92 feet of the following described tract: That part of the West Half of the Northwest Quarter of Section 3, Township 27, Range 24, West of the Fourth Principal Meridian, Hennepin County, Minnesota, described as follows to wit: Commencing at a point in the West line of the West Half of the Northwest Quarter, Section 3, Township 27, Range 24, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 711.92 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet more or less to the West line of said Section 3; thence at right angles South along said West line of said Section 3, 94.225 feet to the point of beginning.

The East 354.92 feet of the following described tract: That part of the West Half of the Northwest Quarter of Section 3, Township 27, Range 24, Hennepin County, Minnesota, described as follows to wit: Commencing at a point in the West line of the West Half of the Northwest Quarter of said Section 3, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 711.92 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence at right angles South along said West line 94.225 feet to the point of beginning.

The registered portion is described as:

Lot 1, Block 1, TORO 1ST ADDITION.

AND

That part of Lot 1, Block 1, Toro 2nd Addition lying Easterly of the centerline of the vacated alley in Block 4, "Murphy Bros Second Addition to Hennepin County, Minn."

That part of Lot 1, Block 1, Toro 2nd Addition lying Easterly of the centerline of vacated Garfield Avenue South and between the North and South lines and their extensions of Lot 16, Block 4, "Murphy Bros Second Addition to Hennepin County, Minn."

That part of Lot 1, Block 1, Toro 2nd Addition embraced within Lot 4, Block 1, "Murphy Bros Second Addition to Hennepin County, Minn.," and within that part of the West Half of vacated Garfield Avenue South lying between the Easterly extensions of the North and South lines of said Lot 4.

That part of Lot 1, Block 1, Toro 2nd Addition lying Westerly of the centerline of vacated Garfield Avenue South and lying Southerly of the North line of Lots 12 and 5 and the Easterly extension thereof, Block 1, "Murphy Bros Second Addition to Hennepin County, Minn.," except that part thereof embraced within the South 16 feet of the North 40 feet of Lot 11, Block 1, "Murphy Bros Second Addition to Hennepin County, Minn."

That part of the west half of vacated Harriet Ave. S., dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying south of the easterly extension of the north line of the South 26 feet of Lot 8, Block 4, said plat.

AND

Lot 5, Block 4, "Murphy Bros Second Addition to Hennepin County, Minn." and

That part of the west half of vacated Harriet Ave., S., dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying between the easterly extensions of the north line and of the south line of Lot 5, Block 4, said plat.

That part of the east half of the vacated alley in Block 4, "Murphy Bros Second Addition to Hennepin County, Minn.," lying between the westerly extensions of the north line and of the south line of Lot 5, said Block.

AND

Lots 1 and 2, Block 3, "Murphy Bros Second Addition to Hennepin County, Minn."

The vacated alley in Block 3, "Murphy Bros Second Addition to Hennepin County, Minn."

That part of the west half of vacated South Harriet Avenue, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying northerly of the easterly extension of the south line of Lot 1, Block 3, said plat.

That part of the east half of vacated South Garfield Avenue, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying northerly of the westerly extension of the south line of Lot 2, Block 3, said plat.

That part of the north half of vacated West 80th Street, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying between the southerly extensions of the west line of Lot 2, Block 3, said plat, and of the east line of Lot 1, Block 3, said plat.

That part of vacated South Garfield Avenue and West 80th Street, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying easterly of the center line of said South Garfield Avenue, northerly of the center line of said West 80th Street, westerly of the southerly extension of the west line of Lot 2, Block 3, said plat, and southerly of the westerly extension of the south line of said Lot 2.

That part of vacated South Harriet Avenue and West 80th Street, dedicated in the plat of "Murphy Bros Second Addition to Hennepin County, Minn.," lying westerly of the center line of said South Harriet Avenue, northerly of the center line of said West 80th Street, easterly of the southerly extension of the east line of Lot 1, Block 3, said plat, and southerly of the easterly extension of the south line of said Lot 1.

The West 150 feet of the East 681.92 feet of the following described tract: That part of the West Half of the Northwest Quarter of Section 3, Township 27, Range 24, West of the Fourth Principal Meridian, Hennepin County, Minnesota, described as follows to wit: Commencing at a point in the West line of the West Half of the Northwest Quarter, Section 3, Township 27, Range 24, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 711.92 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet more or less to the West line of said Section 3; thence at right angles South along said West line of said Section 3, 94.225 feet to the point of beginning.

AND

Lots 2 and 10, Block 5, "Murphy Bros Second Addition to Hennepin County, Minn." and

That part of the east half of the vacated alley in Block 5, "Murphy Bros Second Addition to Hennepin County, Minn.," lying between the westerly extensions of the north line and of the south line of Lot 2, said Block.

That part of the east half of the vacated alley in Block 5, "Murphy Bros Second Addition to Hennepin County, Minn.," lying between the westerly extensions of the north line and of the south line of Lot 10, said Block.

AND

Lot 1, Block 1, Prestige 3rd Addition

AND

The East 354.92 feet of the following described tract: That part of the West Half of the Northwest Quarter of Section 3, Township 27, Range 24, Hennepin County, Minnesota, described as follows to wit: Commencing at a point in the West line of the West Half of the Northwest Quarter of said Section 3, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 711.92 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence at right angles South along said West line of said Section 3, 94.225 feet to the point of beginning.

AND

That part of the West Half of the Northwest Quarter of Section 3, Township 27, Range 24 described as follows: Commencing at a point in the West line of the said West Half of the Northwest Quarter distant 1127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 358.3 feet; thence at right angles North 149.225 feet; thence at right angles West 30 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence at right angles South along said West line of said Section 3 a distance of 94.225 feet to point of beginning.

That part of the West Half of the Northwest Quarter of Section 3, Township 27 North, Range 24 West of the Fifth Principal Meridian, described as follows, to-wit: Commencing at a point in the West line of the West Half of the Northwest Quarter, Section 3, Township 27, Range 24, 977.96 feet South of the Northwest corner of said Section 3; thence at right angles East 328.3 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence North along said West line 55 feet to the point of beginning.

Has caused the same to be surveyed and platted as TORO 3RD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said The Toro Company, a Delaware corporation, has caused these presents to be signed by its proper officer this 13th day of

October, 2016.

The Toro Company

By: Heather M. Hille its DIRECTOR

STATE OF Minnesota

COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 13th day of

October, 2016, by Heather M. Hille the

Director of The Toro Company, a Delaware corporation, on behalf of the corporation.

Debra C Schommer

Debra C Schommer

Notary Public, Hennepin County, Minnesota  
My Commission Expires 1-31-2020

I, Mark S. Hanson, 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 this 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 12<sup>th</sup> day of OCTOBER, 2016.

Mark S. Hanson  
Mark S. Hanson, Land Surveyor  
Minnesota License No. 15480

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 12<sup>th</sup> day of OCTOBER, 2016, by Mark S. Hanson.

Susan Marie Tarasar

SUSAN MARIE TARASAR  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires January 31, 2018

BLOOMINGTON, MINNESOTA

This plat of TORO 3RD ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this 12<sup>th</sup> day of September, 2016. 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: Gene G. Hunsicker, Mayor

By: J. O. Hille, City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

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

Mark V. Chapin, Hennepin County Auditor

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

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Section 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris F. Mavis, County Surveyor

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

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of TORO 3RD ADDITION was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_M.

Martin McCormick, Registrar of Titles

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

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of TORO 3RD ADDITION was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_M.

Martin McCormick, County Recorder

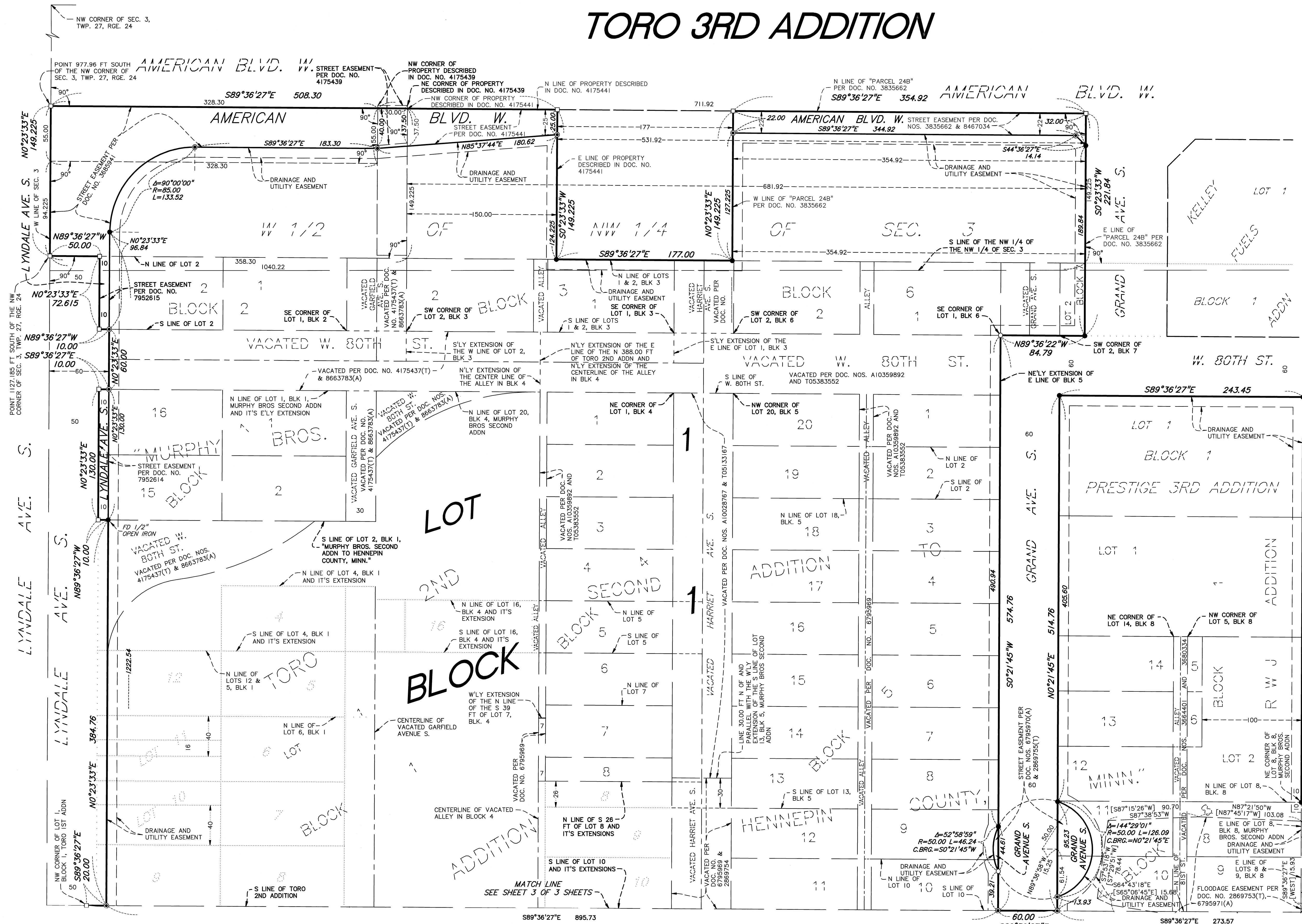
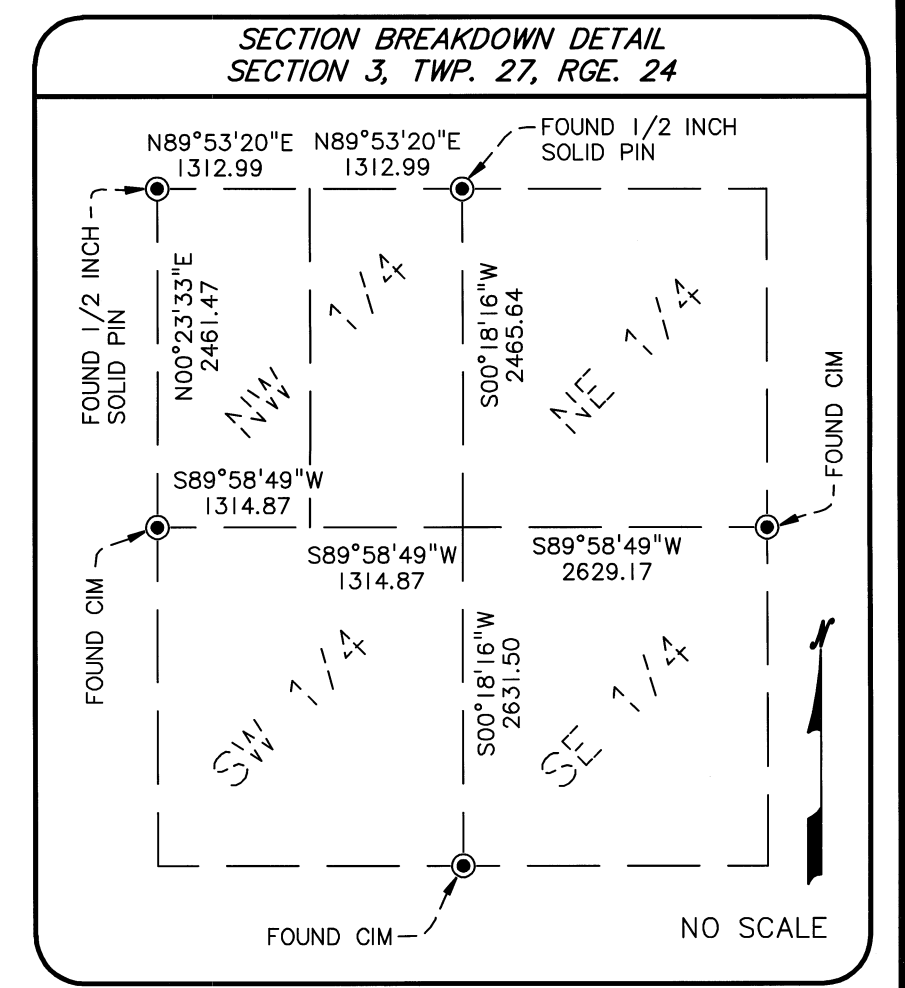
By: \_\_\_\_\_ Deputy



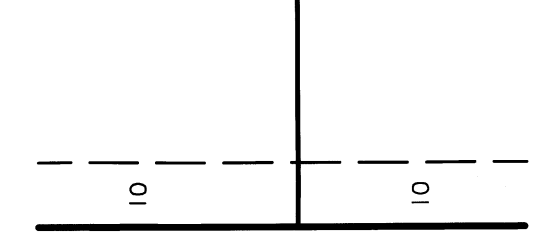


# TORO 3RD ADDITION

**T-73**  
 R.T. DOC. NO. \_\_\_\_\_  
 C.R. DOC. NO. \_\_\_\_\_



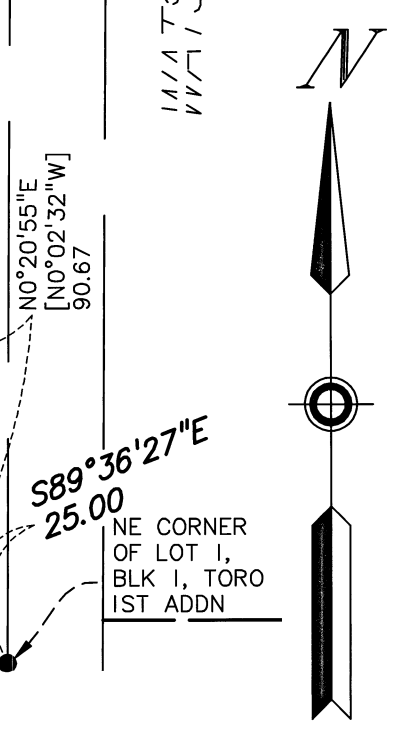
Drainage and utility easements are shown thus:



Being 10 feet in width and adjoining right-of-way lines and lot lines as shown on the plat.

- Denotes iron monument set marked with PLS No. 15480
- Denotes iron monument found
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-15480 set, unless otherwise noted
- Denotes mag nail with disc marked PLS 15480 set

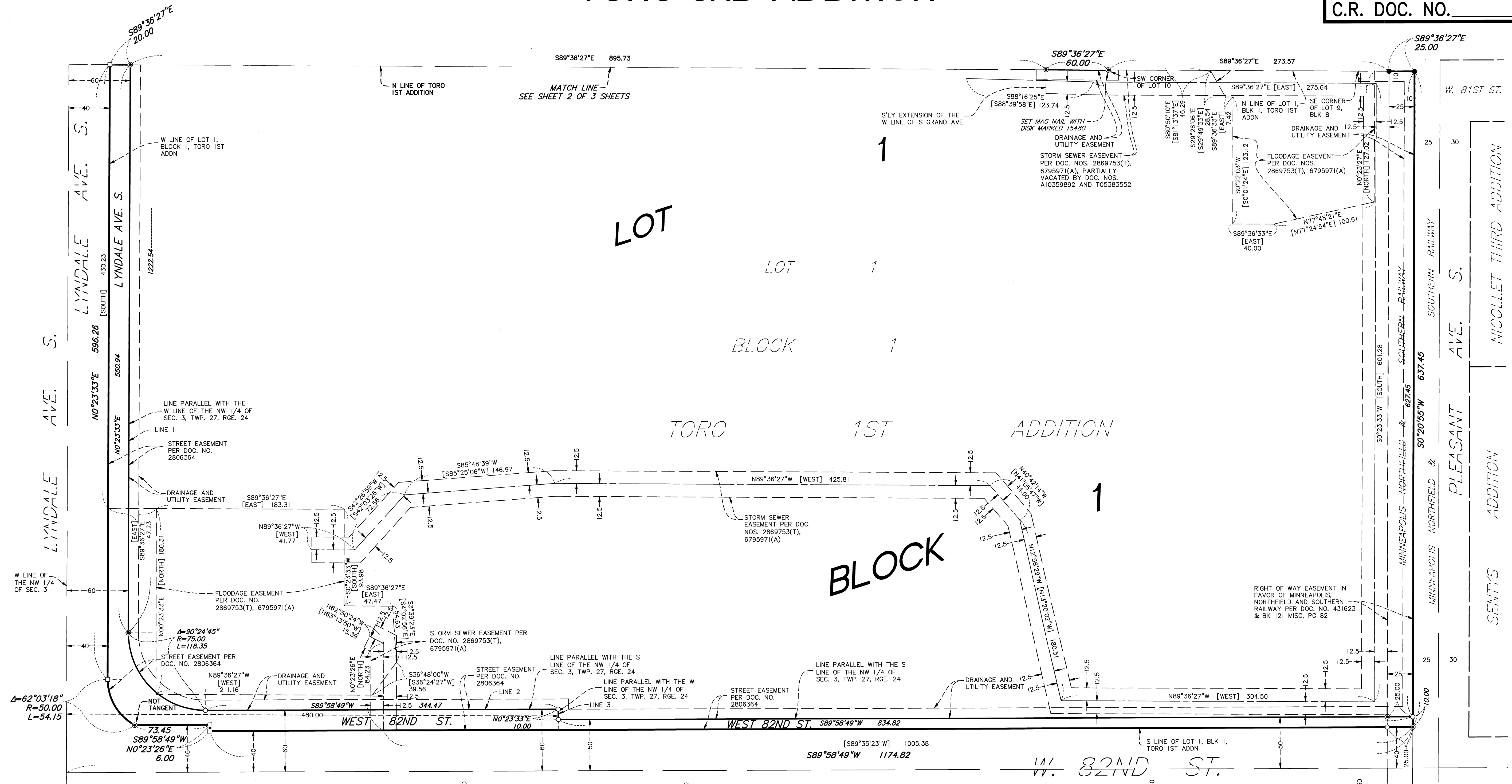
For the purposes of this plat, the west line of Lot 1, Block 1, TORO 1ST ADDITION assumed to bear N0°23'33"E.



**SUNDE**  
 LAND SURVEYING

# TORO 3RD ADDITION

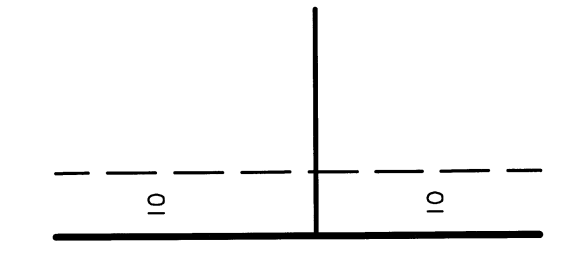
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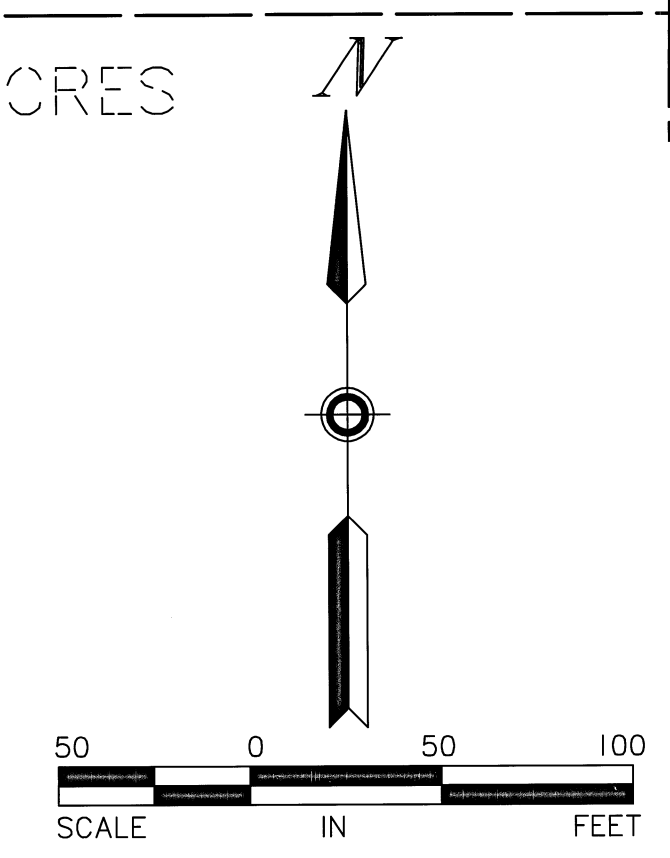
- Denotes iron monument set marked with PLS No. 15480
- Denotes iron monument found
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-15480 set, unless otherwise noted
- Denotes mag nail with disc marked PLS 15480 set

For the purposes of this plat, the west line of Lot 1, Block 1, TORO 1ST ADDITION assumed to bear N0°23'33"E.

Drainage and utility easements are shown thus:



Being 10 feet in width and adjoining right-of-way lines and lot lines as shown on the plat.



**SUNDE**  
 LAND SURVEYING