

# WESTWIND BLUFFS

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

KNOW ALL MEN BY THESE PRESENTS: That Blanche E. Holman, aka Blanche Holman, a single person, owner and proprietor and WESTWIND HOMES, INC., a Minnesota corporation, contract purchaser of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the East 190 feet of the West 520 feet of the Southeast Quarter of the Southwest Quarter of Section 31, Township 116, Range 21, Hennepin County, Minnesota, lying Northerly of a line described as beginning at the most Northerly corner of Lot 12, Block 1, SUMMIT RIDGE, according to the recorded plat thereof, Hennepin County, Minnesota; thence North 50 degrees 47 minutes 16 seconds West, assuming the East line of said West 520 feet of the Southeast Quarter of the Southwest Quarter of Section 31 bears North 0 degrees 20 minutes 41 seconds West, a distance of 49.56 feet; thence Northwesterly a distance of 106.49 feet along a tangential curve concave to the Southwest having a radius of 720.00 feet and a central angle of 8 degrees 28 minutes 28 seconds; thence Northwesterly and Northerly a distance of 103.41 feet along a reverse curve concave to the Northeast having a radius of 155.00 feet and a central angle of 38 degrees 13 minutes 26 seconds to the West line of said East 190 feet of the West 520 feet of the Southeast Quarter of the Southwest Quarter of Section 31 and said line there terminating.

And

The East 190 feet of the West 520 feet of the North 660 feet of the Northeast Quarter of the Northwest Quarter of Section 6, Township 115, Range 21;

and

That part of the West 330 feet of the North 660 feet of the Northeast Quarter of the Northwest Quarter of Section 6, Township 115, Range 21, described as follows: Beginning at the Southeast corner of the said West 330 feet of the North 660 feet; thence West along the South line of the said North 660 feet, a distance of 178.12 feet; thence Northeasterly in a straight line to a point on the East line of the said West 330 feet distant 170.60 feet South of the Northeast corner of said West 330 feet; thence South along the East line of said West 330 feet a distance of 489.53 feet to the point of beginning, all in Hennepin County, Minnesota, EXCEPT that part thereof contained within the plat of SUMMIT RIDGE, according to the plat thereof, Hennepin County, Minnesota.

And

That part of the following described property:

The East 190 feet of the West 520 feet of the Southeast Quarter of the Southwest Quarter of Section 31, Township 116, Range 21, Hennepin County, Minnesota.

Lying Southerly of a line described as beginning at the most Northerly corner of Lot 12, Block 1, SUMMIT RIDGE, according to the recorded plat thereof, Hennepin County, Minnesota; thence North 50 degrees 47 minutes 16 seconds West, assuming the East line of said West 520 feet of the Southeast Quarter of the Southwest Quarter of Section 31 bears North 0 degrees 20 minutes 41 seconds West, a distance of 49.56 feet; thence Northwesterly a distance of 106.49 feet along a tangential curve concave to the Southwest having a radius of 720.00 feet and a central angle of 8 degrees 28 minutes 28 seconds; thence Northwesterly and Northerly a distance of 103.41 feet along a reverse curve concave to the Northeast having a radius of 155.00 feet and a central angle of 38 degrees 13 minutes 26 seconds to the West line of said East 190 feet of the West 520 feet of the Southeast Quarter of the Southwest Quarter of Section 31 and said line there terminating.

and that Frederick W. Rahr, aka Fredrick W. Rahr and Jodell S. Rahr, husband and wife, owners and proprietors of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the following described property:

The West 330 feet of the Southeast Quarter of the Southwest Quarter of Section 31, Township 116 North, Range 21 West, of the 5th Principal Meridian.

Lying Southerly of a line described as commencing at the most Northerly corner of Lot 12, Block 1, SUMMIT RIDGE, according to the recorded plat thereof, Hennepin County, Minnesota; thence North 50 degrees 47 minutes 16 seconds West, assuming the East line of the West 520 feet of said Southeast Quarter of the Southwest Quarter of Section 31 bears North 0 degrees 20 minutes 41 seconds West, a distance of 49.56 feet; thence Northwesterly a distance of 106.49 feet along a tangential curve concave to the Southwest having a radius of 720.00 feet and a central angle of 8 degrees 28 minutes 28 seconds; thence Northwesterly and Northerly a distance of 103.41 feet along a reverse curve concave to the Northeast having a radius of 155.00 feet and a central angle of 38 degrees 13 minutes 26 seconds to the East line of said West 330 feet of the Southeast Quarter of the Southwest Quarter of Section 31; thence North 0 degrees 20 minutes 41 seconds West along said East line of the West 330 feet of the Southeast Quarter of the Southwest Quarter of Section 31 a distance of 164.33 feet to the point of beginning of the line to be described; thence Northwesterly a distance of 93.46 feet along a tangential curve concave to the Southwest having a radius of 85.00 feet and a central angle of 63 degrees 00 minutes 00 seconds; thence North 63 degrees 20 minutes 41 seconds West, tangent to the last described curve, a distance of 232.65 feet; thence Westerly a distance of 40.06 feet along a tangential curve concave to the South having a radius of 85.00 feet and a central angle of 27 degrees 00 minutes 00 seconds; thence South 89 degrees 39 minutes 19 seconds West, tangent to the last described curve, a distance of 37.71 feet to said West line of the Southeast Quarter of the Southwest Quarter of Section 31 and said line there terminating.

And

That part of the West 330 feet of the Southeast Quarter of the Southwest Quarter of Section 31, Township 116, Range 21, Hennepin County, Minnesota, lying Northerly of a line described as commencing at the most Northerly corner of Lot 12, Block 1, SUMMIT RIDGE, according to the recorded plat thereof, Hennepin County, Minnesota; thence North 50 degrees 47 minutes 16 seconds West, assuming the East line of the West 520 feet of said Southeast Quarter of the Southwest Quarter of Section 31 bears North 0 degrees 20 minutes 41 seconds West, a distance of 49.56 feet; thence Northwesterly a distance of 106.49 feet along a tangential curve concave to the Southwest having a radius of 720.00 feet and a central angle of 8 degrees 28 minutes 28 seconds; thence Northwesterly and Northerly a distance of 103.41 feet along a reverse curve concave to the Northeast having a radius of 155.00 feet and a central angle of 38 degrees 13 minutes 26 seconds to the East line of said West 330 feet of the Southeast Quarter of the Southwest Quarter of Section 31; thence North 0 degrees 20 minutes 41 seconds West along said East line of the West 330 feet of the Southeast Quarter of the Southwest Quarter of Section 31 a distance of 164.33 feet to the point of beginning of the line to be described; thence Northwesterly a distance of 93.46 feet along a tangential curve concave to the Southwest having a radius of 85.00 feet and a central angle of 63 degrees 00 minutes 00 seconds; thence North 63 degrees 20 minutes 41 seconds West, tangent to the last described curve, a distance of 232.65 feet; thence Westerly a distance of 40.06 feet along a tangential curve concave to the South having a radius of 85.00 feet and a central angle of 27 degrees 00 minutes 00 seconds; thence South 89 degrees 39 minutes 19 seconds West, tangent to the last described curve, a distance of 37.71 feet to the West line of said Southeast Quarter of the Southwest Quarter of Section 31 and said line there terminating.

and that Frederick W. Rahr, aka Fredrick W. Rahr and Jodell S. Rahr, husband and wife, owners and proprietors and GMAC MORTGAGE CORPORATION OF IOWA, an Iowa corporation, mortgagee of the following described property, situated in the County of Hennepin, State of Minnesota, to wit:

That part of the following described properties:

The West 330 feet of the North 660 feet of the Northeast Quarter of the Northwest Quarter of Section 6, Township 115 North, Range 21 West, of the 5th Principal Meridian, EXCEPT that part thereof described as follows: Beginning at the Southeast corner of said tract; thence West along the South line thereof 178.12 feet; thence Northeasterly in a straight line to a point on the East line of said West 330 feet distant 170.60 feet South from the Northeast corner thereof; thence South along said East line 489.4 feet more or less, to the point of beginning, according to the Government Survey thereof on file or of record in the office of the County Recorder in and for said Hennepin County, Minnesota. ALSO EXCEPT that part thereof described as beginning at a point on the West line of said Northeast Quarter of the Northwest Quarter of Section 6 distant 593.34 feet South from the Northwest corner of said Northeast Quarter of the Northwest Quarter of Section 6; thence Southerly along said West line of the Northeast Quarter of the Northwest Quarter of Section 6 to the South line of said North 660 feet of the Northeast Quarter of the Northwest Quarter of Section 6; thence Easterly along said South line of the North 660 feet of the Northeast Quarter of the Northwest Quarter of Section 6 a distance of 151.88 feet; thence Northwesterly to the point of beginning. ALSO EXCEPT that part thereof contained within the plat of SUMMIT RIDGE, according to the recorded plat thereof, Hennepin County, Minnesota.

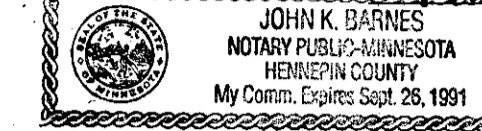
Sunde Land Surveying Inc.

Have caused the same to be surveyed and platted as WESTWIND BLUFFS and do hereby donate and dedicate to the public, for public use forever, the road, streets and drainage and utility easements as shown on said plat.

In witness whereof said Blanche E. Holman, a single person, has set her hand this 9th day of July, 1999  
SIGNED: Blanche E. Holman  
Blanche E. Holman

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 9th day of July, 1999 by Blanche E. Holman, a single person.



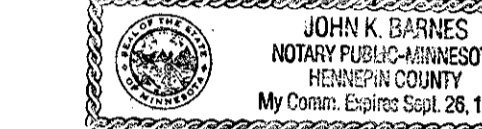
John K. Barnes  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires SEPT. 26, 1991

In witness whereof said WESTWIND HOMES, INC., a Minnesota corporation, has caused these presents to be signed by its proper officers this 9th day of JULY, 1999.

SIGNED: Tom Nelson its CEO and John R. Biggs its CEO

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 9th day of JULY, 1999 by Tom Nelson its CEO and Thomas R. Baiggs its CEO of said WESTWIND HOMES, INC., a Minnesota corporation, on behalf of said corporation.



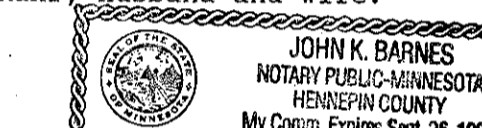
John K. Barnes  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires SEPT. 26, 1991

In witness whereof, said Frederick W. Rahr, aka Fredrick W. Rahr and Jodell S. Rahr, husband and wife have hereunto set their hands this 11th day of JULY, 1999.

SIGNED: Frederick W. Rahr Frederick W. Rahr  
SIGNED: Jodell S. Rahr Jodell S. Rahr

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 11th day of JULY, 1999 by Frederick W. Rahr, aka Fredrick W. Rahr and Jodell S. Rahr, husband and wife.



John K. Barnes  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires SEPT. 26, 1991

In witness whereof said GMAC MORTGAGE CORPORATION OF IOWA, an Iowa corporation has caused these presents to be signed by its proper officers this 15th day of July, 1999.

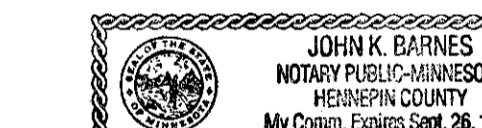
SIGNED: Linda H. Hunstad its Vice President and Susan J. Emrick its Asst Secretary

Vivian F. Johnson  
Notary Public,  
Black Hawk County, Iowa  
My Commission Expires 8-19-91  
Vivian F. Johnson

STATE OF Iowa  
COUNTY OF Black Hawk

The foregoing instrument was acknowledged before me this 15th day of July, 1999 by Linda H. Hunstad its Vice President and Susan J. Emrick its Asst Secretary of said GMAC MORTGAGE CORPORATION OF IOWA, an Iowa corporation, on behalf of said corporation.

I hereby certify that I have surveyed and platted the property described on this plat as WESTWIND BLUFFS; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated; and that there are no wetlands to be designated on said plat.



Edward H. Sunde  
Edward H. Sunde, Land Surveyor  
Minnesota License No. 8612

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 9th day of July, 1999 by Edward H. Sunde, Land Surveyor.

BLOOMINGTON, MINNESOTA

This plat of WESTWIND BLUFFS was approved and accepted by the City Council of the City of Bloomington, Minnesota, at a regular meeting thereof, held this \_\_\_\_\_ day of \_\_\_\_\_, 1999. 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: \_\_\_\_\_ it Mayor By: \_\_\_\_\_ its Manager

PROPERTY TAX AND PUBLIC RECORDS DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 1999 and prior years have been paid for land described on this plat. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Patrick H. O'Connor, Hennepin County Auditor By: \_\_\_\_\_ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MINNESOTA STATUTES, Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Bernard H. Larson, Hennepin County Surveyor By: \_\_\_\_\_

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of WESTWIND BLUFFS was filed for record in this office this \_\_\_\_\_ day of \_\_\_\_\_, 1999, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

R. Dan Carlson, County Recorder

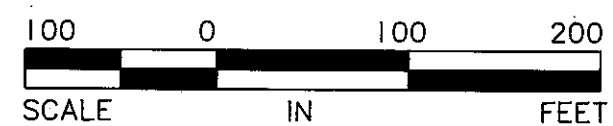
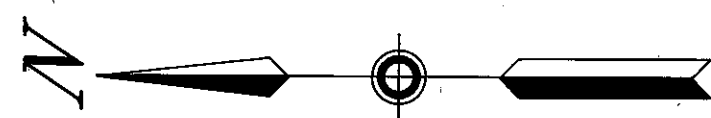
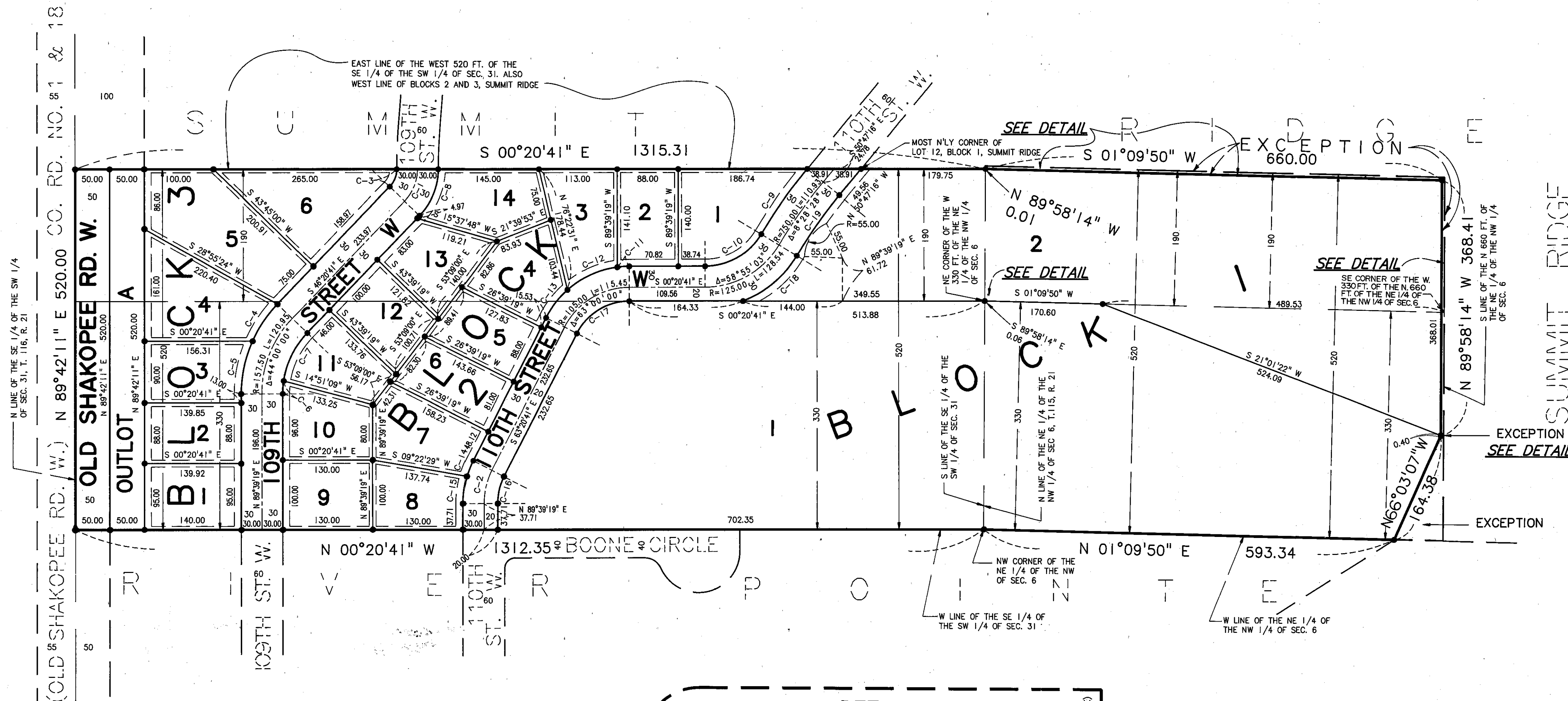
By: \_\_\_\_\_ Deputy

# WESTWIND BLUFFS

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

- AREAS**
- Lot 1, Block 1 = 381,993 Sq. Ft.
  - Lot 2, Block 1 = 217,085 Sq. Ft.
  - Lot 1, Block 2 = 18,690 Sq. Ft.
  - Lot 2, Block 2 = 12,326 Sq. Ft.
  - Lot 3, Block 2 = 14,579 Sq. Ft.
  - Lot 4, Block 2 = 13,440 Sq. Ft.
  - Lot 5, Block 2 = 11,946 Sq. Ft.
  - Lot 6, Block 2 = 12,226 Sq. Ft.
  - Lot 7, Block 2 = 14,676 Sq. Ft.
  - Lot 8, Block 2 = 11,630 Sq. Ft.
  - Lot 9, Block 2 = 13,000 Sq. Ft.
  - Lot 10, Block 2 = 12,686 Sq. Ft.
  - Lot 11, Block 2 = 12,352 Sq. Ft.
  - Lot 12, Block 2 = 12,779 Sq. Ft.
  - Lot 13, Block 2 = 12,835 Sq. Ft.
  - Lot 14, Block 2 = 14,765 Sq. Ft.
  - Lot 1, Block 3 = 13,296 Sq. Ft.
  - Lot 2, Block 3 = 12,310 Sq. Ft.
  - Lot 3, Block 3 = 13,000 Sq. Ft.
  - Lot 4, Block 3 = 19,527 Sq. Ft.
  - Lot 5, Block 3 = 25,493 Sq. Ft.
  - Lot 6, Block 3 = 19,390 Sq. Ft.

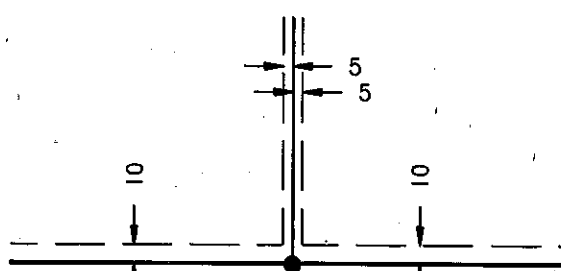
WEST PARK HILLS PLAT NINE



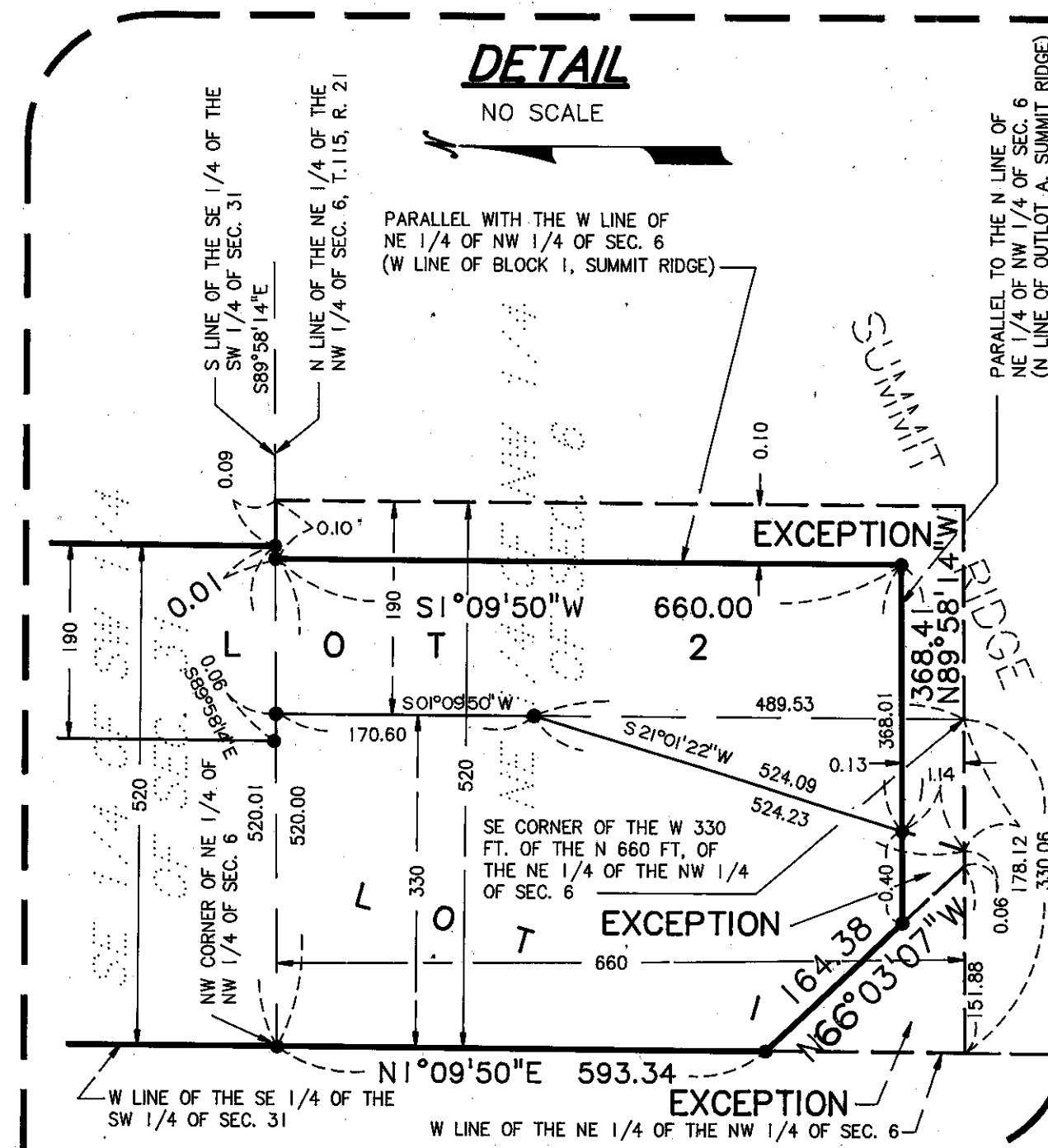
• DENOTES IRON MONUMENT

THE EAST LINE OF THE WEST 520 FT. OF THE SE 1/4 OF THE SW 1/4 OF SEC. 31, TWP. 116, RGE. 21 IS ASSUMED TO BEAR S 0°20'41" E

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	66.84	51.17	49.93	S 68°20'41" E	44°00'00"
C-2	105.00	49.48	49.02	N 76°50'41" W	27°00'00"
C-3	36.64	28.14	27.45	S 68°20'41" E	44°00'00"
C-4	187.50	64.64	64.32	S 56°13'17" E	19°45'12"
C-5	187.50	79.35	78.76	S 78°13'17" E	24°14'48"
C-6	127.50	19.00	18.98	S 86°04'32" E	08°32'18"
C-7	127.50	78.91	77.66	S 64°04'32" E	35°27'42"
C-8	96.64	74.21	72.40	S 68°20'41" E	44°00'00"
C-9	780.00	115.37	115.26	N 55°01'30" W	08°28'28"
C-10	95.00	97.69	93.44	S 29°48'12" E	58°55'03"
C-11	135.00	17.23	17.22	S 04°00'06" E	07°18'50"
C-12	135.00	80.21	79.03	S 24°40'45" E	34°02'27"
C-13	135.00	51.00	50.70	S 32°11'20" E	21°38'43"
C-14	135.00	24.02	23.99	N 68°26'29" W	10°11'36"
C-15	135.00	39.60	39.46	N 81°56'29" W	16°48'24"
C-16	85.00	40.06	39.69	S 76°50'41" E	27°00'00"
C-17	85.00	93.46	88.82	S 31°50'41" E	63°00'00"
C-18	155.00	103.41	101.50	S 40°09'01" E	38°13'26"
C-19	720.00	106.49	106.39	S 55°01'30" E	08°28'28"

Sunde Land Surveying Inc.