

No delinquent taxes

Transfer Entered

Oct 17, 2017 3:00 PM

Hennepin County, Minnesota
Mark Chapin
County Auditor and Treasurer



Doc No T05483010

Certified, filed and/or recorded on
Oct 17, 2017 3:00 PM

Office of the Registrar of Titles
Hennepin County, Minnesota
Martin McCormick, Registrar of Titles
Mark Chapin, County Auditor and Treasurer

Deputy 26

Pkg ID 1611545C

Document Recording Fee

\$46.00

Document Total

\$46.00

Existing Certs

1452786

DRIVEWAY EASEMENT

WHEREAS, Lyndale Properties of Bloomington LLP, the owner of the following described property situated in Hennepin County, Minnesota, to-wit:

Lot 02, block 1, AT&T ADDITION
PID: 10-027-24-23-0023

WHEREAS, the owner desires to create an easement for driveway purposes for the benefit of the adjacent property to the east, described in the attached Exhibit A: Lot 2, Block 1, and the owners Lyndale Properties of Bloomington, LLP (the purchaser) thereof.

See Exhibit A

NOW, THEREFORE, the owner does hereby establish and dedicate for the mutual benefit of said adjacent property described in Exhibit A and the owners, Lyndale Properties of Bloomington, LLP, thereof, their heirs and assigns, an easement for common driveway purposes described as follows:

An ingress and egress easement for shared driveway purposes:

That part of Lot 2, Block 1, A T AND T ADDITION and Lot 2, Block 1, A T AND T 2ND ADDITION, Hennepin County, Minnesota, described as follows:

The east 10.00 feet of said Lot 2, Block 1, A T AND T ADDITION, lying north of the south 55.00 feet thereof, and the westerly 20.00 feet of said Lot 2, Block 1, A T AND T 2ND ADDITION, lying north of the south 35.00 feet thereof.

FURTHER, the above described driveway easement area shall be for the use and benefit of the owners, tenants and users of said adjacent property, and that said area shall at all times be kept open and no vehicle shall be parked thereon other than for temporary maintenance purposes.

FURTHER, the owner of said adjacent property shall be responsible for maintaining and repairing the driveway lying within said easement area and its connection to Halsey Lane, including snow removal.

FURTHER, that said Lot 2, Block 1, A T AND T ADDITION and Lot 2, Block 1, A T AND T 2ND ADDITION in Exhibit A, are and shall be held, transferred, sold, conveyed and occupied subject to and together with, forever, the rights, privileges and duties as provided herein, unless mutually agreed to by the owners for modification hereof.

IN WITNESS WHEREOF, the owner has hereunto set its hand this 20th day of July, 2017.

Chad A. Kue
Lyndale Properties of Bloomington, LLP

Ch a M
Lyndale Properties of Bloomington, LLP
Its Partner

STATE OF MINNESOTA)) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 20 day of July, 2017, by Chad A. Goedderz, as Partner of byndate Properties of Bloomington, LP.



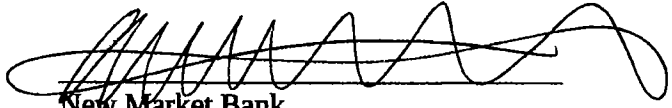
Notary Public



STATE DEED TAX DUE HEREON: \$ --0--

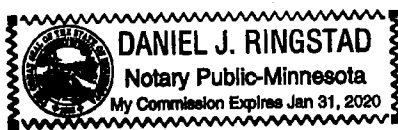
New Market Bank
20151 Icenic Trail
Lakeville, MN 55044


IN WITNESS WHEREOF, the lender has hereunto set its hand this 18th day of July, 2017.


New Market Bank
Its: AVP Commercial Lending

STATE OF MINNESOTA)
COUNTY OF SCOTT) SS

The foregoing instrument was acknowledged before me this 18 day of July, 2017, by ERIC HANLEY, as the AVP Commercial Lending of New Market Bank.



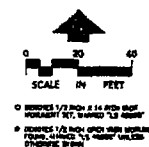
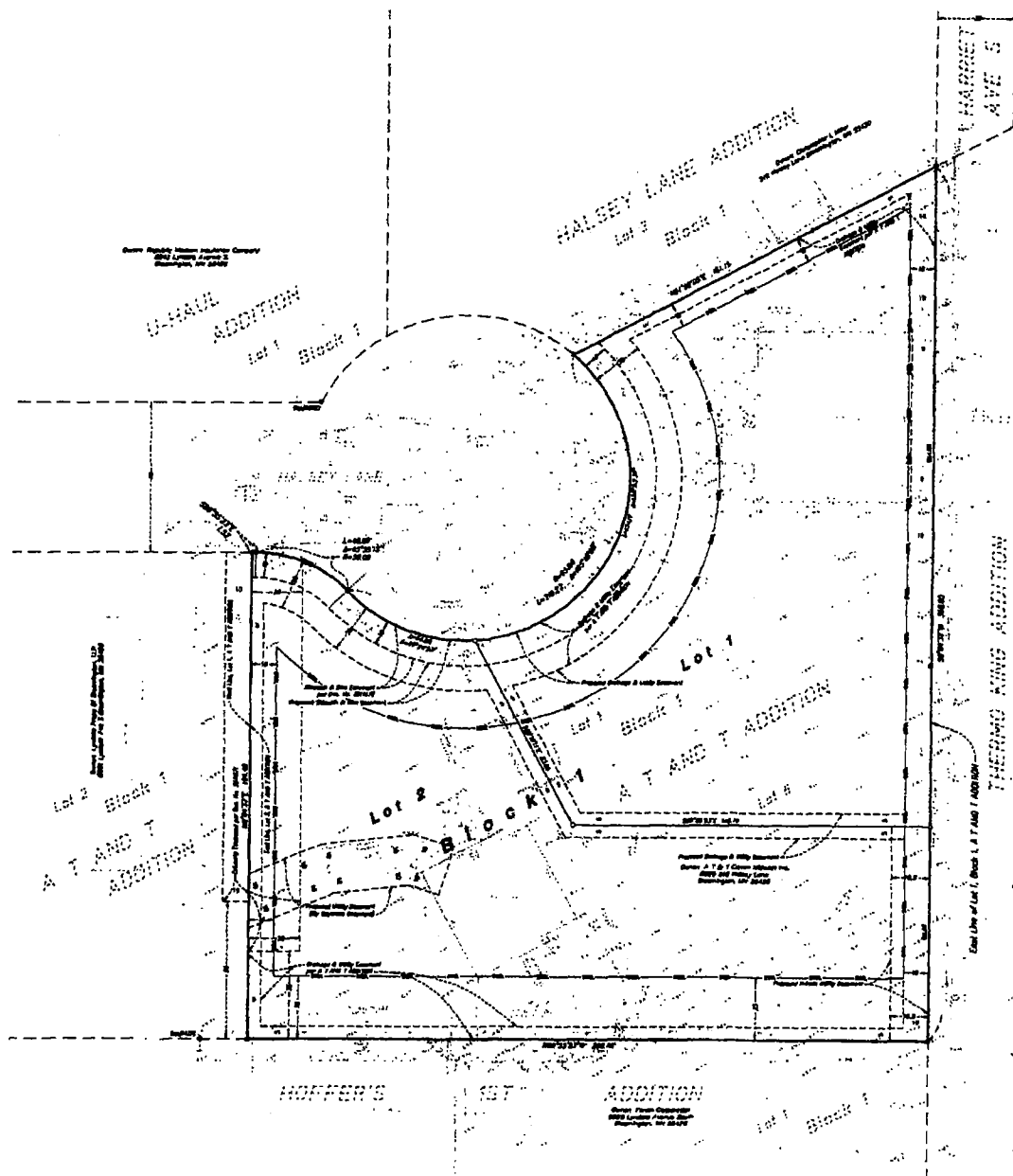

Notary Public

This instrument was drafted by
Lyndale Properties of Bloomington, LLP
8901 Lyndale Avenue South
Bloomington, MN 55420

DRIVEWAY DESCRIPTION
Exhibit A

That part of Lot 2, Block 1, A T AND T ADDITION and Lot 2, Block 1, A T AND T 2ND ADDITION, Hennepin County, Minnesota, described as follows:

The east 10.00 feet of said Lot 2, Block 1, A T AND T ADDITION, lying north of the south 55.00 feet thereof, and the westerly 20.00 feet of said Lot 2, Block 1, A T AND T 2ND ADDITION, lying north of the south 35.00 feet thereof.



SURVEY LEGEND — EXISTING CONDITIONS

- | | |
|------------------------|---------------------------|
| ● CATCH BASIN | — STORM SEWER |
| ○ SANITARY MANHOLE | — SANITARY SEWER |
| ○ HYDRANT | — SANITARY SERVICE |
| ■ GATE VALVE | — WATERMAIN |
| ■ TELEPHONE PEDestal | — WATERMAIN WORK |
| ■ ELECTRIC TRANSFORMER | — UNDERGROUND ELECTRIC |
| ■ POWER POLE | — UNDERGROUND FIBER OPTIC |
| ■ GUY WIRE | — UNDERGROUND GAS |
| ○ LIGHT POLE | — UNDERGROUND TELEPHONE |
| ○ TELEPHONE MANHOLE | — OVERHEAD UTILITY |
| ○ ELECTRIC METER | — BUILDING SETBACK LINE |
| ○ GAS METER | — CHAIN LINK FENCE |
| ■ HAND HOLE | — CONCRETE SLAB |
| ○ ROOF DRAIN | — CONCRETE |
| ○ DRAIN POST | ○ CONSPICUOUS TREE |
| ○ COTTAGEWOOD | ○ DECIDUOUS TREE |
| ○ SPRUCE | ○ 1/4" SPOT ELEVATION |
| ○ TREE (GEN) | ○ CONTOUR |
| ○ TOP OF WALL | |

PRELIMINARY PLAT REMARKS

SURVEYOR
L. J. Loucks, Inc.
7200 Halsey Lane, Suite 300
Maple Grove, MN 55312
763-424-8800

OWNER
AT&T
PO Box 7207
Bend, Oregon, NJ 07921

LEGAL DESCRIPTION

Lot 1, Block 1, A T and T Addition, according to the recorded plat thereof, Hennepin County, Minnesota, together with easement easements for driveway purposes contained in Document No. 3315371.

Being Registered land as is evidenced by Certificate of Title No. 100160.

PATENT IDENTIFICATION NUMBER

1001733-23-002

DATE OF INFORMATION

March 21, 2017

REMARKS

Block 1, H-007 GSD Station 10761, Served 1785 AC. Located in the southeast corner of the site on the Halsey Avenue Ridge over 474. Elev=844.72 (adjusted, 840VD 21)

21st Benchmark: bears of sanitary manhole located in the old corner of Halsey Lane as shown. Elev=815.03 (840VD 21)

OWNER'S ADDRESS

133 General Industry

RECORDED ADDRESS

133 General Industry

AREAS

Total Property Area	=	64,348 +/- Sq. Ft.	=	1.48 +/- Acres
Lot 1, Block 1	=	32,174 +/- Sq. Ft.	=	0.74 +/- Acres
Lot 2, Block 1	=	32,174 +/- Sq. Ft.	=	0.74 +/- Acres

Impervious Area = 32,822 +/- Sq. Ft.

FLOOD ZONE INFORMATION

The property is located in Zone X (area determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map No. 27033C0066, Community Panel No. 270330-0438 L, effective date of September 2, 2004)

510 HALSEY LANE

510 HALSEY LANE

510 HALSEY LANE

LOUCKS
PLANNING
ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7700 Hennepin Avenue, Suite 200
Maple Grove, MN 55312
763-424-8800

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