© 2016 Westwood Professional Services, Inc. Call 48 Hours before digging: 811 or call811.com **CASE FILE #PL201700072** Common Ground Alliance  $CB = S88^{\circ}48'16"W$   $\Delta = 0^{\circ}05'26"$  R = 7919.14EXISTING EASEMENT PER THE-PLAT OF FRIENDSHIP VILLAGE BLOCK TRUNK HIGHWAY NUMBER 169

N76 521'45"W 262.78 N89°36'17"W 189.67

Existing Legal Description

Lot 1, Block 1, FRIENDSHIP VILLAGE, according to the recorded plat thereof, Hennepin County, Minnesota EXCEPTING THEREFROM Parcel 207, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27—203, said Hennepin

Certificate of Title Number \_\_\_\_\_

TOGETHER WITH

Lot 1, Block 1, HIGHWOOD PROPERTIES ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

Certificate of Title No. 1361137

Proposed Legal Description

Lot 1, Block 1, FRIENDSHIP VILLAGE 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

PROPERTY AREA:

1,092,944 SF (25.09 AC)

Westwood

Westwood Professional Services, Inc. 7699 Anagram Drive Eden Prairie, MN 55344

> (952) 937-5150 (952) 937-5822 (888) 937-5150

Designed: Checked:

Record Drawing by/date:

1 05/10/2017 DRC Submittal 2 06/08/2017 Per City Comments

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Minnesota.

DRC Submittal

Prepared for:

Lifespace Communities

Friendship Village

Bloomington, Minnesota

PRELIMINARY PLAT

Sheet: **V100** OF **41** 

## **CASE FILE #PL201700072**

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

## FRIENDSHIP VILLAGE 2ND ADDITION

BLOOMINGTON, MINNESOTA

R.T. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Life Care Retirement Communities, Inc., an lowa corporation, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit: Lot 1, Block 1, FRIENSHIP VILLAGE, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPTING THEREFROM Parcel 207, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27—203. Certificate of Title Number not yet filed. That Lifespace Communities, Inc., an Iowa non-profit corporation, fee owner of the following described property situated in the County of Hennepin, State Lot 1, Block 1, HIGHWOOD PROPERTIES ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota. Certificate of Title Number 1361137. Has caused the same to be surveyed and platted as FRIENDSHIP VILLAGE 2ND ADDITION and does hereby dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes as shown on this plat. In witness whereof said Life Care Retirement Communities, Inc., has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of\_\_\_ LIFE CARE RETIREMENT COMMUNITIES, INC. STATE OF MINNESOTA The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_ of Life Care Retirement Communities, Inc., an lowa corporation, on behalf of the corporation. Notary Public, \_\_\_\_\_ County, Minnesota My Commission Expires \_\_\_\_\_ In witness whereof said Lifespace Communities, Inc., has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of LIFESPACE COMMUNITIES, INC. STATE OF MINNESOTA COUNTY OF \_\_ The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ of Lifespace Communities, Inc., an lowa non-profit corporation, on behalf of the corporation. Notary Public, \_\_\_\_\_ County, Minnesota My Commission Expires \_\_\_\_\_ I Craig W. Morse 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 l 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 \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_. Craig W. Morse, Land Surveyor Minnesota License No. 23021 STATE OF MINNESOTA COUNTY OF HENNEPIN This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Craig W. Morse.

meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. 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 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 Mark V. Chapin, County Auditor SURVEY DIVISION, Hennepin County, Minnesota Pursuant to MINN. STAT. Sec. 383B.565 (1969) this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_. Chris F. Mavis, County Surveyor REGISTRAR OF TITLES, Hennepin County, Minnesota I hereby certify that the within plat of FRIENDSHIP VILLAGE 2ND ADDITION recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M. Martin McCormick, Registrar of Titles DETAIL (FROM SHEET 2 OF 2 SHEETS) Scale: 1 Inch = 20 Feet Drainage easement per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-195. \_\_ Drainage and Utility Easement per plat of FRIENDSHIP VILLAGE vacated per Document Number \_\_\_\_\_ Drainage and Utility Easement per plat of HIGHWOOD PROPERTIES ADDITION vacated per Document Number \_\_\_\_\_ :>- Drainage and Utility Easement per plat of HIGHWOOD PROPERTIES ADDITION. TRUNK HIGHWAY NUMBER 169 Westwood

This plat of FRIENDSHIP VILLAGE 2ND ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular

Professional Services, Inc.

