

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.

Can a You
Lyndale Properties of Bloomington, LLP

Ben A. Mun
Lyndale Properties of Bloomington, LLP
115: 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.



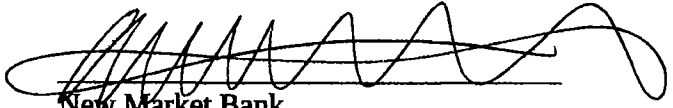
Notary Public



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

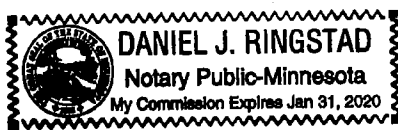
New Market Bank
20151 Icenic Trail
Lakeville, MN 55044

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.



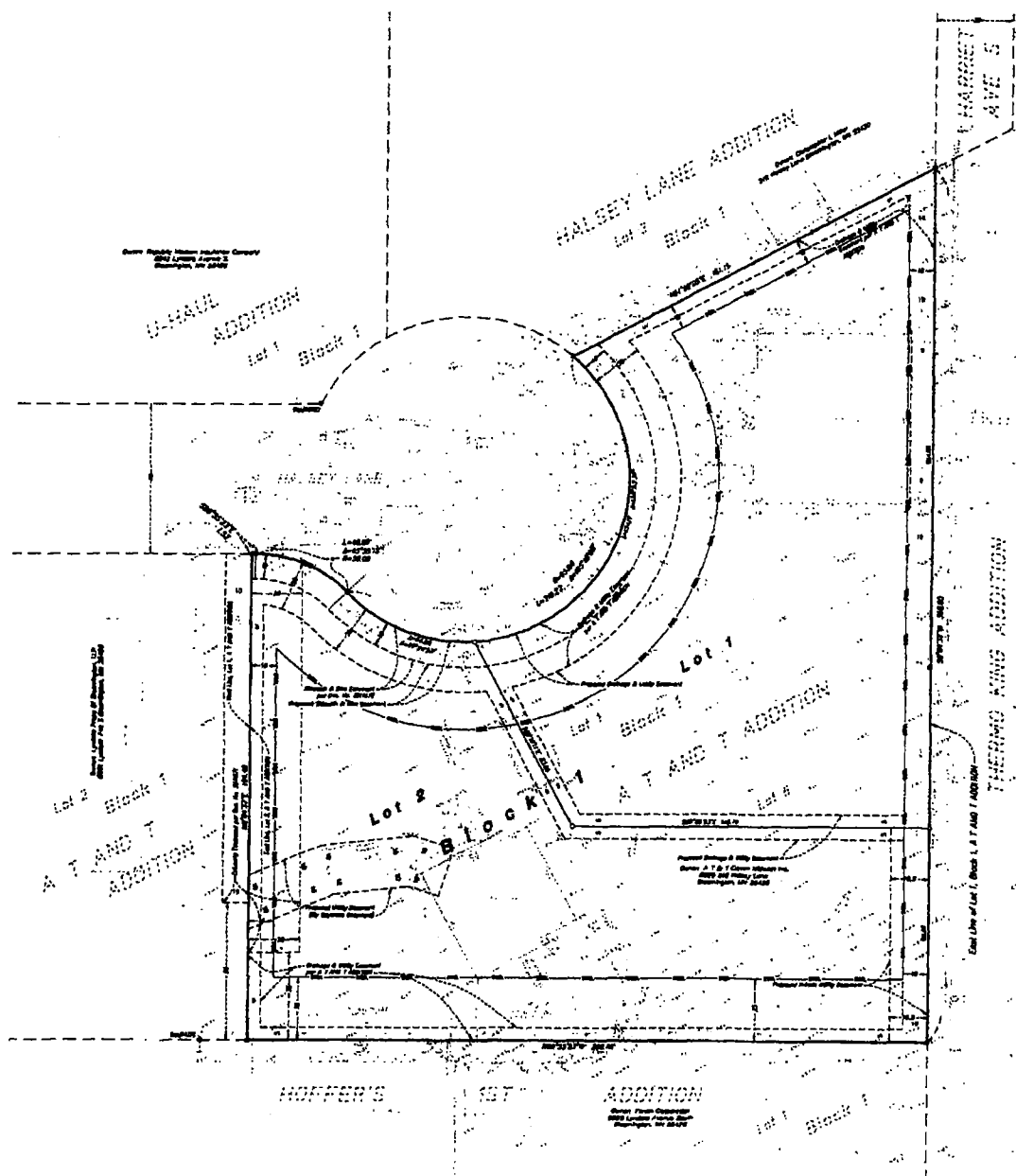

Notary Public

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.



● CATCH BASIN	STORM SEWER
○ SANITARY MANHOLE	SANITARY SEWER
○ INTERMAY	SANITARY SERVICE
M GATE VALVE	WATERMAIN
● TELEPHONE pedestal	WATERMAIN SERVICE
● ELECTRIC TRANSFORMER	UNDERGROUND ELECTRIC
● POWER POLE	UNDERGROUND FIBER OPT.
○ CITY RAIL	UNDERGROUND GAS
○ LIGHT POLE	UNDERGROUND THERMO
● TELEPHONE MANHOLE	OVERHEAD UTILITY
● ELECTRIC METER	BUILDING SERVICE LINE
○ GAS METER	CHAIN LINK FENCE
● NAIL HOLE	CONCRETE CURB
○ ROOF DRAIN	CONCRETE
○ DRAIN PIP	COMPOUND TREE
CO DUTCHWOOD	DECIDUOUS TREE
○ SPRUCE	
TV TREE (GEN)	
TV TOP OF WALL	

PRELIMINARY PLAT ORIGINAL NOTES

SURVIVOR:
Louise Amosette, Inc
7200 Hennick Lane, Suite 300
Maple Grove, MN 55120
763-424-1605

DEVELOPER:
AT&T
PO Box 7207
Basking Ridge, NJ 07922

LEGAL DISCLOSURE:

Let 1, Block 1, A T AND T ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, together with appurtenant easements for driveway purposes contained in Document No. 2351671.

Being Registered land as is evidenced by Certificate of Title No. 1080160

PAPER IDENTIFICATION NUMBER

10-017-20-12-002

DATE OF PREPARATION:

March 21, 1914

REFERENCES

Benchmark: NHDOT G&O Station 10761, Stamped "2785 AQ" Located in the southeast corner of the slabwork on the Nevada Avenue ridge over 49s. Elev.=866.72 (adjusted, 866.00 G&O 29)

Site Benchmark: heart of sanitary manhole located in the cul-de-sac of Hahary Lane as shown. Elev. 481.803. PG&O 29

QUESTIONS

1-2 Demand Industry

REPORT FORM

2.6 General Inquiry

NAME:

Total Property Area = 64,346 +/- Sq.Ft. or 1.48 +/- Acres
 Lot 1, Block 1 = 22,113 +/- Sq.Ft. or 0.76 +/- Acres
 Lot 2, Block 1 = 32,433 +/- Sq.Ft. or 0.74 +/- Acres
 Improvements Area = 22,822 +/- Sq.Ft.

FLOOD ZONE DETERMINATION

The property is contained in Zone K (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27033CD458E, Community Panel No. 275230-0438 E, effective date of September 2, 2008.

The two main tasks of the system are to provide a means for the user to interact with the system and to provide a means for the user to interact with the system. The system is designed to be used by a single user at a time. The system is designed to be used by a single user at a time. The system is designed to be used by a single user at a time.

02-26-17 PRESIDENTIAL PLATISSIMO
05-17-17 PRESIDENTIAL PLATISSIMO
05-26-17 PRESIDENTIAL PLATISSIMO

[Handwritten signature]

was Project No.	1562
Project Name	100
Team By	RAM
Checked By	42
Field Date	01



PRELIMINARY
PLAT OF
A T AND T
2ND ADDITION

C1-2